

London Borough of Haringey

Conservation Area No. 5
Crouch End

Conservation Area Character Appraisal



Cabinet draft: 14th September 2010 (Appendix 1)

**CONSERVATION AREA CHARACTER APPRAISAL
CROUCH END CONSERVATION AREA (No. 5)**

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1. INTRODUCTION

Background to the Study

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:-
"Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas."
- 1.2 The Borough has 29 such areas designated over 41 years, of which Crouch End Conservation Area is one.
- 1.3 Under Section 71 of the Act, once an area has been designated:-
"It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."
- 1.4 The Planning and Compulsory Purchase Act 2004 has reformed the planning system by introducing Local Development Frameworks (LDF) which will replace Unitary Development Plans (UDPs). As part of the transition the UDP policies are automatically saved for three years or more while the new LDF system is being completed.
- 1.5 On 23rd March 2010 the Government released a suite of documents prepared by the Department for Communities and Local Government (DCLG) detailing its updated approach to conservation. This includes "The Government's Statement on the Historic Environment for England 2010"; "Planning Policy Statement 5: Planning for the Historic Environment" (PPS5); and "PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide".
- 1.6 These documents replace "Planning Policy Guidance 15: Planning and the Historic Environment" (PPG 15) and "Planning Policy Guidance 16: Archaeology and Planning" (PPG 16), bringing control of all of the Historic Environment Records together as 'Heritage Assets' as part of the DCMS/EH Heritage Protection Review.

Heritage Assets

1.7 Heritage assets include:

- **Designated Heritage Assets:-**
which possess a level of interest that justifies ‘**designation**’, and particular procedures apply to decisions that involve them.
(Listed Buildings; Registered Parks and Gardens; Conservation Areas)
- **Local Heritage Assets:-**
which have been identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing), are of heritage interest and are thus a material planning consideration.
(Local Listed Buildings including Sites of Industrial Heritage Interest; Archaeological Priority Areas; Local Historic Green Spaces)

1.8 It should be noted that under PPS5, where a Conservation Area Character Appraisal has been approved and adopted by the Council, local listed building and buildings that are identified in the Appraisal as making a positive contribution are to be considered as ‘designated heritage assets’. (See Section 12. Audit)

1.9 The designation of an area as a Conservation Area has other benefits beyond the protection of buildings and the design of the area. It enables other policies such as biodiversity and smarter streets to be developed for the conservation area, and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.

1.10 To meet Government requirements the Council is producing documents to protect its conservation areas in stages:-

- The first stage is the production, approval and adoption of Conservation Area Character Appraisals for each of Haringey’s 29 conservation areas, of which this document is one. The aim of Appraisals is to give a clear assessment of the special interest, character, and appearance that justified the designation of the area as a Conservation Area. It is intended that each Appraisal will provide a sound basis, defensible on appeal, for the development plan policies and development control decisions, and for the guidance of residents and developers.
- The second stage will be the production and adoption of a Supplementary Planning Document (SPD) on Conservation, including Design Guidance as part of the Council’s evolving Local Development Framework (LDF).
- The third stage, on completion of the 29 Appraisals, will be the production and adoption of Proposed Management Strategies for the conservation areas that will also support the SPD.

- 1.11 This Appraisal will aim to define the character of the conservation area in line with the guidance given by both the Government and English Heritage on the basis of an analysis of all or some of the following criteria: -
- current and past land use;
 - social and economic background;
 - orientation;
 - archaeological and historic sites;
 - geological and topographical mapping;
 - density and types of building;
 - place names and earliest references;
 - communication types and patterns;
 - comprehensive and selective historic mapping;
 - aerial photographs;
 - documentary sources;
 - historic environment record (HER) data;
 - characterisation and extensive urban studies (EUS);
 - statutory and non-statutory designations.
- 1.12 The aims of this Appraisal are therefore to:-
- set out the special architectural and historic interest of the Crouch End Conservation Area and clearly describe the special character and appearance that it is desirable to preserve or enhance;
 - identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to its character;
 - identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;
 - examine the existing boundaries of the conservation area and consider the potential for other areas to be included;
 - identify areas subject to pressure for change that would be adverse to the character and appearance of the area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.
- 1.13 It should be noted that this Appraisal does not represent an exhaustive record of every building, feature or space within the conservation area and an omission should not be taken to imply that an element is of no interest.

General Identity and Character of the Conservation Area

- 1.14 The Crouch End Conservation Area is centred on the suburban town centre that includes the Broadway and Tottenham Lane and contains the former Hornsey Town Hall, Hornsey Central Library and a range of primary and secondary retail frontages predominantly made up of small shops and restaurants. The clock tower provides the town centre with a notable and memorable landmark. This centre is surrounded by residential streets on the rising land to the west and south. These areas comprise a wide range of domestic styles of architecture prevalent in the latter years of the 19th Century and early 20th Century that represent a good quality residential environment.
- 1.15 The character and appearance of an area depends on a variety of factors. Its appearance derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form), whereas its character includes other less tangible effects relating to the experience of an area. This may include levels and types of activity, patterns of, or prevailing, land uses, noise and even smells. The character of an area may also differ according to the day of the week or time of day.
- 1.16 This assessment of the character and appearance of the area is based on the present day situation. The intrinsic interest of an area, therefore, reflects both the combined effect of subsequent developments that replaced the earlier fabric and the original remaining buildings, street pattern and open space. In many cases the loss of original street furniture, trees and pedestrian paving materials has had a seriously detrimental effect upon the quality of the visual appearance and character of the public realm.
- 1.17 The role of buildings and spaces as being a positive contributor, neutral or detractor within the conservation area is set out in greater detail in the following sections:-
- **Positive Contributors:** There is a presumption, set out in PPS5, to retain buildings that make a positive contribution to the character of conservation areas. Buildings that are considered to be examples of high quality modern or distinctive design can also be judged as making a positive contribution to the character of an area.
 - **Neutral:** Elements that are neutral broadly conform to the overriding scale, form, materials and elevation characteristics of their context. The integrity and nature of the context are consequently influential in making this judgement.
 - **Detractors:** Detractors are elements of the townscape that are considered to be so significantly out of scale, quality of appearance, materials or character with their surroundings that their replacement with something of a more appropriate scale and massing or detailed architectural treatment and materials would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern.

Designation and Extensions

- 1.18 The first designated of a Conservation Area in Crouch End was on 25th October 1974. This was called the Crescent Road Conservation Area and sought to protect this small area on the western side of Crouch End Hill.
- 1.19 The Conservation Area was subsequently extended on three occasions firstly on 26th March 1976 to incorporate Crouch End Broadway and the areas immediately to the north, south and east of the main shopping street. This enlarged area was renamed Crouch End Conservation Area and encompassed Crouch Hill, Crouch End Hill and Haslemere Road to the south and Park Road, Lynton Road and Tottenham Lane to the north. The area surrounding the former Hornsey Town Hall and the adjoining Hornsey Central Library between Haringey Park and Weston Park was also included as part of this first extension.
- 1.20 On 31st July 1990 the Crouch End Conservation Area was further extended to include the large residential area to the west of the Broadway and the residential streets to the east to help protect the buildings and open space from pressures for development. The revised boundary covered the area between Glasslyn Road, Hurst Avenue, Stanhope Road, and Avenue Road in the west and Fairfield Road, Drylands Road and Cecile Park to the east. The properties lining the section of Elder Avenue to the north of Tottenham Lane and the north east end of Hornsey Lane were also included within the extended Conservation Area at this time.
- 1.21 The area between Shepherd's Hill, Coolhurst Road and Hurst Avenue was included in the Conservation Area on 29th November 1994 to protect the remaining original buildings within that area from demolition. This has resulted in the current boundary of the Crouch End Conservation Area.

Context of the Conservation Area within the Wider Settlement

- 1.22 The Crouch End Conservation Area (No. 5) is located on the southern boundary of the borough approximately 6km north of the City of London between Finsbury Park to the south, Highgate to the west, Muswell Hill to the north and Wood Green to the north-east. The current boundary of the Conservation Area is shown on Plan 1. It covers an area of approximately 94.5 hectares and shares part of its west boundary with the adjoining Highgate Conservation Area (No.1). To the south east is the Stroud Green Conservation Area (No. 28) and to the north the Hillfield Conservation Area (No. 25).

Topography

- 1.23 The Crouch End Conservation Area is located within a hollow between the sharp ridge of the Hog's Back to the south and Muswell Hill to the north. The edges of the valley are formed by Crouch Hill to the south, Highgate to the west, and Muswell Hill to the north, the land sloping away to the north beyond the conservation area boundary providing views of Alexandra Palace as the focal point of the adjoining Alexandra Palace and Park Conservation Area (No. 13).

The steep ridge of local hills somewhat separates Crouch End from the centre of London as it is only accessible via the two main gateways from the south and west, namely Crouch Hill and Crouch End Hill. Crouch End's valley location is particularly apparent in views north from these two major traffic routes. The southern ridge, together with Shepherd's Hill in the west, shelter the town centre from the prevailing winds. This, to a certain extent, gives Crouch End the feel of a country town rather than a suburb.

Key Views

1.24 The strategically important Landmark Viewing Corridor: London Panorama 1 (from Alexandra Palace to St Paul's Cathedral) identified in the London Plan passes through the core of the conservation area.

1.25 In addition, the topography of Crouch End and its surroundings has made available several local views that have an important influence on the character of the conservation area. As a result, certain key views both beyond and within the conservation area have been identified:-

Views out of the Conservation Area

Towards Alexandra Palace:-

- from Gladwell Road (Sub Area 4)
- from Crouch Hill (Sub Area 5)
- from Montenotte Road (Sub Area 6)
- from Shepherd's Hill (Sub Area 8);

Towards Muswell Hill:-

- from Montenotte Road (Sub Area 6)
- from Shepherd's Hill (Sub Area 8)
- glimpsed views from Glasslyn Road (Sub Area 6)

Towards the City of London:-

- from Crouch End Hill (edge of Sub Area 5)

Local Views within the Conservation Area

Towards Crouch End Town Centre:-

- from Crouch Hill and Crouch End Hill (Sub Area 5)
- from Russell Road and Wolseley Road (Sub Area 6)

Towards Crouch End Hill:-

- from Clifton Road (Sub Area 6)
- from Hurst Avenue across St Aloysius' College Sports Field (Sub Area 7)
- from Stanhope Road (Sub Area 7)

Views of Christ Church:-

- from Christ Church Road, Crouch End Hill & Crescent Road (Sub Area 5)
- from Birchington Road (Sub Area 6)

Views of former Hornsey Town Hall tower:-

- from Hatherley Gardens (Sub Area 3)
- from The Broadway (Sub Area 1)

Views of the Clock Tower:-

- from The Broadway, Tottenham Lane and Park Road (Sub Area 1)

2. DEFINITION OF SPECIAL INTEREST

- 2.1 The Crouch End Conservation Area's form is clearly defined by the historic street layout. The junctions between the major roads provide the focus for development and form the most densely developed part of the conservation area. The streets to the east and immediate west of the town centre are mainly lined with terraces, whilst further to the south and west the areas are less densely developed and are characterised by detached and semi-detached properties.
- 2.2 The common characteristics of the sub areas are broadly a function of a combination of the following: land use; density of development; scale and style of buildings; construction materials; period of development and influence of planting and open spaces. The townscape and character of Crouch End is complex because of the interplay of factors that have affected its evolution over time. As a result, some buildings and spaces differ from the overriding character of the area and there are some locations where the change in character from one area to the next may not always be distinct. In some cases buildings of a similar style, scale and period are located within different sub areas because their overriding character is defined by the physical appearance of the streets and spaces within which they are located.
- 2.3 The character of Crouch End is one of a north London residential suburb around a shopping core, somewhat separated from the city by its location on the north facing slopes of the Hog's Back ridge and its limited access to public transport. A bus ride, or a good walk, is necessary to get to the nearest overground rail stations at Hornsey going to Kings Cross and Moorgate or Crouch Hill going to Gospel Oak and Barking, or to the nearest underground stations at Highgate, Archway, Finsbury Park or Turnpike Lane.
- 2.4 Approaching Crouch End from the south over the hill from Islington gives a contrast of character from one of an intensely developed Inner London Borough area with few open green spaces to what appears at first glance to be an almost village like development nestling in the bowl between the hills rising in the north to Muswell Hill and Alexandra Palace. The distinctive Victorian style shopping parades in and adjoining Crouch End Broadway have a relaxed prosperous feel and are well served by local customers and shoppers from further afield who travel in to take advantage of the reputations of the independent specialist services provided. There are book and art material shops; music shops; fashion boutiques; several quality restaurants; cafes and bars; bakers and food shops that give out inviting smells of newly brewed coffee, baked bread and cooked meals.
- 2.5 Crouch End's local residents are predominantly well-to-do white middle class professional and business people and their families who live in large privately owned houses and flats. This is in notable contrast to some of the other parts of the borough, such as Tottenham, where there are large numbers of rented flats, with smaller scale terraced houses and a wide ethnic mix of residents. When

walking through the conservation area's quiet streets one has the impression of well maintained buildings and maturely planted gardens with many trees within their gardens and lining the streets. This is particularly the case in the streets to the west and south of the Broadway where there are more large detached and semi-detached properties with large gardens, school playgrounds, a playing field and sports field.

- 2.6 However, an increase in the popularity of private car ownership since the 1950s has resulted in the ubiquitous dominance of parked cars within residential and town centre areas. This is evident in Crouch End, where the limited public transport facilities have increased the need to rely on private transport. Consequently, many of the local residents have one or more cars or people-carriers that dominate the street frontages of the area, either parked off-street in what were previously maturely planted front gardens, or on-street lining the curbsides, detrimentally affecting the character of the conservation area.
- 2.7 The public realm in the extensive residential areas of the Crouch End Conservation Area is increasingly dominated, both functionally and visually, by vast areas of tarmac and parked motor vehicles and associated ill-designed clutter. On-street parking pressure is resulting in seriously negative effects on both the character and appearance of these parts of the conservation area. This includes parking at corners; double parking; loss of on-street parking spaces to vehicular crossovers to front garden forecourt parking; and the general visual dominance of the streetscape by motor vehicles and related facilities.

Sub Areas

- 2.8 The conservation area can be split into sub areas of similar character and similar periods of development for the purposes of the Appraisal and shown on Plan 1.
1. **The Core Area: Crouch End Town Centre**
(Retail and commercial premises in The Broadway, Crouch End Hill, Crouch Hill, Tottenham Lane, Middle Lane and Park Road together with former Civic buildings based on Hornsey Town Hall and Central Library)
 2. **New Road/Elder Avenue**
(A small varied residential area to the north)
 3. **Haringey Park**
(Remnants of an 1860s gated estate on the northern slopes of Crouch Hill)
 4. **Weston Park to Cecile Park**
(A group of residential terraced streets to the east)
 5. **Christ Church**
(A group of curved residential roads around Christ Church to the south)
 6. **Crouch Hall Park**
(A grid of residential terraced streets to the west)
 7. **Hurst Avenue to Avenue Road**
(A group of detached and semi-detached houses around an open space)
 8. **Shepherd's Hill**
(A group of mainly 20th Century residential buildings in the north west)

3. ASSESSING SPECIAL INTEREST

Historic Development

- 3.1 The following section provides a brief overview of the social and historical development of the area and is based on historic maps and the sources acknowledged within the Bibliography. An understanding of the underlying urban structure and how the pattern of development of the area has evolved helps the understanding of its present day character and appearance.

Archaeology

- 3.2 Crouch End, together with Hornsey village, Muswell Hill and Highgate, formed part of the rural Middlesex parish of Hornsey until absorbed into the northern suburbs of London. Little is known about the area until medieval times, although its location approximately 5 miles north of the developing city of London has affected its development.
- 3.3 There is no evidence of Roman settlement in Crouch End, probably because its hilly nature resulted in it being skirted by Ermine Street in the east and Watling Street in the west, the main Roman routes north from Londinium and an unnamed east-west link passed through Hornsey to the north. Also, until and during the Roman occupation of Britain, most of the Crouch End area was covered by the 'great forest' mentioned by the historian Tacitus. Later, clearance began and continued until the 17th and 18th Centuries with only remnants remaining in the nearby Highgate Woods, Queens Woods and Coldfall Woods. When the forest had been cleared it was found that the clay soil beneath it was not good for arable farming, so the principal economic activity became hay making and grazing of cattle and sheep. The population of the area remained sparse.
- 3.4 The Anglo Saxons took over the area after the Romans had departed and gave the parish of Hornsey its name and with the re-establishment of Christianity the Bishop of London became a major land owner and Lord of the Manor of Hornsey. Until the 14th Century the principle route from London to the north passed through Crouch End to Muswell Hill, Colney Hatch and Finchley; the road was so poor at Colney Hatch Lane that a new route was made through Highgate and Finchley Common (the Great North Road) about 1386.

Before 1815

- 3.5 The settlement of Crouch End first appears in the records for the area in 1465 as the hamlet of Crouche End. This is old English for 'cross-border' or 'cross-end' and may refer to the medieval crosses that were erected to mark the boundary between adjoining estates. Crouch End as part of the possessions of the Bishop of London may have had crosses marking the boundaries between the demesne land of Rowledge Farm and Topsfield and Fernfield Manors to the west and east respectively of what is now the Broadway. However, it may also derive from Crouch End being the crossing point of two medieval roads from London, one via Stroud Green to Muswell Hill and the other via Highbury to Tottenham.

- 3.6 The initial development of the hamlet of Crouch End occurred at the joining of five locally important roads: Crouch Hill; Tallington Lane (now Hornsey Road and Crouch End Hill); Tottenham Lane; Maynard Street (now Park Road) and Freeze or Frith Lane (now Middle Lane). Before the 14th Century Tallington Lane and Maynard Street formed a primary route north from central London, but they were impassable in bad weather when they became flooded from stream water off the Highgate Woods ridge. This problem was eventually overcome when the development of the turnpike system led to the construction of the alternative toll road route from Holloway up Highgate Hill to the Bishop of London's toll at Highgate.
- 3.7 Crouch End is first shown as a settlement on John Norden's map of Middlesex of 1594. It began as a group of fairly substantial summer residences for the families of London merchants and farmsteads serving the adjoining estates to the east and west. One of its first buildings of note, at the north end of the settlement, was a 14th Century predecessor of Topsfield Hall, the seat of the Lords of Topsfield Manor. This was replaced by what was referred to as a new house in 1608 and again by a two storey stuccoed house with an attic floor in about 1791 that remained a landmark on the junction until demolished in 1894. Opposite this building, on the western side of the Broadway, was a mid 16th Century cottage replaced, possibly in 1612, by Crouch End Academy, a substantial three storey weatherboarded timber-framed building that dominated the junction and operated as a large well-respected boarding school from about 1686 and throughout the 18th & most of the 19th Century to be demolished in 1883. Old Crouch Hall built in 1681 on the eastern side of the Broadway on the site of what is now Broadway Chambers, was an ornate two storey thatched property developed by the Booth family who were successful gin distillers.
- 3.8 Towards the end of the 18th Century some large villas and new estates began to develop in Crouch End. The first, in 1781, was Holland House in Mount Pleasant at the Conservation Area's southern boundary by the border with Islington. Crouch Hill House and Oakfield House were also developed in Mount Pleasant at around the same time and just over the border with Islington stood Mount Pleasant House. At the northern end of Crouch End Broadway, at the junction between Tottenham Lane and Middle Lane, Topsfield Hall was erected within extensive grounds in 1791. Some groups of small cottages for workers were also built in Crouch End on Tottenham Lane and at the foot of Crouch Hill, but even with this modest development by 1795 Crouch End consisted of a few houses.

1815-1870

- 3.9 The Enclosure Act for Hornsey was given Royal assent in 1813 and became operative from 1816. However, it made little difference to Crouch End as, apart from a few road side strips, there was no unenclosed common land within the area covered by the current conservation area. The 1815 Hornsey Enclosure Map shows the landowners in Crouch End and the form of the settlement at the time of the Enclosure Act. In the following years there was a moderate increase in house building within Crouch End with the addition of further large villas and small cottages. The Wright family laid out houses at Crouch Hill and Park Road and Muswell Hill.
- 3.10 Crouch End remained little more than a rural village until the middle of the 19th Century. The Booth family, gin distillers, had acquired Topsfield Hall in 1812 and also owned Old Crouch Hall on the east side of the Broadway. In 1820 they wanted a modern house, so built Crouch Hall on the western side of Crouch End Broadway to the south of Crouch End Academy. This property comprised extensive grounds, including ornamental lakes and landscaped gardens. By 1850 the village pump and a cluster of shops, including a bakery and a post office, were located at the northern end of the Broadway, with a blacksmiths forge and a public house established at the southern end of the Broadway at the junction between Crouch Hill and Crouch End Hill.
- 3.11 In the early 1850s modest two storey cottages and villas were laid out on the triangle of land between Park Road, Middle Lane and Willow Walk (now Lynton Road) by the developers Joshua Alexander and William Bradshaw. The area developed into an independent residential community that starkly contrasted with the large villas that were being developed to the south along Crouch End Broadway. However, the 1870 Ordnance Survey shows that residential developments in Crouch End remained modest throughout this period, the exception being the construction of large villas in spacious grounds on Haringey Park, initially laid out in 1861 and developed as a private 'gated' street.
- 3.12 The arrival of the railway in Hornsey acted as a stimulus for further development in Crouch End. Hornsey Station was opened in 1850, whilst Crouch End Hill station was developed in 1867-68 on the High Barnet Branch of the Great Northern Railway. The station on Crouch End Hill led to the development of Hornsey Lane and Crescent Road by Charles Scrase Dickens, who also donated the land for the construction of Christ Church in 1863 with the tower and stone spire added in 1873. During this period Crouch End Hill was a popular location for wealthy families and the Grade II listed church, designed by A. W. Blomfield, was surrounded by impressive properties on Crescent Road. At the bottom of Crouch Hill the Park Chapel of 1854 was near commodious villas, in one of which the photographer George Shadbolt lived at Cecile House (until recently the Mountview Theatre School, now the Kestrel House School) and further up the Heals furniture manufacturing family lived at Amedee Villa.

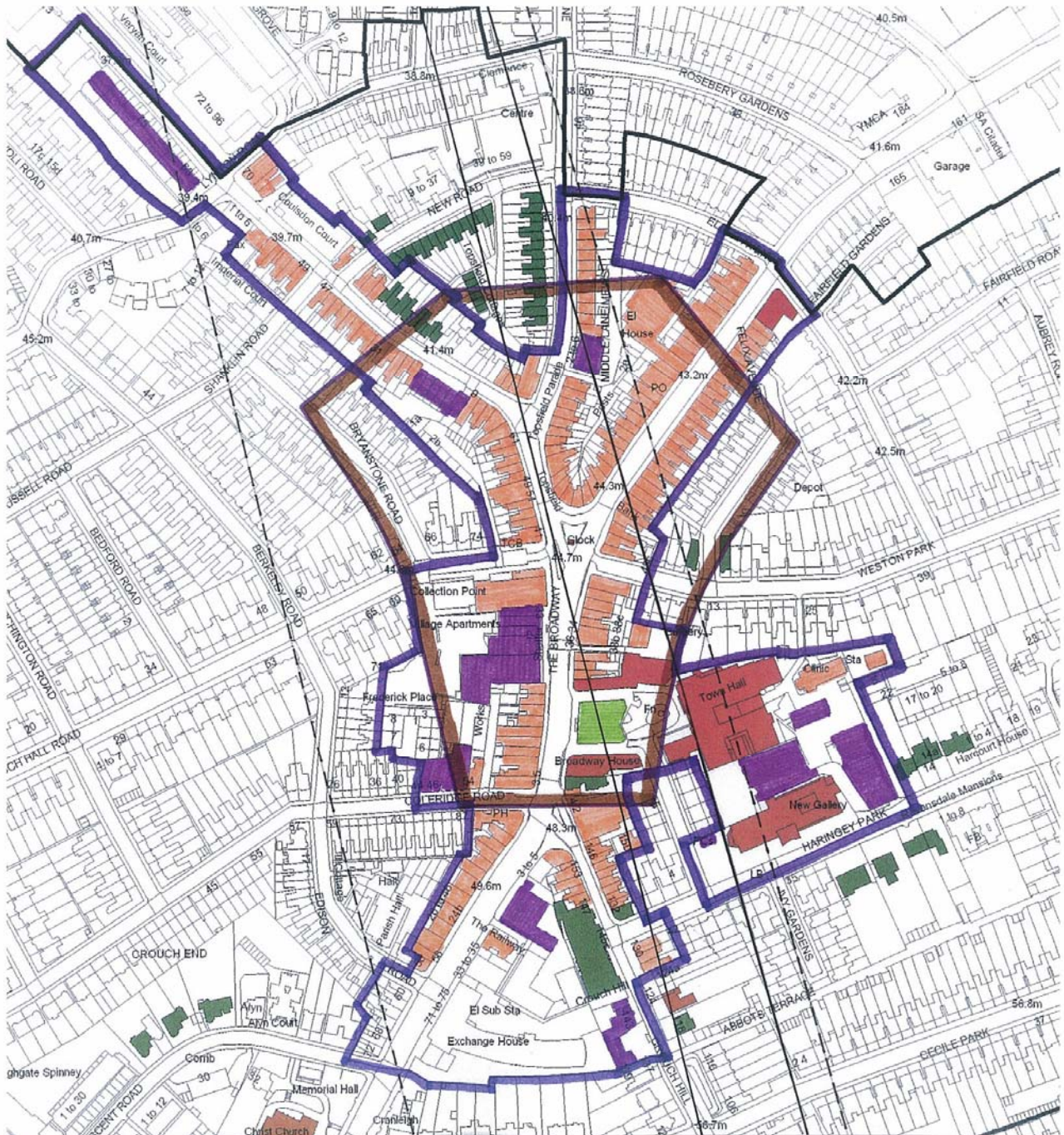
1870-1935

- 3.13 The most intensive period of development in the evolution of Crouch End began in the 1880s, approximately 400 new houses being built during the decade between 1882 and 1892. In 1882 Crouch Hall and its 10 acre estate was sold to the Imperial Property Investment Company who demolished the Hall in 1884 and laid out Crouch Hall Road. During the 1880s twelve roads between Coolhurst Road and Park Road were laid out by the Imperial Property Investment Company and high quality two and three storey terraces were developed. The new residential area became known as Imperial Park or Crouch Hall Park. The Company also purchased the Crouch End Academy and by 1891 had erected 60 new homes on the site and introduced a shopping parade to its Broadway frontage. The Hornsey School of Art on Crouch End Hill was also built in 1882.
- 3.14 In 1888 Old Crouch Hall and Linslade House were also demolished. The southern part of Elder Avenue and Weston Park, on part of the Elder Estate, were developed to the designs of architect John Farrer in 1889 and the development of adjoining roads followed. The 1894-96 Ordnance Survey shows that other residential streets had been developed during this period in the area surrounding Cecile Park, Fairfield Road and Tivoli Road, and many of the properties on these streets were also designed by John Farrer.
- 3.15 During the last decade of the 19th Century and early years of the 20th Century, Crouch End Broadway developed into a major high street and Crouch End became a major shopping centre. In 1894 Topsfield Hall and the associated Estate were acquired by James Edmondson and soon after the site was cleared and the Topsfield Parade shopping arcade was constructed along the Crouch End Broadway frontage from Middle Lane to Tottenham Lane. The centre of the triangular site incorporated the Queen's Opera House, opened in 1897 and later known as the Hippodrome Variety Theatre and the Gaumont Cinema with its entrance at No. 31 Topsfield Parade. The northern part of Elder Avenue and Rosebery Gardens were laid out as part of the same development. In 1895 the Grade II listed Crouch End Clock Tower designed by F.G. Knight was erected at the northern end of the Broadway. The four storey Broadway Parade shopping arcade was developed on the south eastern side of Tottenham Lane by J.C. Hill who also laid out nearby Fairfield Gardens and Felix Avenue and designed the Grade II* listed Queens Hotel public house. In 1911 a cinema known as The Picture House was erected to the north of Broadway Parade beyond the current boundary of the conservation area.
- 3.16 Parts of the residential area formed by Crouch Hill, Christ Church Road, Waverley Road and Haslemere Road were also developed in the 1890s, probably by the local builder W.J. Collins.

- 3.17 The 1913 Ordnance Survey shows the existing street pattern of the Crouch End Conservation Area to be largely in place. Any substantial gaps were filled by development either prior to the First World War or during the Inter-War period. This infilling and intensification is demonstrated both by the completion of properties on Glasslyn Road, Bedford Road and Russell Road, and by the replacement in 1908 of large properties on Haringey Park with mansion residential blocks.
- 3.18 The land on the east side of the Broadway previously forming the grounds of Old Crouch Hall including Broadway Hall and Lake Villa was purchased by Hornsey Borough Council in 1920 and 1923 and laid out as a public park.

1935 - Present Day

- 3.19 The 1935 Ordnance Survey shows Crouch End had developed into a major town centre, and in that year the new public park on the eastern side of Crouch End Broadway was selected as the location for the new Hornsey Town Hall, the loss of this fairly new open amenity space being regretted by many of the local residents. The distinctive Grade II* listed Town Hall designed by R.H. Uren currently dominates the eastern side of the Broadway. Uren won an architectural competition held for the development of the site, the design winning an RIBA award for encapsulating the modern architectural movement of the period. The adjacent buildings were subsequently designed in a sympathetic manner to create a harmonious civic complex around a public square that included some open green space to acknowledge the loss of the park.
- 3.20 During the Second World War Crouch End suffered bomb damage, most notably to shops at the junction between Crouch Hall Road and the Broadway and properties on the northern side of Haringey Park. The Hippodrome Theatre on Topsfield Parade was also severely damaged during the war by fire.
- 3.21 One of the major changes during the immediate Post-War period was the closure of the railway line serving Crouch End Hill station in 1954. The former railway land was sold by British Rail to the London Borough of Haringey in 1977 and became the Parkland Walk, a pleasant pedestrian route linking Highgate with Finsbury Park. In 1965 Hornsey Central Library was built on the bomb site at the north western end of Haringey Park and the Coleridge Primary School was added to Crouch End Hill during the 1970s. More recent Post-War residential development within the conservation area has largely been confined to Topsfield Close, Hannay Lane and New Road. Isolated infill properties, including several blocks of flats, have also replaced villas in the western part of the conservation area such as on Crescent Road, Coolhurst Road and Shepherds Hill. In 1981 the Hornsey School of Art on Crouch End Hill was closed and the building was subsequently converted to form the TUC National Education Centre in 1984 and following further alterations is now part of Coleridge Primary School. Other isolated areas of redevelopment have taken place up to the present day.



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Sub Area Boundary and Heritage Assets Appraisal

- | | | | |
|---|---|---|--------------------------------|
|  | Sub Area Boundary |  | Statutory Listed Building |
|  | Archaeological Priority Area |  | Local Listed Building of Merit |
|  | Strategic View Corridor & Wider Setting |  | Positive Contribution Building |
|  | Open Space |  | Detractor |

Sub Area 1: The Core Area: Crouch End Town Centre

4. SPATIAL AND CHARACTER ANALYSIS

Sub Area 1. The Core Area: Crouch End Town Centre

Overall character and appearance

- 4.1 Crouch End Town Centre forms the retail, commercial and social core of the conservation area around which the sub areas radiate. Its street pattern predates the existing buildings which have a very distinctive and broadly consistent late Victorian and early Edwardian character and appearance, interrupted by a few later infill buildings. They have an urban grain pattern of closely packed small plots developed as two and three storey parades and terraces with shops on the ground floor and either residential or commercial accommodation above. Building materials vary in different areas depending on the date of construction, but the most common are red brick with contrasting stone and stucco, often in horizontal stripes, used in elaborately detailed late 19th and early 20th Century buildings that reflect a smaller version of the character of the contemporary Muswell Hill Broadway buildings. The older early to mid Victorian buildings mostly use yellow London stock brick with a variety of contrasting detailing. Many of the buildings use gable ends on their main street frontages to add interest at roof level. The otherwise consistent back-of-pavement building line is disrupted at the centre of the east side of The Broadway, where older buildings have been removed to create the 20th Century Art Deco style complex of civic buildings and associated open spaces.
- 4.2 The higher density of the development within the town centre is accentuated by the fairly consistent three storey (and an attic in the roof slope) heights of the buildings around The Broadway and their position immediately at the back of narrow pedestrian pavements. This gives a strong sense of enclosure to these shopping streets, with an almost canyon like feel to the narrow Tottenham Lane. Bus routes run through the town centre streets, adding to the already busy volume of vehicular activity. This, together with the volume of shoppers moving along the generally narrow pedestrian pavements, intensifies the busy feel of the area. The pavements have a variety of uneven and unattractive finishes and some items of street furniture that impede free movement and do nothing to enhance the attractive character of the adjoining buildings. The character of the busy streets in this sub area, with their intense density of urban grain, and town centre building type and use, changes in the transition from the town centre into the adjoining residential sub areas.
- 4.3 The two notable landmarks that contribute significantly to the identity of Crouch End Town Centre are the tower of the former Town Hall and the Clock Tower. The public square to the west of the former Town Hall is an important, but currently underused, undervalued and poorly designed civic open space in a key position at the centre of The Broadway.

The Broadway



- 4.4 The Broadway makes up the key section of the primary retail frontage of the town centre. Because of its history as one of the principal routes between London and the north The Broadway became a wide thoroughfare long before it was lined with the existing development. The junction at the northern end is dominated by the Grade II listed Clock Tower that stands within a traffic island at a major crossing point for pedestrians negotiating the busy vehicular traffic passing through The Broadway. In views north along The Broadway it appears as an important and distinctive landmark against the sharply curved backdrop of Topsfield Parade and dominates views south along Tottenham Lane and Park Road. Unfortunately, the volume of traffic and the clutter associated with traffic management detract from the high quality townscape character of this area.
- 4.5 The character of The Broadway is enhanced by the street trees at the north end around the Clock Tower, in the centre on the public square, and at the south end at the junction with Crouch Hill and Crouch End Hill. The original granite kerb stones remain, but the character has been damaged by the loss of the original York stone paving slabs from the pedestrian pavements, which are currently clad with uneven and frequently broken small square concrete slabs that are inappropriate for the core of the conservation area. Unfortunately, the original cast iron street lighting columns are long gone, probably having been replaced several times since they were first introduced. However, some attempt has been made to improve their appearance by the introduction of metal reproduction Edwardian lighting columns, although many are now flying banners.

- 4.6 The Crouch End Clock Tower was built in 1895 to a design by F G Knight. It is a substantial square structure of Free Classical design that uses an eclectic mixture of materials. The bottom plinth is about 8 ft high in rusticated granite blocks that supports an upper plinth, also of about 8 ft, that is banded in red and yellow Mansfield stone. This in turn has a small moulded stone cornice that steps in at the top to carry a square red brick main section of three stages; an arcaded lower section with slit windows; a middle section with a narrow window and an upper section with Baroque style carved brick frames topped with a buff terracotta bracketed parapet cornice. Each of the four brick frames has a plinth and a cornice with pediment and panel at the top dated 1895 and contains a clock face. The tower is crowned by four buff terracotta corner turrets with ogee domes and pedimented bases and a large buff terracotta central octagonal drum with pilasters and oculus openings and an ogee shaped cupola with a wrought iron, partly gilded weather vane. It was erected to commemorate Henry Reader Williams, a chairman of the Hornsey Local Board. The upper plinth on the south side has an elaborately carved brick frame containing a large circular bronze plaque with a profile portrait of Williams by Alfred Gilbert, the sculptor of Eros in Piccadilly Circus, and below it on the lower plinth is a rectangular stone panel inscribed "ERECTED BY SUBSCRIPTION IN APPRECIATION OF THE PUBLIC SERVICE RENDERED BY HENRY READER WILLIAMS, ESQ. J.P. TO THE DISTRICT OF HORNSEY DURING A PERIOD OF TWENTY ONE YEARS JUNE 1895" above a stone drinking fountain, that unfortunately, is no longer usable.

The Broadway (west side)



- 4.7 The west side of The Broadway, from Coleridge Road in the south to Middle Lane in the north, is lined with a collection of terrace properties of varied ages and architectural quality. At the southern end, No. 1 is a three storey late 19th Century yellow stock brick corner building with an attic storey with cambered headed

- dormers in a steep slate mansard roof. It has well proportioned cambered headed sash windows with stone springing blocks and keystones, a simple parapet cornice and a splayed corner to Coleridge Road with a modern ground floor shopfront within retained original shop-surround pilasters, corbel brackets and cornice. There is a cast iron street name plaque on the Coleridge Road elevation. Until 1924 the building was a J. Lyons teashop. It makes a positive contribution to this part of the conservation area.
- 4.8 Nos. 3 to 9 (odd) are a late 19th Century terrace of two storey buildings with an attic floor in flat topped half dormers. They are constructed in pale Gault brick with contrasting red brick window dressings, string course and eaves cornice and tall chimney stacks with terracotta pots. Each unit has a central twin sash beneath a wide cambered arch on upper floors; the second floor attic window extends above the eaves into the half dormer. Unfortunately, none of the original ground floor shopfronts or surrounds remains intact, but the buildings are still considered to make a positive contribution to the streetscape.
- 4.9 Nos. 11 to 19 (odd) are a three storey late 19th Century terrace built from red brick with projecting bracketed eaves and a slate roof with prominent chimney stacks with terracotta pots. Each unit has two vertical sliding sashes with decorative stucco lintels on each of the upper floors and string courses. Unfortunately, most of the original shopfronts and some surrounds have been altered, but the buildings are typical of the character of The Broadway and make a positive contribution to the streetscape.
- 4.10 The previously uniform terrace from No. 11 through to No. 61 was disrupted by World War II bombing that damaged Nos. 21 to 39 (odd). From the late 19th Century Nos. 21 to 39 (odd) had been united as Wilson's department store, and continued to operate in repaired premises at Nos. 21 to 33 (odd) until 1971. The site was then redeveloped with the current late 20th Century three storey building with a recessed attic floor and flat roof that is roughly the same height as its neighbours. Its ground level shopfronts have been set back from the original building line to allow for a wider pavement to improve pedestrian movement. The upper floors of the front elevation are divided vertically into eight bays by brown brick and white stone, between which are full height forward projecting screens of horizontal bands of flat grey panels and large picture windows. This intervention of modern scale and materials into the otherwise traditional brick elevations of the Broadway disrupt its rhythm and appearance, detracting from the prevailing character of the streetscene. There is currently a community 'sky garden' on the roof of Budgen's supermarket producing summer salad for sale as part of a Positive Earth project to show how easy it is to grow vegetables in an urban setting.
- 4.11 Nos. 35 to 39 (odd) on the south side of the junction with Crouch Hall Road were redeveloped in 1957 as a three storey Woolworths building with a stone clad projecting ground floor shopfront built in the corporate style of this period and

beige/pinkish brick upper floors with vertically proportioned two storey stone window surrounds. The ground floor has now been sympathetically converted to a Waitrose supermarket. The materials and elevational treatment of this building complement those of the listed buildings forming the town hall complex on the opposite side of The Broadway and make a positive contribution to this part of the conservation area.

4.12 Views along Crouch Hall Road are softened by the many mature street trees, beyond which are visible the curved metal balconies of Duke House, a late 20th Century five storey building that now contains flats on the upper floors and a local police station on the ground floor. It has a rusticated stone ground floor and white rendered upper floors with large metal windows and a flat roof behind a parapet. A large car park serving No. 44 Coleridge Road is situated to the rear of this building and is accessed via a service road adjacent to Duke House.

4.13 The west side of The Broadway is continued north of the Clock Tower, by Nos. 41 to 61 (odd), the other remaining part of a late 19th Century three storey red brick terrace that originally continued uninterrupted from No. 11. This long terrace also continued along the south side of Park Road to No. 47 on the junction with Shanklin Road but Nos. 11 to 19 (odd) Park Road, like Nos. 23 to 39 (odd) The Broadway were damaged by WWII bombing. No. 41 on the north corner of Crouch Hall Road has a parapet and a taller elevation than the other buildings in the terrace. It has an exceptional first floor timber vertical sliding sash window that has a curved frame and curved glass on the slightly recessed curved corner of the building that is an interesting feature at the junction with Crouch Hall Road. Nos. 43 to 61 (odd) have slate roofs that are separated by upstands on the line of the party wall and chimney stacks that punctuate the skyline. They have projecting bracketed eaves and sash windows with stucco lintels and a narrow stringcourse joining the heads and sills of the upper floor windows. There is a cast iron street name plaque at first floor level on No. 61. The shop units, which are two windows wide, generally retain their shop surround corbels and pilasters. Unfortunately, they all now have unsympathetic modern shopfronts and the pilaster between Nos. 49 & 51 has been removed to form a double width unit with an over large fascia. However, the terrace remains a group of buildings that make a positive contribution to this part of the conservation area.

The Broadway (east side)

4.14 The east side of The Broadway, from Crouch Hill in the south to Tottenham Lane in the north, is less consistent in scale and style of buildings than the west side. The otherwise continuous retail frontage is interrupted mid-way by the public square around which are grouped the former electricity and gas showrooms and the former Town Hall, that form a group of statutory listed former civic buildings of considerable townscape value. The Town Hall is greatly valued by the local community for its townscape qualities, its historic social role and for its potential as a fully refurbished community and cultural amenity.

- 4.15 The rear of the Town Hall site is generally in relatively poor condition with areas of parking and garages for the Library to the south of the Town Hall. The rear of the site is accessed from Haringey Park and fronted by the Grade II listed Hornsey Central Library, a fine modernist building. To the east of the access are smaller two storey domestic Victorian properties.
- 4.16 Nos. 2 & 4 The Broadway are an early 20th Century three storey red brick terrace of five units with an attic floor and dormers in a steep slate roof and a projecting stone eaves cornice. The upper floors are divided vertically into five bays by brick pilasters with corbels at the eaves level and have timber casement windows with coloured glass panes in the upper fanlights and painted stone surrounds. The dormers are set within red brick gables flanked with stone side scrolls. The ground floor has shopfronts with simple stone surrounds and a left side round headed entrance doorway to the upper floors. The left side unit is three windows wide with a ground floor entrance to the upper floors. These buildings are similar in style and materials to the slightly older terraces on the west side of the Broadway and make a positive contribution to the streetscape of this part of the conservation area.
- 4.17 No. 6 is a two storey yellow stock brick local listed building of merit. This baker's shop is smaller in scale than its neighbours and has a parapet with a modillion cornice and a central stone feature surmounted with a wheatsheaf finial and inscribed 'W M 1850' between scrolled brackets. The initials stand for William Muddiman, who ran a bakery and post office before it was taken over by Dunn's. The first floor has two sash windows set within wide recessed brick reveals and has a cast iron street name plaque. The ground floor retains an early 20th Century cream and black Vitrolite clad shopfront and applied Chrome fascia signage.
- 4.18 Nos. 1 to 4 (consecutive) Broadway House, built in 1936-37 to a design by Dawe and Carter as the former Gas Showrooms, is on the site of Nos. 8 & 10 The Broadway. Its long elevation faces onto the south side of the public square. It is a two storey Grade II listed building with a splayed corner, parapet and stone coping and flat roof. Barclays Bank now occupies the former ground floor showroom and retains its original large shop windows with stone surrounds and rusticated pilasters and rare surviving examples of curved glazing the same as at Heals furniture store in Tottenham Court Road and Simpson's of Piccadilly. The tall beige/pinkish brick upper floor gives it the equivalent height of neighbouring three storey buildings and has long vertical metal casement windows with stone architraves and carved stone low relief panels by the sculptor Arthur J J Ayers beneath them depicting scenes showing the uses of gas. The east end of the elevation to the public square has three floors with smaller windows and an entrance to the upper floors.
- 4.19 To the north of Broadway House the streetscape is opened up by the unnamed public space created in the mid 1930s as the forecourt of the Town Hall and focal point around which the buildings forming the civic core of the Borough of Hornsey

were located. The complex of listed buildings surrounding the square remain as important landmarks within Crouch End. Although of differing designs the buildings are consistent in their Art Deco influenced modern style, use of beige/pinkish coloured brick, flat roofs and vertically proportioned metal casement windows with horizontal panes.



- 4.20 The public square was originally formed to set back the Town Hall from the street frontage to give it some dignity in a formal setting and to provide parking spaces. Although the parking spaces were later removed the space currently does little to enhance the setting of the surrounding listed buildings because its layout makes it difficult to use as a unified space. It is poorly subdivided by its different surface treatments and is difficult to move across because of physical barriers, including part of the paved area in front of No. 26 The Broadway, on the northern side of the square, currently being taken over as an outside café area. The pedestrian pavements in front of the shops are at the same level as the pavements on The Broadway and retain their original large interlocking artificial stone slabs and granite kerbstones. The kerbstones continue around the pavements in front of the former Town Hall, but this section has uneven patched and broken square concrete paving and contains 18 cast iron bollards. The large space in front of the Town Hall accessed from Hatherley Gardens is at road level, surfaced with tarmac as it was designed as the vehicular access and drop off point for the Town Hall and Public Assembly Hall. It has a turning circle within which is a raised roughly oval area of granite setts and an elegant Deco style stone fountain with a circular basin raised on a fluted base in a circular stone bowl with fluted bands at regular intervals around its sides, sadly no longer with playing water. The reinstatement the sound and appearance of flowing water to the fountain would add a soothing feature that would greatly enhance the character of this public

square. The area nearest to The Broadway is laid out as a lawn with small flower beds and hooped metal railings restricting pedestrian movement. Behind the bus stop on The Broadway is a small tree with a plaque inscribed "This tree was planted in December 1998 by Hornsey & Wood Green Group of Amnesty International to commemorate the 50th Anniversary of the UNIVERSAL DECLARATION OF HUMAN RIGHTS". The quality of the character of this important quiet resting space within the otherwise bustling Broadway is greatly enhanced by the large attractive mature trees within the lawn and in the adjoining raised areas of granite setts. Although fairly well maintained and regularly stocked with bedding plants, the quality of the design and layout of this important meeting space in the heart of Crouch End is in need of further improvement to create a more useful and attractive space in front of the former civic buildings. Encouragement will be given to uses that will draw the vitality of The Broadway back into the site, reinventing the open area as a public piazza, a lively and animated space with high quality landscape.

- 4.21 The former Hornsey Town Hall and adjoining Public Assembly Hall form the boldly massed asymmetrical architectural centrepiece along the eastern edge of the public square, with its tall rectangular tower and flagpole acting as a local landmark visible from many parts of the conservation area. This Grade II* listed building was designed by the gold medal winning RIBA architect Reginald Harold Uren and built between 1934-5. It is an important example of Town Hall architecture inspired by the internationally influential Hilversum Town Hall of 1928-30 by W M Dudok, but unfortunately is currently considered to be surplus to requirements and largely unused. The building is avowedly 'Modern' with Art Deco style details and is made from hand made beige/pinkish brick with stone dressings, stone coped parapets and flat roofs. The main frontage on the west side facing the public square is of two tall storeys equivalent in height to the neighbouring three storey buildings with tall metal casement windows with stone architraves and the tower in the south eastern L shaped corner of the building. The forward projecting right side section has a set back attic floor.
- 4.22 The Public Assembly Hall is clearly distinguishable by the main ground floor triple entrance doors set within a wide rusticated brick surround below a first floor ceremonial balcony and large elongated first floor foyer windows that give it a horizontal emphasis. Its entrance doors and balcony are all fitted with bronze bars, guards and grilles in Art Deco style patterns. The Council Offices have a more decorative large entrance door at the base of the staircase tower that has wide stone architraves and a lintel containing a carved low relief sculpture by Arthur J J Ayers incorporating the Hornsey Metropolitan Borough coat of arms below a long window with a copper grille and tall bronze hood. The upper part of the tower is blank with horizontal raised brick strips except for the top stage that has slit windows with stone hoods.



4.23 The interior of the building contains its original decorative features such as panelling in a variety of fine woods, cork tiled floors and Heals furniture and includes the galleried multi-purpose Assembly Hall with a stage and seating for 800 to 1000 people and the former Council Chamber to the south, reached by its impressive Ashton marble staircase and spacious central corridor. The council offices are arranged around an inner courtyard at the back to prevent overlooking into neighbouring properties and have separate access from a rear staircase tower that is a notable Art Deco composition with round cornered canopies

flanking the full height curved glazed metal Crittall windows with horizontal glazing bars and an oversailing flat roof.

- 4.24 Hornsey Town Hall continued to serve its municipal functions until the London Government Act 1963, which merged the jurisdiction of Hornsey, Tottenham and Wood Green Councils. In 1964 the new Borough of Haringey chose Wood Green Civic Centre as its municipal centre and as a result, many of the municipal functions were transferred from the site. The Assembly Hall was left vacant in the mid 1990s and has not been used since.
- 4.25 Regrettably, the former Town Hall has also been left partly vacant over many years and has fallen into a state of disrepair. As a result the building is on the English Heritage 'At Risk Register'. The Council's vision for the future of the Town Hall and its associated buildings is for the creation of a lively focal centre for Crouch End, which promotes a viable and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate repair and refurbishment of the Town Hall and associated enabling development. 'Facilitating Development Options' for the future conversion and re-use of the Town Hall and for enabling development on the site have been investigated by consultant architects and feedback from consultation on these Options has informed the preparation of a final design scheme for the submission of planning and listed building consent applications. The development site includes a car park to the rear of the Town Hall and north of the Hornsey Central Library and a pre-fabricated office annex to the Town Hall, neither of which contributes to the settings of the adjacent listed buildings in this part of the conservation area.
- 4.26 However, at the northern end of the car park to the east of the former Town Hall, also within the development site with its main access from Weston Park, is a neo-Classical two storey red brick building with a flat roof and parapet built in 1932 as a local clinic. It has its main entrance within a single storey forward projecting porch with parapet in the centre of the narrow west elevation. The doorcase has an impressive stone surround with moulded architrave and a blocking course incorporating the Hornsey coat of arms and a panel inscribed 'CLINIC'. The windows are all timber vertical sliding sashes in a variety of sizes all with glazing bars, those on the long north and south elevations having stone surrounds. This building is of architectural merit and makes a positive contribution to the group of municipal buildings in this part of the conservation area, but would be demolished as part of the current development proposals. To its rear is a smaller building of similar age and design that contains an electricity sub-station. It also makes a positive contribution to this part of the conservation area and would be retained.
- 4.27 No. 26 The Broadway, on the north corner of the public square, is also a Grade II listed building. This former Electricity Board Office and Showrooms building extends behind the rear of Nos. 28 & 32 The Broadway. It was built in 1938-9, to a design by Slater, Moberly and Uren to complement the other civic buildings surrounding the public square. It is three storey beige/pinkish brick building that

curves round the corner from the Broadway with its long elevation faces onto the north side of the open space. It has a continuous ground floor shopfront beneath a projecting stone fascia that originally incorporated a group of four public telephone kiosks. However, these have been incorporated into a restaurant that now occupies the former ground floor showroom and has an outdoor eating area within the adjoining square. The upper floors have metal casement windows, a parapet and stone coping and a flat roof. The main entrance and staircase bay to the upper floors is on the right, projecting slightly forward with a full height metal casement above a door with a wide stone architrave and a high level carved brick low relief sculpture of 'the Spirit of Electricity' by Arthur J J Ayers.

- 4.28 To the right of this, and partly tucked behind, is the former two storey red brick Telephone Exchange built in 1910, that was altered and refaced to match the other civic buildings and became an extension to the Town Hall, known as Broadway Annex and is all included in the Grade II listing. The refaced elevation fronting the public square appears as a seven bay office building with a cambered east end and a projecting ground floor with a stone coping and large vertical windows with stone surrounds. Behind and above this is a beige/pinkish brick upper section in front of the original red brick elevation which gives it the appearance and proportions of a three storey building. It has long first floor metal casement windows, above which is a very tall parapet wall extending to the equivalent of second floor height which is supported at the rear with diagonal metal shores from the gutter of the original telephone exchange glazed metal pitched roof. The appearance of this brick screen wall is disguised to look like a second floor by the addition of narrow vertical stone blocks and horizontal raised brick strips that echo details on the front elevation of the adjoining Town Hall. The original red brick rear and side elevations of this building, with a prominent gable end, tall chimney stack and glazed pitched metal roof are clearly visible in views along the service road between Nos. 32 and 34 The Broadway.
- 4.29 Adjoining the north side of No. 26 Broadway are Nos. 28 to 32 (even) a late 19th Century three storey Gault brick terrace with an attic floor in a hipped slate roof with tall chimney stacks and dormers projecting above the projecting eaves. It has contrasting stone and yellow brick stringcourses and window detailing, each of the three units having triple sash windows on the two upper floors, those on the first floor with interlocking arched heads. No. 32 retains a largely intact original shopfront that, together with the front elevation details of the upper floors and first floor sash windows, is continued around the flank elevation providing a frontage onto the access road. Although the ground floor shopfronts of Nos. 28 & 30 have lost most of their original features the group are still considered to make a positive contribution to this part of the conservation area.
- 4.30 Nos. 34 to 44 (even), the three storey late 19th Century red brick terrace on the north side of the access road, has a hipped slate roof with projecting eaves that is separated by upstands on the line of the party walls. Each unit is defined vertically by full height red brick pilasters with stone blocks and brackets. No. 34

is two windows wide with a splayed corner onto the access road, while the other units are three windows wide, No. 40, in the centre, is topped by a tall red brick pediment flanked by scalloped supports and obelisk finials and containing a rectangular stone panel inscribed 'BANK BUILDINGS'. The first floor windows have pedimented stone hoods and almost all windows retain their original coloured glass panes in the upper sashes. Most of the ground floor shopfronts are unsympathetic replacements, but some of the original shop-surround corbels and pilasters remain. The terrace makes a positive contribution to this part of the streetscape of the Broadway.

- 4.31 No. 46, the imposing three storey red brick former bank building to the south of the junction with Weston Park, has a taller elevation and a steep clay tiled roof with tall red brick chimney stacks and terracotta pots and a gabled dormer on the side elevation. The Broadway elevation has an elaborately detailed shaped gable end constructed in contrasting bands of red brick and stone topped with a moulded cornice, semi-circular cap and ball finials. The central stone band is inscribed 'ESTABLISHED 1862'. The ground floor retains its original stone built bank-front with fascia and moulded cornice, window openings subdivided by a stone transom and mullions and a wide corner entrance doorway with a round headed fanlight and scrolled consoles. The upper floors have a stone stringcourse and paired windows with stone dressings. The chimney stack on the Broadway elevation is expressed as a forward projecting feature on the right side of the frontage. The building makes a positive contribution to this part of the conservation area.
- 4.32 No. 48, on the north side of the junction with Weston Park, is a two storey late 19th Century red brick building with a steep slate roof with a dormer on both street elevations. The splayed corner has a square tower topped by a steep slate roof with tall elaborately designed cast iron cresting finials. All of the windows retain a top sash with glazing bars and coloured glass panes, those above eaves level are arched windows that are an additional feature at the junction. The ground floor shopfront has round headed windows and a corner entrance, all with fanlights divided by timber glazing bars into small panes, but has been damaged by inappropriate decoration and an over large fascia. However, the building is still considered to make a positive contribution to the conservation area.
- 4.33 Nos. 50 to 54 (even) are a symmetrical group of three similarly detailed two storey late 19th Century red brick buildings with slate roofs and central gables that, together with the adjoining Broadway Parade in Tottenham Lane, enclose the space to the east of the clock tower. The ground floor shop units have lost their original shopfronts but retain their original surround pilasters, corbel brackets and cornices. They make a positive contribution to the conservation area.

Haringey Park (north side)

- 4.34 The Hornsey Central Library built in 1963-5 to designs by F Ley and G F S Jarvis is a Grade II listed building. The DCMS listing describes the building as having been “designed with wit and vivacity to impart a sense of energy and modernity to reading and cultural events.” It is a substantial mainly two storey building with a basement book storage area that replaced a smaller library of 1899 that could not cope with increased demand for books. Built of reinforced concrete with flat roofs, it has a long elevation onto Haringey Park made up of large panel pre-cast concrete cladding with a raised pattern above a continuous glazed ground floor level of aluminium framed windows and doors within polished black granite pilasters and stallrisers. The central section has a forward projecting concave upper section of pale buff brick facings over the main entrance that is supported on two columns clad with polished black granite. To the east of the library entrance is a projecting panel with rectangular patterns in mosaic. Much of the western part of the main frontage is screened by mature conifer trees. The entrance hall opens on both sides into double height spaces, each with an open staircase and gallery leading to the first floor. There is an adult lending library at the west end of the building, a children’s library and open courtyard with a pool, currently used as a planter, and long fixed concrete bench at the east end and offices at the rear. On the first floor of the east end is the Promenade Gallery exhibition and lecture hall, set back from the main façade under a shallow V shaped roof, a small cafe and a small meeting room. Most of the original internal finishes and fittings remain intact and the building successfully incorporates artwork commemorating the borough through four hundred years. The east staircase landing has an engraved glass window by Frederick J Mitchell ARCA depicting Hornsey past and present from the church tower of 1500 to the new library itself. By the entrance is a large plaque recording the opening of the library by Her Royal Highness Princess Alexandra on March 5th 1965. The building was commended by the Library Association as an example of a good working library. The grand scale and sense of spaciousness of the library building contributes to its importance as a focal point contributing to the character and appearance of the conservation area.
- 4.35 To the west of the library, at the junction with Hatherley Gardens, there is a small hard surfaced open space with some planting at the southern end and around a public convenience block at the northern end. It has concrete bollards and original, square aggregate surfaced concrete paving with some unfortunate later inappropriate repairs and changes that detract from the quality and character of the original concept. Contemporary with the library and adjoining its west wall, is a water feature that faces onto the open space. It is in the form of a pool containing a bronze sculpture by T E Huxley-Jones of an attenuated female figure. Behind this is a curved rough finished concrete curtain wall inset with two small bronze plaques. The one on the left depicts a plan of the Borough of Hornsey inscribed with the coat of arms and motto, the one on the right is an elevation of the medieval tower of Hornsey Church. A curtain of water jets play in front of the wall into the pool. The sound and appearance of water playing from the fountain

jets and flowing into the pool add considerably to the potentially tranquil character of this small open area and every effort should be made to ensure that it is retained in working order.

Tottenham Lane



- 4.36 Tottenham Lane forms the north-east approach to The Broadway. It is a shopping street with three storey terraces of red brick and stone elevations and repeated roof level gables that give a substantially consistent appearance along both sides, further enhanced by their pattern of vertically proportioned fenestration on the upper floors and ground floor shop units. The narrowness of the street, height of the buildings and continuous frontage gives it considerable sense of enclosure, with the clock tower providing a focus for the view looking south-west. Broadway Parade along the south-east side extends the adjoining terraces on the east side of the Broadway, with the highly decorated Grade II* listed Queen's public house as a landmark building at the junction with Elder Avenue. The turret on the corner forms a feature at roof level in views in both directions along Tottenham Lane. Topsfield Parade along the north-west side turns around the northern end of the Broadway to extend as far as Middle Lane. Unfortunately, the view north-east along Tottenham Lane out of the conservation area is closed by the uninspiring elevations of the late 20th Century YMCA building. The street is noisy with the volume of buses and lorries passing through. There are no street trees and the pedestrian pavements are clad in small uneven square paving behind retained original granite kerb stones. As in The Broadway, the original street lighting has been replaced by metal reproduction lighting columns with banners.

Tottenham Lane (east side)

- 4.37 Nos. 1 to 25 (consecutive) Broadway Parade on the eastern side of Tottenham Lane was built by the local builder and developer, John Cathles Hill. Its elevations are less decorative than those of Toppfield Parade on the west side of Tottenham Lane, but repeat the use of red brick with contrasting stone. The terrace is of two storeys and an attic floor in a slate mansard roof with twin sash half dormers beneath a pedimented gable end to each building, similar to the roof forms opposite. The roofscape is given greater articulation in long views by the introduction of an additional storey beneath the gable of every sixth building (Nos. 6, 12, 18 & 24). Unfortunately, some of the original ball finials have been removed from the gables. All of the buildings in the terrace have three first floor sash windows that are topped by painted stone lintels and a stringcourse that rises above each window to form a hood moulding. Most of the original shop surrounds corbels and pilasters remain intact, but many of the shopfronts and fascias are unsympathetic modern replacements. No. 11 has an unusual original shopfront that splits the unit into two from a shared central recessed lobby. No.16 also retains some of its original shopfront features. No.1 has a cast iron street name plaque at first floor level. The terrace makes a positive contribution to this part of the conservation area.
- 4.38 No. 26, The Queen's public house, adjoins the end of the terrace at the junction with Elder Avenue. This grand Grade II* listed building was originally a hotel of 1899-1901, also designed by John Cathles Hill. It is three storeys with an attic in a steep slate roof with both dormers and gable ends and tall chimney stacks with terracotta pots. The red brick elevations have stone window dressings and stringcourses and banding on the gables and chimney stacks. The corner is expressed with a large circular tower containing the main entrance lobby topped with a lead clad dome and finial. The ground floor pub-front has a series of elaborately detailed mahogany doors and windows with Art Nouveau stained glass within wide round-headed arches that are set within the surround between polished black granite Corinthian pilasters and stallrisers and a painted entablature. The arched corner entrance contains an Art Nouveau wrought iron screen that includes 'THE QUEENS' in gilded letters and a mosaic floor with a QH monogram. This building is recognised as one of the pinnacles of late Victorian pub design and is a remarkable survival with a largely intact interior of cast iron Corinthian columns, ornate wooden partitions with etched and mirrored glazing and elaborately decorated ceilings.
- 4.39 Nos. 27 to 38 (consecutive) Broadway Parade is a continuation of the late 19th Century red brick terraces of Tottenham Lane beyond the conservation area boundary. The north end of the terrace was originally terminated with the Picture House, a cinema built in 1911 on a plot adjoining the north end of Fairfield Gardens with its front elevation opposite the junction with Rosebery Gardens. The cinema was renamed the Plaza, but was bombed during World War II. The north corner of Elder Avenue is addressed by No. 27, a three storey building that is plainer, but complementary to The Queens. It has an attic floor of gables and

dormers in a steep slate roof and a full height octagonal oriel window on the upper floors of the corner, terminating in a turret with a steep octagonal roof. The other buildings in the terrace are two storeys with an attic floor two dormers wide in gable ends in a slate mansard roof. They have a painted stucco eaves cornice, window and pilaster details and round headed windows with glazing bars in the upper sections. Their rear elevations form an interesting articulated façade to the west side of Fairfield Gardens, where each building has a full height canted bay topped with a pyramidal roof. They should be considered as an extension to the conservation area, as the terrace makes a positive contribution to the continuity of the Tottenham Lane streetscape.

Tottenham Lane (west side)

4.40 The tightly curved terraced form of Nos. 1 to 44 (consecutive) Topsfield Parade was built between 1895 & 1897 by Isaac and James Edmondson on the site of Topsfield Hall demolished in 1894. It extends from Middle Lane around the north end of The Broadway and along Tottenham Lane making a positive contribution to the character and appearance of this part of the conservation area, defining the junction and providing a backdrop to the clock tower in views from the south. This highly decorative three storey red brick terrace with ground floor retail units has an additional attic floor with dormers in large shaped gables in the slate roof, tall red brick chimney stacks and a parapet decorated with brown brick recessed stepped panels. Each unit is defined vertically by full height pilasters of alternate bands of stone and red brick and has stone string courses at sill level and a stone parapet cornice. All windows have stone surrounds with hood mouldings, those on the first floor have cambered heads and those on the second have scrolled heads. The scrolled Dutch style gables also have stone detailing and round headed window openings. The shopfronts retain almost all of the original elements of their surrounds that are made up of brown glazed brick pilasters topped by twin scrolled corbel brackets and urn finials and fascias with decorative cornices. Unfortunately, some of the original fascias have been covered with over-large applied fascias that extend above the cornice obscuring the bottom sections of the first floor windows or down over the top of the original shop window. Several of the original shopfronts remain intact.

4.41 The buildings that make up Topsfield Parade have a hierarchy of form. Nos. 12 to 16 (consecutive) are the most important units because they occupy the prominent central position of The Broadway junction. Accordingly, they are grander than the other units with slightly taller and wider elevations, three windows wide with additional banded pilasters between the windows, additional shaped stone tops to their gables and parapets, and twin round headed dormer windows flanked on each side by another small window. Nos. 1 to 11 (consecutive), Nos. 17 to 30 (consecutive) and Nos. 32 to 36 (consecutive) Topsfield Parade, are also three windows wide and have a similar elevational treatment, but the gables have a pointed pediment, originally topped by a stone ball finial and dormer windows are set back from the front elevation within an open round headed arch, some of which have since been altered by repositioning

the window forward beneath the arch Nos. 37 to 44 (consecutive) are narrower units that are only two windows wide, but have the same window pattern and gable treatment. No. 44 has a splayed corner topped by an additional stone pediment and decorative panel inscribed '1895' at the junction with Elder Avenue. The materials used for the buildings in Topsfield Parade are consistent with those used for the listed clock tower and are important to its setting.

4.42 No. 31 Topsfield Parade, in the centre of the Tottenham Lane elevation, was originally built in 1897 as the entrance block to the Queen's Opera House that took up the triangular site at the rear and was partly designed by Frank Matcham, the most eminent theatre architect of the day. The front elevation complemented the style and materials of the rest of the terrace, but was taller with a first floor of one and a half storeys containing a large full width round headed window with radial glazing bars and a round headed pediment with shell panel, keyed oculus and flanking finials. The building's landmark presence was further emphasised by the addition of a tall steeply sided tile clad French style roof topped by an elaborately detailed cast iron cresting and flagpole. The theatre entrance had a series of double doors with glazing bars in squares diagonally in the Chinoiserie style, each pair of doors flanked externally by two engaged Corinthian columns. In front of this impressive entrance was a pedimented cast iron and glass portecochère that projected over the pavement supported on two cast iron Corinthian columns. Unfortunately, since then the building has undergone several alterations as a result of damage by fire and changes in fashion and demand. In 1958 the front elevation was stripped of most of its theatrical adornments and reduced in height so that the top lines through horizontally with its neighbours. Since then some renovation has taken place to reintroduce some of its original character, but a simplified version of the first floor round headed window is now the only reminder of its theatrical history. However, even in its reduced form, it is considered to make a positive contribution to the character and appearance of the terrace and this part of the conservation area.

4.43 Nos. 45 to 65 (consecutive) Tottenham Lane, are a similar late Victorian red brick terrace between Elder Avenue and Rosebery Gardens. They are two storeys with an attic floor of wide gabled dormers in a steep mansard roof with prominent chimney stacks and large first floor canted bays. They extend the shopping parade beyond the conservation area boundary with ground floor retail units that are set forward of the upper floors over what were originally front gardens. The terrace makes a positive contribution to the streetscape and should be considered as an extension to the conservation area.

Middle Lane (east side)

- 4.44 Middle Lane forms the approach to the town centre from the north. It is much quieter than The Broadway and Tottenham Lane, but is still busy with a constant flow of vehicular and pedestrian traffic. It has secondary shopping frontages on its east side, but these terraces are of the same three storey red brick form as in The Broadway. The original granite kerbstones and gutters remain, but the pedestrian pavements are now surfaced in patched tarmac, there are modern street lighting columns and no street trees. The junction with Elder Avenue has a group of six cast iron obelisk style bollards.
- 4.45 No. 1 Topsfield Parade has an interesting remnant of a painted advertisement on the flank wall that is visible at the entrance to Middle Lane Mews and has a cast iron street name plaque on the front elevation at first floor level. The buildings fronting Middle Lane Mews are of yellow brick with contrasting red brick detail. They are simpler in treatment than the surrounding buildings, but include some interesting remnants of the service buildings originally associated with Topsfield Parade, including the remnants of the theatre building and make a positive contribution to the character of the area.
- 4.46 Nos. 2 to 8 (even) Middle Lane are late 20th Century buildings of similar height, scale and materials to their neighbours, but are unsympathetic in their details. Nos. 2 to 6 (even), built as a four storey red brick office building, is being stripped back to its basic structural frame, extensively refurbished and re-clad to form residential accommodation with ground floor retail units. No.8 is of three floors with a bulky overhanging roof and dormer. The group are considered to detract from the character and appearance of this part of the conservation area.
- 4.47 Nos. 10 to 34 (even) Middle Lane are another late Victorian two storey red brick terrace with an attic floor of wide pedimented dormers subdivided with mullions and transom in a steep slate mansard roof but, unfortunately, many of these are now altered. Each unit is defined vertically by full height pilasters of alternate bands of stone and brick and has a wide window on the two upper floors. The unusual first floor windows are wide shallow canted bays set within cambered headed arches. The ground floor shop units retain their original shop-surround pilasters, corbels and fascia dentil cornices. Good original shopfronts remain at Nos. 18 & 20 but, unfortunately, there are now many inappropriate modern replacements.

Park Road



- 4.48 Park Road forms the approach to the town centre from Muswell Hill and the north-west and also has terraces with ground floor shop units, but they are secondary to those on The Broadway and Tottenham Lane. It is a very busy road with a high volume of cars and lorries, and is also a bus route. The pedestrian pavements retain their original granite kerbstones but now have small square concrete paving that is uneven and patched with brick paviours. The restricted width means that there are no street trees and the original street lighting has been replaced by inappropriately designed modern lighting columns. There is considerable lack of consistency in the style of bollards used in Park Road; there are inappropriate concrete bollards outside Nos. 11 to 19 (odd); 2 cast iron Tuscan column style bollards outside Nos. 44 & 46; and a plethora of 18 cast iron Tuscan column style bollards, 2 bell bollards around the junction with Lynton Road and Wolseley Road and 22 obelisk style bollards in the adjoining part of Lynton Road. The buildings on Park Road are more varied in height and materials than many of the other roads as a result of their development over a longer period.

Park Road (north side)



- 4.49 No. 2, on the corner of Middle Lane, is a two storey mid 19th Century red brick building that was a corn merchant's from 1852, but is shown to have been the post office on the 1870 Ordnance Survey. It has a stucco parapet and cornice and a ground floor shopfront with stucco surround, pilasters and entablature. It has a forward projecting four window wide section fronting Middle Lane with a recessed curved corner section that contains the main entrance. The building makes a positive contribution to this part of the conservation area
- 4.50 Nos. 4 to 16 (even) are a three storey mid 19th Century terrace of yellow London stock brick properties with a roof concealed behind a parapet and ground floor shopfronts. Unfortunately, the quality of the frontages of this terrace has been diminished because of some rebuilding and unsympathetic alterations. Nos. 4 to 8 (even) have a continuous moulded parapet cornice. Nos. 4 & 6 have stuccoed upper floors and retain much of their Victorian interest with timber sash windows and stucco window surrounds, those on the first floor with hood mouldings and largely intact original timber shopfronts. Unfortunately, No. 8 has painted brickwork. These three buildings make a positive contribution to this part of the conservation area.
- 4.51 Nos. 10 & 12 have rebuilt upper floors that have been simplified by omitting a parapet cornice. The quality of their appearance has been further damaged by poorly proportioned and inappropriately designed windows installed without reveals, with the result that the front elevations are flat and undistinguished compared to their neighbours. Fortunately, the original timber shopfront remains at No. 12. No. 14 has had its original moulded stucco window surrounds

removed and replaced with plain rendered surrounds, the base of the first floor windows has been raised and all original sashes have been replaced by ill-proportioned unsympathetically designed frames. The ground floor has an inappropriately designed modern shopfront, but retains its original shop-surround corbel brackets. No. 16 has timber sashes with moulded concrete lintels. The ground floor retains its original decorative corbels, but has an inappropriately designed modern shopfront with an oversized fascia and box roller shutter. Nos. 18 & 20 have been rebuilt as a two storey yellow brick building with a parapet, four windows on the upper floor and a full width modern shopfront with central entrance door. This group of buildings are considered to have a neutral effect upon this part of the conservation area.

- 4.52 Nos. 22 & 24 originally formed part of the two storey mid 19th Century group of linked semi-detached villas with shared slate hipped roofs and tall brick chimney stacks that extend to the junction of New Road. Unfortunately, the quality and interest of their elevations has been diminished by major alterations that have resulted in the removal of stucco detailing, the introduction of unsympathetically designed first floor window openings and frames. The loss of their front gardens by the construction of single storey shop units extending forward to the back of pavement appears to have taken place before the Ordnance Survey of 1870. The shop-surrounds retain their pilasters and corbels, but have modern replacement shopfronts.
- 4.53 Nos. 26 to 40 (even) are the adjoining largely unaltered residential section of the group of small scale, two storey linked semi-detached early Victorian villas. They are local listed buildings of merit constructed from yellow stock brick with stucco quoins and shallow hipped slate roofs with central chimney stacks and pots. Each unit has a triple sash window on both floors of the principle elevation, the one on the ground floor with stucco surround and hood moulding. Most of the original sash windows remain intact and the entrance doors are within the stuccoed recessed links. The front boundary wall and hedges that enclose the front gardens are important in defining the character of this part of the street. Unfortunately, No. 36 has an excessively bulky dormer and inappropriately designed modern windows that are detrimental to the form of the property and are prominent in views of the street.
- 4.54 Nos. 42 to 46 (even), and No. 48 on the other side of the junction with New Road, make a positive contribution to the streetscape, continuing this notable two storey mid 19th Century group, but have single storey shop extensions over their original front gardens that also appear on the 1870 Ordnance Survey. Some of the decorative shop-surround corbels remain and add interest to the shopfronts. Nos. 46 and 48, either side of New Road, are designed with gabled projections that signal the junction along the frontage. The effect of the blank flank elevation of No. 48 has been softened by the introduction of planted troughs along the back of pavement.

- 4.55 The appearance of the junction with New Road is detrimentally affected by the introduction of the poorly designed vehicular barrier and two concrete bollards installed as part of a highways safety scheme at the end of this residential street. A more sympathetic design would benefit the character and appearance of this sensitive part of the conservation area.
- 4.56 Adjoining No. 48 is Coulsdon Court, Nos. 50 to 66 (even) Park Road, a modern three storey yellow stock brick building with an attic storey in a tiled roof with gable ends. The windows on the upper floors have semi-circular heads with contrasting red brick arches and string-courses; the ground floor has a series of shopfronts divided by tall pilasters and incorporates a surgery. Unfortunately, the design of the flat façade lacks the quality and proportions of the detailing of the older buildings on the other side of the road. The long façade of the building is somewhat relieved by the vertical rainwater downpipes and hopper-heads draining each of the valley gutters between the gable ends. A gated vehicular access leads to a residents' car park and a small commercial estate in the adjoining sub area 2.
- 4.57 Nos. 68, 68A & 70 Park Road are a mid 19th Century terrace of three storey yellow brick properties with eaves, slate roofs, hipped on the corner of Lynton Road and prominent chimney stacks with terracotta pots. The upper floors retain their timber vertical sliding sashes and have cambered blue brick arches with red brick keystones, string-course at second floor sill level and eaves cornice. The ground floor of Nos. 68 & 68A have inappropriately detailed shopfronts and fascias, but No. 70, The Maynard Arms public house retains its original pub-front features and has a splayed corner to address the junction with Lynton Road. The group make a positive contribution to the conservation.

Park Road (south side)

- 4.58 The curving junction of the Broadway and Park Road is made up of Nos. 1 to 9 (odd) on the south side of Park Road and Nos. 41 to 61 (odd) The Broadway, a group of late 19th Century buildings with a consistent red brick elevational treatment most of which are two windows wide. There are adjoining cast iron street name plaques at first floor level on No. 61 The Broadway and No.1 Park Road. Nos. 21 to 47 (odd) Park Road are also identical in materials and elevations, and originally formed part of a longer terrace that extended to the junction with Shanklin Road. Unfortunately, this uniformity was destroyed when Nos. 11 to 19 (odd) were damaged as a result of WWII bombing and replaced in the 1970s. Nos. 1 & 3 have wider elevations to accommodate the curve of the corner, each unit having a symmetrical arrangement of three sash windows above the shopfront, of which the central windows are twin sashes. Some of the ground floor shop units retain original elements of their shopfronts and surrounds including elaborately carved pilasters and corbels. The flank elevation of No. 21 has a brightly painted mural that helps to enliven the character of an otherwise featureless part of Park Road. No. 47 has an original timber shopfront and its flank elevation addresses the junction with Shanklin Road with a hipped slate roof,

and continues the projecting eaves and bracketed cornice and ground floor shopfront and surround along this frontage. The buildings make a positive contribution to this part of the conservation area.

- 4.59 On the corner of Shanklin Road, adjoining the flank of No. 47 Park Road, is a cast iron post office pillar box inscribed VR.
- 4.60 Nos. 11 to 19 (odd) disrupt the otherwise consistent frontage along the south side of Park Road. Although built of similar red brick and to a similar height as its older neighbours, this 1970s block is set back from the original building line, has a flat roof and is designed with a horizontal emphasis with a continuous band of first floor windows and brutally plain ground floor shopfronts. This development is unsympathetic to the character and appearance of the adjoining buildings and detracts from this part of the conservation area.. There is a left side open vehicular access archway to Nos. 9A to E Park Road, a group of early 20th Century two storey red brick mews houses with some gables in a slate roof and white painted rendered ground floor on the south side and some lock up garages and parking spaces behind Exchange House Park Road that are of neutral impact.
- 4.61 Nos. 49 to 57 (odd) on the south side of Park Road north of Shanklin Road are a terrace of a different style and appearance to the predominant red brick terraces of the area. Although also a late 19th Century two storey terrace with an attic storey with shaped gable ends in a slate roof, they are built of Gault brick with contrasting red brick banding and window surrounds. Each unit has twin sashes in an arched opening on first and second floors above the ground floor shopfronts. Unfortunately, most of the sashes have been lost to inappropriately designed replacement windows but some of the original shopfronts and surrounds remain intact. The buildings are considered to make a positive contribution to this part of the conservation area.
- 4.62 No. 59 is a symmetrically designed double fronted later 19th Century two storey red brick building with an attic floor in gable ends that have blue brick diaper patterns. The steep slate roof has a central prominent tall red brick chimney stack with terracotta pots and the upper floors have large timber casements with glazing bars. The ground floor has a shopfront in the form of two canted bays with a central entrance with steps up to double doors, all under a continuous projecting timber hood with a dentil cornice and brackets. There is a full height right side extension with a smaller gable end and a first floor canted oriel window over a ground floor arched recessed vehicular entrance. It makes a positive contribution to the conservation area.
- 4.63 No. 59A is a late 20th Century building of similar height and materials to adjoining buildings in Park Road that repeats the use of pale brick with contrasting red brick detailing, arched windows and gabled roof forms. It has a glazed arcade of shopfronts at ground level and an octagonal crenulated tower with a steep tiled pyramidal roof and weather vane on the corner of Wolseley Road that acts as a

landmark denoting the approach to the town centre. It has a neutral effect on the conservation area.

- 4.64 Nos. 61 to 87 (odd) Park Road are a late 20th Century two storey red brick terrace with black tiled roofs and unadorned facades. To the north of them is Nos. 89 & 91, a single storey vehicle repair workshop and its unattractive forecourt parking area that terminates this part of the conservation area. This group of buildings detract from the character and appearance of the conservation area.

Coleridge Road

- 4.65 The eastern section of Coleridge Road that is within this sub area is different in character to the western section within sub area 6, having a somewhat run-down appearance. The road has patched tarmac pedestrian pavements but retains its original granite kerbs and granite setts along the gutters and crossovers. There is modern street lighting and a small street tree near the junction with The Broadway.

- 4.66 Nos. 44 to 54 (even) form a group of early 20th Century properties along the north side of Coleridge Road. They have residential accommodation (Nos. 44, 46 & 48) on the upper floors and commercial frontages with large windows and fascia signage on the ground floor that have been united as the Crouch End Motors (No. 50), but are currently vacant. The western section is a simple single storey flat roofed unit that contained the main motor repair workshop. The commercial units in front of Nos. 44 to 48 (even) are of a more traditional single storey forward projecting shopfront design, originally with shop-surrounds of brown glazed brick pilasters, corbel brackets and fascia with cornice. However, most of the pilasters have been painted over and the upper parts are obscured by an unattractive oversized applied vertical boarded fascia. At the west end of these units is a steep flight of steps between a pair of tall brown glazed brick piers with an ornate wrought iron overthrow giving access to Nos. 44 to 48 (even) the first floor residential accommodation. This is comprised of two storeys above the first floor access deck, set back from the street frontage behind the single storey retail units. The first floor elevation is of red brick up to the top of the windows and three entrance doors with rectangular fanlights and pedimented hoods. Above these the second floor is painted roughcast with a stringcourse and parapet, raised in the middle to accommodate the hipped tiled roof of a two storey canted bay window. Unfortunately, all of the original windows have been replaced with unattractive casements which, together with the altered shopfronts, detract from the street scene. However, the replacement of missing original windows and shop-surround features would significantly improve the character and appearance of this group.

- 4.67 In contrast, the upper floors of Nos. 52 & 54 are of a more sympathetically designed two storey building with an attic floor in a full width gable end in the slate roof. It is built of red brick with contrasting brick dressings and has paired and triple sashes with cambered heads. The ground floor building retains most

of its original shop-surround details. It is considered that this building makes a positive contribution to this part of Coleridge Road and the adjoining buildings in the conservation area. Coleridge Lane, situated adjacent to No. 54 Coleridge Road, provides access to the rear of these retail premises and a group of commercial units and also allows views of the rear elevations of Nos. 1 to 19 (odd) Broadway and associated storage buildings and structures.

Crouch End Hill



4.68 Crouch End Hill forms one of the southern approaches to the Broadway. It is a main road with a variety of buildings of differing character and appearance that step up the hill away from the Broadway either as distinctive individual structures or as stepped terraces. There are no trees within the part of Crouch End Hill within this sub area, but in contrast, views to the south up the hill are closed by many mature trees. The original granite kerbstones have been retained, but the pedestrian pavement is made up of patched and often broken small square concrete slabs that are unsuitable for this key thoroughfare within the conservation area. Original cast iron lamp standards have been replaced by reproduction Edwardian street lighting.

Crouch End Hill (west side)

- 4.69 The west side of Crouch End Hill is more consistently laid out as a series of terraces, continuing the pattern of the buildings in the Broadway. The junction with Coleridge Road is dominated by No. 2, the King's Head public house, an important landmark at the southern end of the Broadway. A public house has occupied a site near this junction since 1662 and the current building dates from 1892. It is a decorative three storey red brick and stone building with an attic floor in the steep slate roof that has a large Dutch gable on both street elevations and tall red brick and stone banded chimney stacks. It has a curved corner with a conical slate roof and copper clad cupola that contribute significantly to the interest of the streetscene. The windows have stone dressings and include a large canted oriel through first and second floors on the Coleridge Road elevation and a similar full height bay on the Crouch End Hill elevation. The ground floor retains some of its original elaborate pub-front with polished granite Corinthian pilasters, but unfortunately, the sub-divided timber window frames have been replaced by picture windows. There is a cast iron street name plaque at first floor level on the Crouch End Hill elevation. The building makes a positive contribution to this part of the conservation area.
- 4.70 Nos. 4 to 12 (even) are a three storey red brick terrace with stone dressings and an attic floor of dormers and gables in a slate mansard roof. They have a similar decorative treatment to Topsyfield Parade with decorative window surrounds and hoods, banded projecting pilasters and chimneys, polished brown granite pilasters and large corbels between the shopfront fascias. Unfortunately, none of the original shopfronts remain, but the buildings are considered to make a positive contribution to the character and appearance of the conservation area.
- 4.71 Nos. 14 to 54 (even) Broadway Court, is a 1930s three storey pale red brick block of flats with ground floor shop units and a central doorcase with double doors and round headed fanlight giving access to the upper floors. Each unit is defined by full height brick pilasters with round headed recessed panels and has a stepped parapet. The symmetrically arranged metal casement windows with glazing bars have a first floor central brick arch detail. No. 56 is a two storey building of the same date with similar detailing and materials that has a later single storey shop extension (No.58) on the junction with Edison Road. The group make a positive contribution to this part of the conservation area.
- 4.72 Nos. 60 to 66 (even) on the south side of the junction with Edison Road are a late 19th Century three storey yellow stock brick terrace, each unit of which steps up the hill and originally had pitched slate roofs separated by raised party walls. They have contrasting red brick window arches, stringcourses and eaves cornices. Unfortunately, many of the original timber sash windows now have inappropriately designed replacements and the second floor central window at No. 64 has been bricked up. Unfortunately, No. 66 has had its front elevation rendered in an unsuccessful attempt to unify it with the adjoining, but quite different elevation of No. 68 which has also been rendered. In addition, they now

share an inappropriately oversized shop fascia. The other shopfronts in the terrace have all been altered, but retain most of their shop-surround features including pilasters and corbel brackets. These buildings are considered to have a neutral effect upon this part of the conservation area.

- 4.73 The adjoining late 19th Century terrace, Nos. 68 to 72 (even) is two storeys with an attic floor with twin sashes in a red brick dormer in the steep pitched roof, which is hipped on No. 72 at the junction with Crescent Road. Each unit steps up the hill and they have red brick elevations with painted stone stringcourses bracketed eaves cornice and window dressings. The ground floors have altered shopfronts except for No. 72, which retains its original well designed timber shopfront. Unfortunately, No. 68 has been rendered and painted cream and the shopfront and fascia have been lowered to run through as a continuous unit with No. 66.

Crouch End Hill (east side)

- 4.74 The sharp junction of Crouch End Hill and Crouch Hill, that terminates the south end of The Broadway, is given a sense of enclosure by a small group of street trees and No. 1 Crouch End Hill, a bank building designed in 1935 to curve around the junction. The current building replaced the four storey Criterion Buildings of 1896 that had been built on the site of the old smithy. It has a two storey symmetrical curved front elevation with a steeply sloping curved pantiled roof set behind a Portland stone parapet with recessed panels and a raised central section, and has a tall brick chimney stack on the right flank wall. The Portland stone clad ground floor has a central main entrance door with a classically detailed Portland stone pedimented doorcase with Ionic pilasters. The first floor is of red brick between timber sash windows and a central oculus window with radial glazing bars. The ground and first floor windows are all subdivided with glazing bars. The building is considered to make a positive contribution to this part of the conservation area.
- 4.75 Nos. 3 & 5 Crouch End Hill, adjoining the south side, replaced an earlier terrace of five shops. It is a mid 20th Century three storey building of red brick with a hipped tiled roof, metal casement windows with horizontal glazing bars and modern ground floor shopfronts. It is considered to have a neutral effect on the conservation area. No. 7 Crouch End Hill is a large late 20th Century commercial building of two tall storeys and semi-basement car park. It is built in red brick like its neighbours, but is of an uncompromisingly modern style with a flat roof and horizontal banding and cornice incorporating top lights above full height metal windows. The ground floor has a blue brick screen with vertical slots to ventilate the car park behind. Its scale and design detract from the appearance of the conservation area.
- 4.76 The Railway Tavern public house was rebuilt in 1938 in mock-Tudor style as part of the redevelopment of Oakfield Villa and the terraces of shops on the street frontage to make way for the Mountview Telephone Exchange. The flank elevation of the building addresses the junction with the vehicular entrance to the

large 'L' shaped three storey flat roofed red brick telephone exchange building at the rear. The two storey street and flank elevations have a half-timbered first floor and a red brick ground floor with a central forward projecting gable end feature in a steep hipped tiled roof with tall red brick chimney stacks. The windows are all casements with leaded lights. The building makes a positive contribution to this part of the conservation area.

4.77 Nos. 33 & 35 Crouch End Hill, built in the mid 20th Century, was an undertaker's premises for many years before being converted to the Hogshead public house. It is an uncompromisingly modern styled two storey building in red brick with a flat roof, parapet and a variety of different sized metal framed windows, some originally with black polished granite surrounds. To the left of the building is a service yard with a pair of ornate metal gates with characteristically early 20th Century Art Deco style decoration in the form of linked circles. The large central window has a matching ironwork grille and the window on the left has a matching ironwork balcony front, all of which add considerably to the character and appearance of this building. However, the building is currently vacant and undergoing substantial alterations that have included removal of the polished granite with the result that it now has a neutral effect upon this part of the conservation area.

4.78 No. 71 Exchange House, built in 1953 as a Telecom office building to a design by F W Holder, has a curving south elevation originally intended to front a new road to Crouch Hill that was never built. Now converted to flats, the street elevation of the building is of four storeys with a recessed attic floor and flat roof. It is clad in red brick with large pale blue metal windows and the curved side elevation has an exposed concrete structure with matching red brick and window infill panels. The ground floor currently has a Marks & Spencer supermarket and a women's gym. The building extends to the edge of this sub area and east towards the rear of buildings in Crouch Hill. Although large and somewhat dominating the view up Crouch End Hill, this building is considered to have a neutral impact on this part of the conservation area.

Crouch Hill

4.79 Crouch Hill is a narrower, but busy street with a considerable sense of enclosure particularly at its northern end and views south are closed by a few street trees at the junction with Haringey Park where the street widens. The original granite kerb stones are retained but the pedestrian pavement has small uneven square slabs and areas of patched concrete. The original street lighting has been replaced by inappropriately designed modern lighting attached to the front elevations of the predominately yellow brick buildings with contrasting red brick detailing. There has been inconsistency of approach to the installation of bollards, the east side having a group of 10 Tuscan column style cast iron bollards, while the west side has 4 of the obelisk style cast iron bollards.

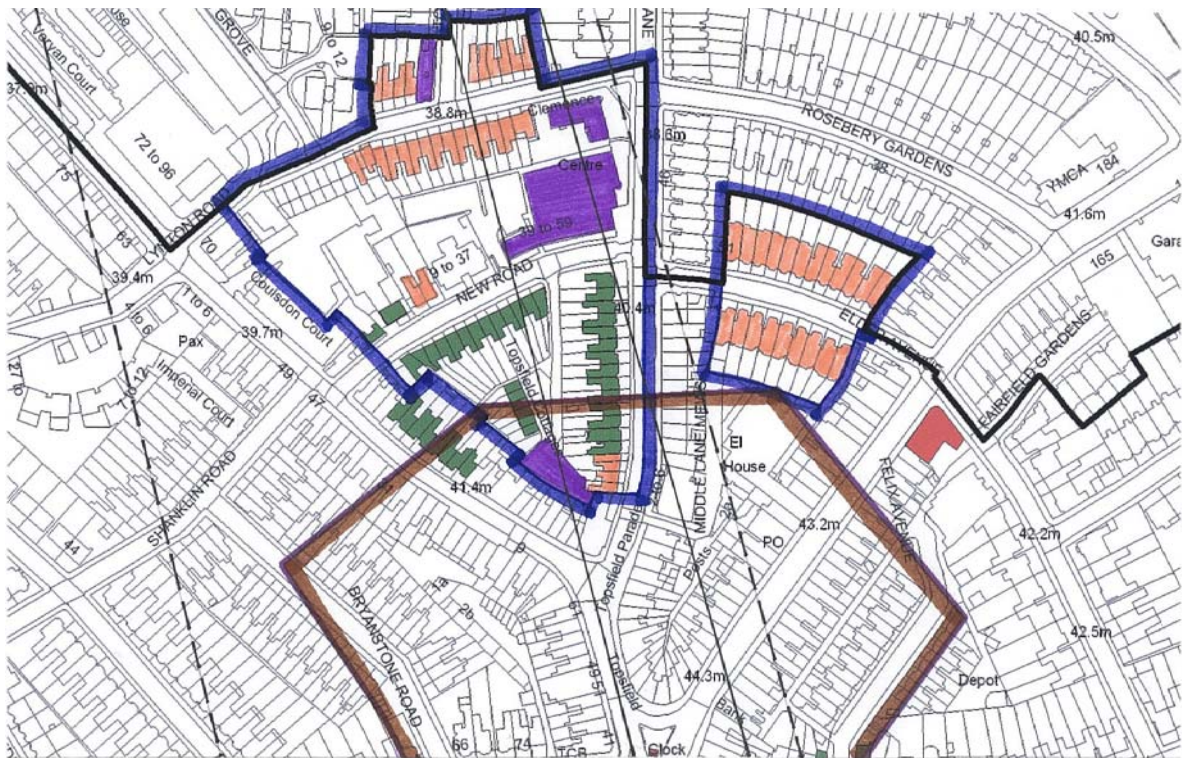
Crouch Hill (east side)

- 4.80 Nos.132 to 146, on the east side, are a late 19th Century three storey yellow stock brick terrace with red brick stringcourses and window arches and a pitched slate roof hipped at the south end at No. 132. The upper floors of each unit in the terrace are two windows wide and extend to the left with an additional window over a vehicular access leading to the rear that is adjacent at the north side of No. 146. There is an old cast iron street name plaque above the vehicle access. The ground floor of the terrace retains many of its original timber shopfronts and shop-surround details of which No. 132 with its Gothic glazing bars is notable. This terrace is considered to make a positive contribution to the character and appearance of this part of the conservation area.
- 4.81 The vehicular entrance at the side of No. 146 gives access to No. 150, a late 19th Century single storey red brick commercial building with an attic floor in a slate roof. It has an attractive, though somewhat run-down, appearance because of its decorative pierced terracotta ridge tiles, central gabled dormer and terracotta coping on the flank elevation gables. The north side has a first floor service door. The building can be glimpsed from the street through the access way and makes a positive contribution to the character and appearance of the area.
- 4.82 The Floral Hall is an interesting early-mid 20th Century locally listed building with a fully glazed curved single storey section up to the back of pavement that has a rich brown glazed brick stallriser that turns the corner onto Haringey Park. It has a recessed corner entrance, continuous fascia and small leaded paned top-lights. This is surmounted by a centrally positioned first floor gable ended conservatory. The building acts as a local landmark on the corner of Haringey Park when approaching The Broadway down Crouch Hill.
- 4.83 On the south side of the junction with Haringey Park are Nos. 126 to 130 (even) Crouch Hill a symmetrical three storey red brick group of mid 19th Century buildings. They have an attic storey with a central gabled dormer and small side dormers in a hipped tiled roof with tall red brick chimney stacks and terracotta pots. The upper floors have large cambered headed windows and the ground floor has forward projecting timber shopfronts of which No. 126 is notable. The group is considered to make a positive contribution to the conservation area. There are two mature street trees in the public pavement in front of this group.

Crouch Hill (west side)

- 4.84 On the west side of Crouch Hill, the three storey late 19th Century terrace Nos. 147 to 153 (odd) are similar in scale and appearance to Nos. 132 to 146 (even) on the opposite side of the road, but are of Gault brick with yellow brick stringcourses and window arches. No. 153, The Haringey Arms public house has an 1878 date within a bracket for a hanging sign. The shopfronts retain some elements of interest. The group of buildings make a positive contribution to this part of the conservation area.

- 4.85 Park Chapel, No. 145 Crouch Hill, currently known as the Mount Zion Cathedral, is a large mid 19th Century local listed two storey stone church building that extends along the back of the pavement and terminates the views along Haringey Park. The east elevation has Gothic influences with lancet windows, gables and tall slate roofs. The central section has a two storey projecting porch with a parapet and a tall tower with a pointed spire. The south end has a squat tower with a stone eaves cornice and hipped slate roof. The height, length and bulk of the Chapel building has a somewhat overbearing effect upon this narrow part of Crouch Hill and has a significant impact on the appearance of this part of the conservation area.
- 4.86 Nos. 139 to 143 (odd) are a group of late 20th Century two and three storey red brick flat roofed buildings with mainly horizontal designed metal casement windows that all detract from the character and appearance of the street. There are views of the eastern end of Exchange House over the top of these buildings.



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Sub Area Boundary and Heritage Assets Appraisal

- | | | | |
|---|---|---|--------------------------------|
|  | Sub Area Boundary |  | Local Listed Building of Merit |
|  | Archaeological Priority Area |  | Positive Contribution Building |
|  | Strategic View Corridor & Wider Setting |  | Detractor |

Sub Area 2: New Road/Elder Avenue

5. **SPATIAL AND CHARACTER ANALYSIS**
Sub Area 2. New Road/Elder Avenue

Overall character and appearance

- 5.1 This relatively small sub area is primarily characterised by two, three and four storey terraces set behind small mature planted front gardens with dwarf boundary walls. By comparison to other parts of the conservation area these properties are relatively plain in character and design. Interspersed between the terraces are blocks of 20th Century flats of varied quality. There are views from several of the streets within this area of the trees in adjoining back gardens and of rear elevations of retail premises, service yards and car parks.

Lynton Road

- 5.2 Lynton Road, situated at the conservation area's northern boundary, is characterised by two storey late 19th Century stock brick terraces. The road is unusually quiet considering its closeness to the town centre, with audible birdsong and residential character. The original granite kerbstones and gutters remain intact and many of the original interlocking artificial stone paving slabs remain on the pedestrian pavements, but they are often broken, uneven or patched with tarmac and concrete. There are many young street trees, with a few mature trees at the eastern end, where there are also a group of eight cast iron Tuscan column style bollards at the junction with Middle Lane. Unfortunately, the original cast iron lamp standards have been replaced by modern lighting columns. The southern end of Lynton Road is blocked to vehicular traffic by an extension of the pedestrian paving and a group of bollards, the short section from Park Road acting only as a service road to the small commercial estate beyond the conservation area boundary. Adjoining this is a well maintained grassed area with several mature trees at the junction with The Grove that, although outside the conservation area, adds to its quiet verdant character.

Lynton Road (north side)

- 5.3 Nos. 2 to 12 (even) and Nos. 16 to 22 (even) on the north side flank the entrance to Topsfield Road. They are two storey stock brick terraces with slate roofs hipped on the end properties and divided by prominent raised party walls. They have overhanging eaves with decorative brackets and incorporate canted bays with hipped roofs at ground floor level, arched recessed entrances and painted lintels. Unfortunately, No. 6 has had its brickwork covered with rough textured paint, detracting from the uniform appearance of the group. Front elevations are set back from the pavement behind small, generally well maintained, front gardens with boundaries generally defined with dwarf brick walls and hedges. Two mature silver birch trees at the street's eastern end make an important contribution to the character of Lynton Road. This group of buildings are considered to make a positive contribution to the conservation area.

5.4 At the junction between Lynton Road and Topsfield Road, is an open site formerly occupied by No. 14 Lynton Road that is laid out as a small stone paved and partly planted, but little used, public open space. Unfortunately, this is dominated by the blank and unattractive flank elevation of No. 16 and as a result is considered to detract from this part of the conservation area. The adjoining buildings in Topsfield Road are outside the conservation area boundary, but are almost identical in scale, materials, details and appearance.

5.5 The Grove is a late 20th Century residential red brick estate of two storey blocks of flats with concrete tiled roofs and gable ends linked by flat roofed entrance staircase lobbies. The groups of flats are attractively set in grounds with lawns, trees and shrubs behind horizontal ranch fencing. They are outside the conservation area and have a neutral effect upon its setting.

Lynton Road (south side)

5.6 The eastern end of Lynton Road is dominated by the flank elevation to Clemence Court, a mid 20th Century three storey block of flats fronting Middle Lane. The building is constructed of unadorned buff brickwork with a parapet and a red concrete tiled roof with tall brick chimney stacks. Its main feature is a full height curved bay on the corner of Middle Lane that has projecting white painted window boxes. The Lynton Road elevation has a central concrete feature with recessed balconies on all floors and steel-framed windows. Despite the inclusion of planted areas of glass and shrubs around the building in an attempt to soften its effect on the road, it is considered to detract from the appearance of this part of the conservation area.

5.7 Nos. 1 to 25 (odd) on the south side of Lynton Road are a terrace of late 19th Century two storey stock brick buildings with almost identical materials and details to those on the north side. They have small, generally well maintained, front gardens with boundaries defined with dwarf brick walls and hedges and are considered to make a positive contribution to the conservation area.

5.8 Nos. 27 & 29 Lynton Road are a two storey pair of symmetrical 19th Century stock brick cottages with a pitched slate roof and eaves and a central vertical boarded vehicular access. They have timber sash windows with prominent painted lintels and simple entrance doors with rectangular fanlights. They have small front gardens with dwarf boundary walls and make a positive contribution to the conservation area.

5.9 Nos. 31 to 45 (odd) Lynton Road are a terrace of eight late 20th Century mews style properties. They are three storeys with yellow brick ground and first floor elevations and wide tile hung dormers at third floor level. The windows are all large horizontal casements and the ground floors have entrance doors and garage doors. They have a neutral effect on the character and appearance of this part of the conservation area.

New Road

- 5.10 New Road is characterised by development of contrasting styles on its two sides. The north side has a range of properties of varying age, condition and architectural designs, whereas the south side has a single uniform terrace. Despite busy traffic flows along the roads at each end of New Road and almost continuous car parking lining both sides, the road is surprisingly quiet. The original granite kerbstones and gutters remain, as do most of the interlocking artificial stone paving slabs on the pedestrian pavements, although many of these are now broken and uneven. The original cast iron lamp standards have been replaced with modern lighting columns and there are several street trees. The mature planted front gardens add to the residential character of the road.

New Road (north side)

- 5.11 Nos. 1 & 3 New Road are a pair of detached local listed two storey mid 19th Century villas, which are constructed of yellow stock brick with white painted stucco ground floor elevations and hipped slate roofs. Unfortunately, almost all of the rear and side garden of No. 3 has been built over, severely affecting its setting. No. 1 has no front garden, only a tiny refuge chained off from the footpath, whereas No. 3 has a front garden planted with roses set behind metal boundary railings.
- 5.12 Nos. 5 and 7 are a similar, but semi-detached, pair of mid 19th Century villas. They have a shared hipped slate roof with a central brick chimney stack and two sashes each with moulded stucco surrounds. Unfortunately, No. 7 has had its ground floor sash windows unsympathetically altered to a single wide metal casement window. The entrance doors are in the flank elevations, but their original approaches through regular gaps between these properties that once contributed to the character of this section of the northern side of the road have now been filled with garages and other additions, disrupting the original rhythm of the group. No. 5 has a front garden with metal boundary railings, while No. 7 has a dwarf brick boundary wall and both are planted with shrubs and flowers. They make a positive contribution to this part of the conservation area.
- 5.13 Nos. 9 to 37 New Road is a late 20th Century three storey block of flats constructed of yellow stock bricks with red brick gauged window arches and a flat roof behind a white painted parapet cornice. It has a dwarf brick boundary wall enclosing lawns, hedges, shrubs and flowers and has a neutral effect on the conservation area.
- 5.14 At the eastern end of New Road Nos. 39 to 59 (odd) is a large late 20th Century three storey block of flats that extends northwards as No. 45 Middle Lane. This property is constructed of yellow brick with timber and metal cladding and a profiled metal mono-pitched roof expressed as an upstand on the street elevations. The upper floors have projection square bays with large windows and open balconies between. At the rear is a large residents' car park covered with brick pavements. There are planted areas of hedges, shrubs and flowers behind a

horizontal barrier around the front boundary of the building that attempt to soften its effect on the road, it is considered to detract from the appearance of this part of the conservation area.

New Road (south side)

- 5.15 Nos. 4 to 26 (even) are a three storey local listed mid 19th Century Gault brick terrace with slate roofs and projecting eaves. They have distinctive contrasting yellow brick stringcourses and window arches and are some of the earliest residential properties in Crouch End. The ground floor windows and entrance arches have white painted surrounds and prominent keystones with some red brick details. They have a variety of brick dwarf boundary walls around small front gardens planted with hedges and shrubs.
- 5.16 No. 2, at the western end of this terrace, is a plainer two storey mid 19th Century local listed yellow stock brick property with a parapet. It projects slightly forward from its neighbours, its flank wall stuccoed and painted white. The front elevation has one sash on each floor and a left side round-headed entrance doorway and has a small front garden behind a brick dwarf boundary wall. The right side is abutted to the west by the forward projecting blank red brick full height flank wall of No. 46A Park Road that is considered to have a neutral effect on this part of the conservation area.

Back Lane

- 5.17 The entrance to Back Lane runs south from between No. 26 New Road and the rears of properties on Middle Lane, denoted by a cast iron street name plaque at first floor level on the flank elevation of No. 26. It is a narrow lane with granite kerbstones and broken and patched interlocking artificial stone slabs and modern lighting columns on a narrow pedestrian pavement along the west side only. It provides vehicular access to Topsfield Cottages and a small car park beyond. Nos. 1 to 6 (consecutive) Topsfield Cottages are a group of local listed mid 19th Century relatively plain but architecturally robust cottages. They are constructed of yellow stock bricks with a red brick stringcourse and door and window arches and a shared hipped slate roof. Each unit incorporate a brightly painted semi-circular arched front door and a timber sash window on both floors. A small triangular open space with grass and shrubs, a bench and two mature trees and flowerbeds surrounded by raised areas of red brick pavements, provides a pleasant setting to the front of the terrace. The rear elevations of the local listed houses in Middle Lane are well proportioned and relatively attractive when seen from Topsfield Cottages across their substantial back gardens with trees, lock up garages and sheds just visible above tall brick boundary walls. There are other mature trees along the rear boundary of houses in New Road and one at the entrance to the car park. The tranquil character of this area and the sound of birdsong is diminished by the adjacent car parking area and the unattractive rear elevations of properties on Park Road, many of which have prominently displayed extractor fan ducting.

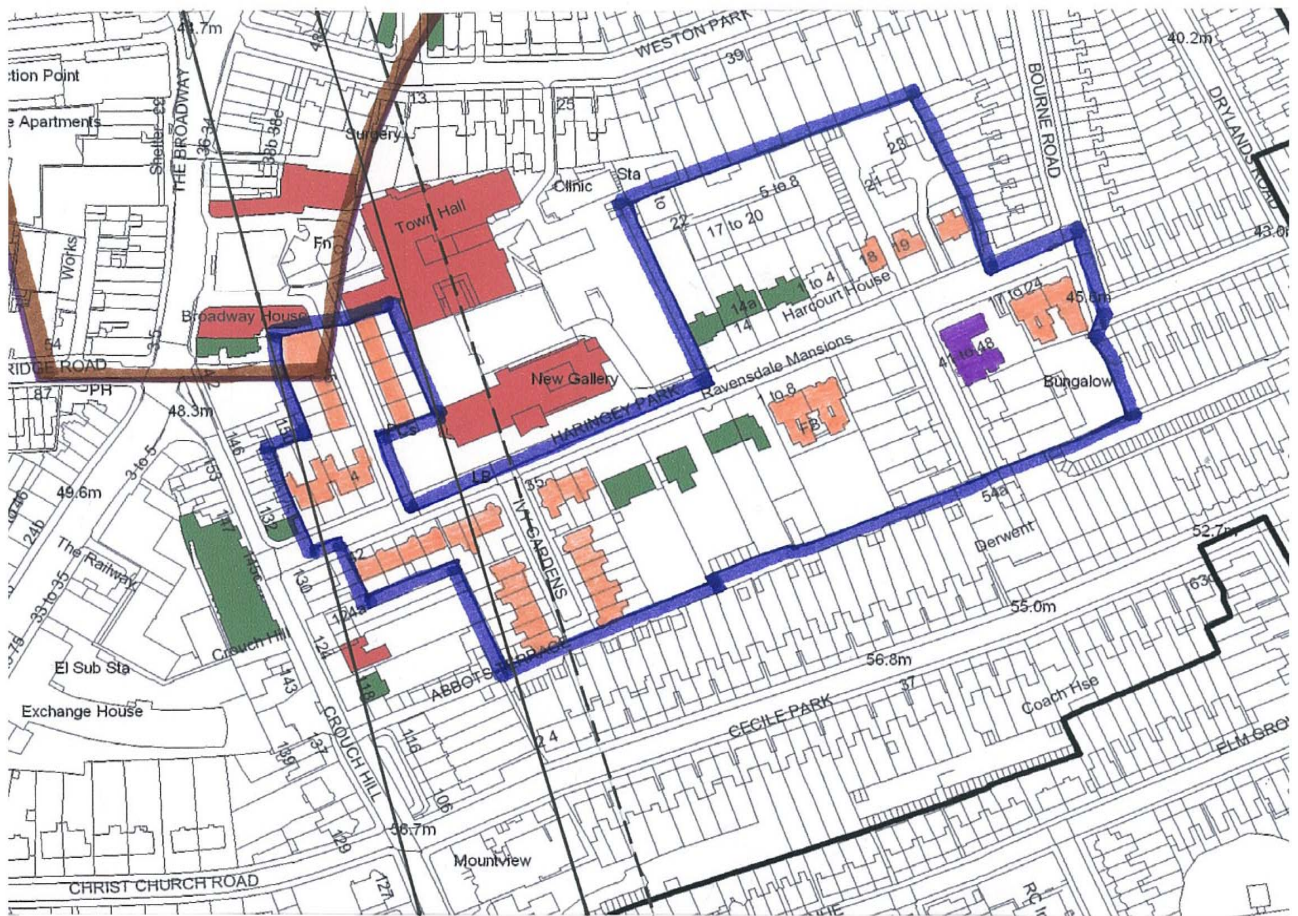
Middle Lane

- 5.18 A section of the western side of Middle Lane is included within this sub area. There is a fairly busy flow of vehicular and pedestrian traffic and the street is lined with parked cars. The original granite kerb stones and gutters are retained, as are the interlocking artificial stone slabs on the pedestrian pavement on the west side, but there are no street trees and the original cast iron lamp standards have been replaced with modern lighting columns. Middle Lane is lined with two and three storey residential properties most of which are mid 19th Century brown brick buildings.
- 5.19 At the southern end of the street, at the junction with Park Road, Nos. 1 & 3 Middle Lane are a small symmetrical pair of two storey cottages, which are relatively utilitarian in appearance. They were originally constructed of dark brown bricks with hipped slate roofs, but unfortunately, they now have concrete tiled roofs. Each cottage is two sashes wide with a simple entrance door with a timber hood. They have very small front gardens planted with roses. No. 1, with its timber paling boundary fence and gate and other original features retains much of its early character and appearance, whereas its neighbour, No. 3 with its unsympathetic white painted front elevation and modern pierced concrete block boundary wall has been treated less successfully. However, they are considered to make a positive contribution to this part of the conservation area.
- 5.20 Adjacent development has resulted in them now forming part of an irregularly formed terrace. Nos. 5 & 7 Middle Lane are a late 20th Century three storey dark brown brick infill addition with a flat roof and unadorned façade that preserve the scale and rhythm of the adjoining properties to the north. It has a small unplanted hard surfaced front garden behind a dwarf brick boundary wall. Although its modern dark wood windows are out of keeping with the adjacent dwellings the building adds to the streetscene and is considered to make a positive contribution to this part of the conservation area.
- 5.21 Nos. 9 to 15 (odd) Middle Lane are tall three storey local listed mid 19th Century terraced dwellings with paired articulated front elevations to give the appearance of linked semi-detached houses. They are constructed of dark grey brick with parapets and retain their original timber sash windows with glazing bars. The recessed side bays contain entrance doors and rectangular fanlights.
- 5.22 Nos. 17 to 35 (odd) Middle Lane are also local listed buildings of merit. They are a uniform terrace of mid 19th Century two storey linked semi-detached villas with an attic storey with small dormers in tall shared hipped slate roofs. The dwellings are constructed of grey brick with white painted stucco quoins and central full height pilasters that vertically separate each unit. All of the properties have recessed entrance bays and are set within small, mostly well maintained, front gardens with hedges, lawns and flowers and a few mature trees.

- 5.23 The section of Middle Lane between New Road and Lynton Road is fronted by the flank elevations of Crouch End Health Care Centre and Clemence Court, but they are successfully screened by a tightly grouped row of mature and semi-mature trees planted along the boundary that give this part of Middle Lane a pleasant green appearance when viewed from the south.
- 5.24 Just within the conservation area boundary, on the north corner of the junction with Lynton Road, is a red cast iron Post Office pillar box that unusually has no monarch's inscription.

Elder Avenue

- 5.25 The section of Elder Avenue between Tottenham Lane and Middle Lane is lined with consistent, two storey early 20th Century terraces constructed of stock brick with red brick detailing and slate roofs. Architecturally it is similar in terms of style and character with the eastern part of Elder Avenue and the properties in Sub Area 3. The detailing of these properties is notably more flamboyant than the other terraces in this sub area. Nos. 22 to 38 (even) and Nos. 29 to 51 (odd) have two storey canted bay windows, between which are forward projecting porches with slate roofs and elaborate white painted turned wooden columns, brackets and balustrades. All of the dwellings retain traditional timber sash windows, with the upper parts sub-divided into small panes by timber glazing bars. The properties on the northern side of the road also include basement levels. No. 42 Elder Avenue at the western end of the street is a detached two storey villa with a shallow hipped slate roof and a lower white painted front elevation with two twin sashes on the first floor and a simple entrance door and large square bay with a hipped slate roof and twin sashes on the ground floor. All of the windows are timber sliding sashes with the upper section sub-divided by glazing bars into six panes. All of the buildings in this part of Elder Avenue make a positive contribution to this part of the conservation area.
- 5.26 An alleyway adjacent to No. 22 Elder Avenue provides service access to the adjacent properties on Tottenham Lane and allows views of their rear elevations showing their large dormer roof structures and their associated single storey rear extensions.



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Sub Area Boundary and Heritage Assets Appraisal

	Sub Area Boundary		Local Listed Building of Merit
	Archaeological Priority Area		Positive Contribution Building
	Strategic View Corridor & Wider Setting		Detractor

Sub Area 3: Haringey Park

6. SPATIAL AND CHARACTER ANALYSIS

Sub Area 3. Haringey Park

Overall character and appearance

- 6.1 Haringey Park was an area of land laid out in the 1860s as a private gated estate comprising substantial villas with a single access from Crouch Hill to the street's western end. As a result of bomb damage and redevelopment, less than half of the Victorian villas that originally lined this road remain, and many of those that do have been altered. The road now links to Bourne Road at its eastern end and includes a variety of buildings of differing age and scale including Edwardian mansion blocks and the Grade II listed 1960s Hornsey Central Library. The sub area includes Hatherley Gardens, Ivy Gardens and inter-war terraced housing in Sandringham Gardens.
- 6.2 The road is heavily parked, both sides frequently lined with cars. It is also a bus route, but despite this it remains relatively quiet. There are many mature trees within front gardens planted with hedges and shrubs and also in front of the library, giving the street a more suburban character than some of the others in this sub area. The original granite kerb stones and gutters have been retained, but the pedestrian pavement is a mixture of traditional interlocking artificial stone slabs and patched tarmac. The original cast iron lamp standards have been replaced by modern lighting. There is a cast iron pillar box inscribed EIRR on the corner of Ivy Gardens. There are views from the east end of Haringey Park of the trees in the rear gardens of the houses on the north side of Landrock Road.
- #### Hatherley Gardens
- 6.3 Hatherley Gardens runs northwards from Haringey Park providing a link to the former Town Hall. It retains its original granite kerb stones and gutters, but the pedestrian pavement is a mixture of patched tarmac, traditional interlocking artificial stone slabs and small square concrete slabs, many of which are broken. There are two street trees at the southern end and original cast iron lamp columns have been replaced with modern lighting.
- 6.4 Nos. 1 to 5 (odd) and Nos. 2 to 10 (even) are two storey Edwardian red brick terraces on either side of the road. They have slate roofs and incorporate full height canted bays with pyramidal slate roofs and ground floor square bays with hipped slate roofs. The windows are all timber sliding sashes with the upper sections sub-divided into small panes by glazing bars. There is stained glass to some windows and front entrance doors and decorative tiling within the recessed entrance porches. They all have small front gardens behind original burr brick boundary walls and have large privet hedges except for Nos. 2 to 8 (even) where, unfortunately, these have been removed and the gardens paved over. The buildings make a positive contribution to the character and appearance of this part of the conservation area.

6.5 Nos. 7 to 11 (odd) Hatherley Gardens are a short early 21st Century two storey red brick terrace with a slate roof of modern design but of complementary scale and appearance to the older buildings in this street. Some of the windows are in the form of square forward projecting ground floor bays or first floor oriels with stone surrounds that add interest to the appearance of the buildings. They also have small front gardens behind a boundary wall and privet hedges and make a positive contribution to this part of the conservation area.

Haringey Park (north side)

6.6 Nos. 1 to 4 (consecutive) Haringey Park are two pairs of semi-detached three storey yellow brick Victorian villas with hipped slate roofs, bracketed eaves cornice and window heads. They have red brick banding, arched first floor window openings and canted bay windows with hipped roofs at ground level. They are a remnant of the large buildings that originally fronted Haringey Park. Unfortunately, the boundary walls to Nos. 1 to 3 have been removed to make way for forecourt car parking.

6.7 Nos. 13, 14, 14A and 15 Haringey Park are largely unaltered locally listed buildings that originally formed a symmetrical group of three Victorian two storey yellow stock brick villas with slate roofs and gable ends with decorative fretted timber bargeboards containing an attic floor. They have timber sliding sashes with glazing bars, those on the ground floor are large triple sashes with decorative stucco surrounds and entrance doors with slate clad hoods supported on painted timber brackets. All have a stucco stringcourse at first floor sill level and first floor windows with round and cambered arched heads. The central building, now subdivided into Nos. 14 & 14A, has stucco surrounds to all of the windows. No. 15 has a forward projecting two storey flat roof side extension and has been cement rendered. The properties are set well back from the street behind hedges and substantial front gardens with mature trees and planting and also have off-street vehicular parking.

6.8 Nos. 16 and 17 Haringey Park have been substantially altered to form Harcourt House, a utilitarian white painted rendered three storey block of flats with a parapet. Whilst originally of Victorian origin, the architectural interest of this building has been diminished by the replacement of gable ends and pitched roof with a continuous additional floor the removal of ornamentation and new windows. An archway through this property provides access to an early 21st Century development of live-work units and flats, Nos. 1 to 28 (consecutive) Primezone Mews to the rear. Harcourt House and Primezone Mews have a neutral effect on this part of the conservation area.

6.9 No. 18 is the remaining unaltered half of the original semi-detached pair the other half of which is incorporated into the eastern end of Harcourt House. It retains its hipped roof and gable end with second floor attic room and makes a positive contribution to the conservation area. A lane to its eastern side provides access to a lock-up garage court. This group of buildings is set behind a tall hedge that

partly screens them from view.

- 6.10 Nos. 19 and 20 Haringey Park are large detached double fronted three storey brown brick Victorian villas with hipped slate roofs with projecting bracketed eaves. Each house has a cream painted front elevation with a central ground floor entrance door and sloping projecting hood supported on brackets between two canted bay windows. However, the upper floors differ; No. 19 has two gable ends with simple timber barge boards and additional windows, while No. 20 has one central gable with fretted barge boards. The houses are set behind tall hedges and substantial front gardens, each with a mature tree within this frontage. To the rear is Nos. 21 to 24 (consecutive) Haringey Park Close which has four late 20th Century semi-detached properties designed in a neo-Italianate style. They are two storeys, built in pale yellow brick with shared hipped slate roofs, the ground floors are set forward to incorporate paired car-ports and support full width balconies with metal balustrades. They have a neutral effect upon the conservation area.

Ravensdale Mansions

- 6.11 Ravensdale Mansions comprise a group of three large red brick mansion blocks on the south side of Haringey Park set amongst more of the remaining original villas. The western and eastern blocks are Edwardian, the central one late 20th Century. The easternmost block (Nos. 17 to 24 & 25 to 32) is of three storeys with an attic floor in a slate mansard roof with massive brick chimney stacks and terracotta pots. Each floor is emphasised by a stone string course and the corners and central section have full height red brick canted bays. There are contrasting panels of white painted render at second floor level. The flamboyant entrance doorway has an open porch with a stone elliptical head and banded pilasters and a timber and glazed door and screen. The central block (Nos. 33 to 40 & 41 to 48) on the corner of Sandringham Gardens is of four storeys with a slate clad attic floor and much plainer in design. It has a stone stringcourse above the ground floor windows and cornice above the third floor. The entrance on the Haringey Park frontage is emphasised by the addition of a first floor square oriel window that acts as a hood. The entrance on the Sandringham Gardens frontage is within a full height forward projecting gable end. The westernmost block (Nos. 1 to 8 & 9 to 16), on the other side of Sandringham Gardens, has the same design details and materials as the east block, but has a symmetrical frontage onto Haringey Park. Both of the Edwardian mansion blocks are considered to make a positive contribution to the conservation area, but the central block is considered to detract from its character and appearance.

Sandringham Gardens

- 6.12 Sandringham Gardens is a short cul-de-sac of typically designed inter-war houses located between the eastern and central mansion blocks on the southern side of Haringey Park. The rustic character of this short road was until recently defined by the unmade hard-core vehicular surface and grass verges along the sides. Unfortunately, this character has been eroded by the introduction of a brick paved

vehicular surface and the loss of parts of the grass verges by the formation of vehicular cross-overs to hard-standings within the mainly open front gardens with lawns and shrubs. The original granite kerbstones remain, but the irregular areas of pedestrian pavement are a mixture of interlocking artificial stone slabs and small square concrete paving blocks. There are two original cast iron lamp standards and some mature and semi-mature Hawthorne street trees in the grass verges. Views out of the southern end of the road are terminated by an attractive group of mature trees in the gardens of Nos. 54A & B Cecile Park.

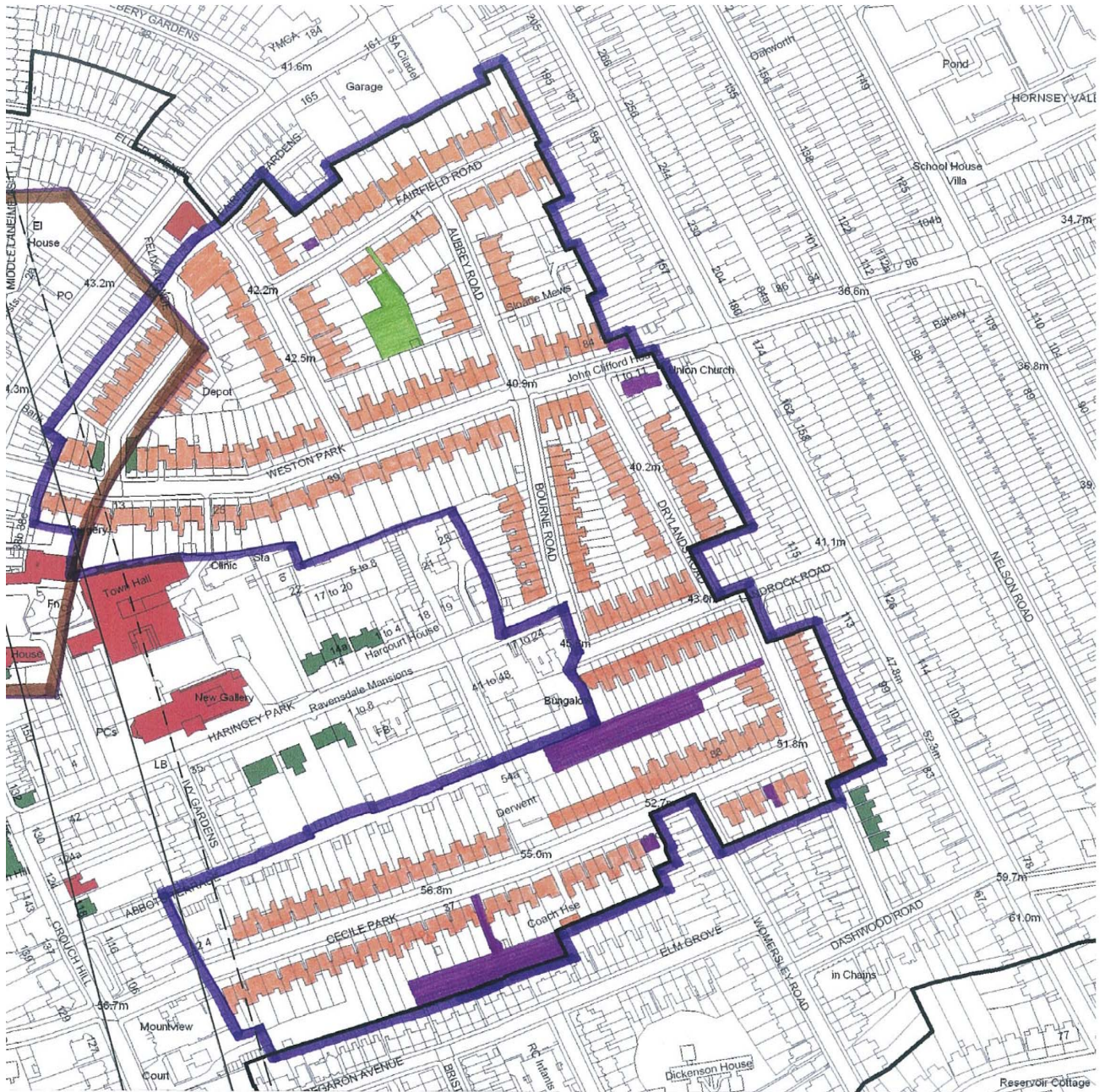
- 6.13 Nos. 1 to 7 (odd) and Nos. 2 to 12 (even) are substantial two storey semi-detached properties, No. 14 a detached house of the same design. They have hipped tiled roofs and their elevations are predominantly painted roughcast with exposed brick quoins and other details. All of the houses have forward projection gable ends, recessed entrance porches and timber casement windows. There is a striking juxtaposition between No. 1 and the tall unadorned rendered flank elevation of the adjacent mansion block. The group are considered to have a neutral effect on the conservation area.

Haringey Park (south side)

- 6.14 To the west of Ravensdale Mansions are Nos. 29 to 32 (consecutive), substantial locally listed yellow stock brick semi-detached and detached Victorian villas with long maturely planted rear gardens. Nos. 29 and 30 are a tall three storey semi-detached pair with a semi-basement that, because of the topography, is almost a full storey in height on the street elevation. The entrances are in recessed side wings approached via tall stone steps with stucco balustrades topped by painted stucco classical porticos with Ionic columns and entablature. All of the sash windows have painted stucco surrounds, those above the porticos also having triangular pediments. No. 30 has a large full height side extension with a wide canted bay window through the lower three floors. No. 31 is a large originally three storey double-fronted yellow stock brick property with a hipped tiled roof, stucco stringcourse at first floor sill level and white painted arches to the first floor window openings. Unfortunately, its architectural integrity has been compromised by inappropriate 20th Century alterations to the ground floor that sub-divide it horizontally into two floors and by the insertion of a large dormer window into the front roof slope. The front garden retains several mature trees, hedges and lawns that lessen the effect of the unsympathetic changes to the building. No. 32 is similar in proportion and details to No. 31, but has a large gable on the front and flank elevations and a continuous timber bracketed eaves cornice / bargeboard. It retains its two original ground floor triple sash windows and has a large two storey side extension with a hipped slate roof. A large forecourt parking area and minimal landscaping detract from the quality of this building.

Ivy Gardens

- 6.15 On the southern side of Haringey Park opposite the Hornsey Public Library, immediately to the west of No. 32, are a cohesive group of late Victorian properties with Ivy Gardens as their centre-piece. The entrance to Ivy Gardens is defined by a wide strip of granite setts that continue along the original granite kerbstones and gutters. The pedestrian pavements retain many of their original interlocking artificial stone slabs, but some are damaged and patched with tarmac. There is one large mature London plane tree and one small tree within the pavement and the small front gardens are maturely planted with hedges and shrubs, many behind original front boundary walls built from irregular shaped lava bricks. Unfortunately, the original cast iron lamp standards have been replaced with modern lighting. At the southern end of Ivy Gardens is a small well maintained communal garden area with a small pedestrian way through to the alleyway leading to Abbots Terrace and Crouch Hill. This small cul de sac is characterised by quietness and birdsong in contrast to the busier Haringey Park.
- 6.16 Nos. 33 to 35 (consecutive) and Nos. 36 to 42 (consecutive) Haringey Park are the two terraces flanking the entrance to Ivy Gardens. These two storey buildings, together with the two terraces in Ivy Gardens, Nos. 1 to 6 (consecutive) and Nos. 7 to 12 (consecutive), built of red brick with some contrasting Gault and yellow stock brickwork and slate roofs with an attic floor with dormers and prominent brick chimney stacks and terracotta pots. Nos. 35 & 36 Haringey Park and Nos. 1, 6, 7 & 12 Ivy Gardens have a hipped roof and a large forward projecting gable. They have a mixture of ground floor square and canted bay windows, coloured glass to the upper parts of sash windows, ornate timber and glass front doors and elaborately fretted and turned timber porches, painted stucco window lintels and pilasters and contrasting brick or stucco banding. This group of buildings are considered to make a positive contribution to the character and appearance of this part of the conservation area.



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Sub Area Boundary and Heritage Assets Appraisal

- | | | | |
|---|---|---|--------------------------------|
|  | Sub Area Boundary |  | Local Listed Building of Merit |
|  | Archaeological Priority Area |  | Positive Contribution Building |
|  | Strategic View Corridor & Wider Setting |  | Detractor |
|  | Open Space | | |

Sub Area 4: Weston Park to Cecile Park

7. **SPATIAL AND CHARACTER ANALYSIS**
Sub Area 4. **Weston Park to Cecile Park**

Overall character and appearance

- 7.1 This Sub Area covers Weston Park and Cecile Park and the adjoining streets. It is located on the lower, northern slope of Crouch Hill and forms a crescent of residential development laid out in the late 1880s around the northern, eastern and southern sides of Haringey Park (Sub Area 3).
- 7.2 The area has a mixture of two, three and four storey terraced properties in red brick or yellow London stock brick, originally with slate roofs. The more substantial properties are laid out along the two principal roads, Weston Park and Cecile Park, whilst the properties on intermediate roads are less grand in scale and form of decoration.
- 7.3 Properties are generally set back from the back of pavement edge with small front gardens. Often these are well planted and in some instances the paths to front doors retain their original ceramic tiling. Several of the gardens are also enclosed by original lava brick boundary walls. Most properties retain timber sash windows and are in good condition although some have been painted and/or rendered. A particularly prominent characteristic of properties in this Sub Area is the use of coloured glass in the upper halves of sash windows and front doors. Whilst there is a consistency of overall character of development, there is a great variety in terms of gables, dormer windows, bay windows and decoration. The relatively dense development of this area, combined with high private vehicle ownership, has resulted in a detrimental change in the original late Victorian character of smart streets of neat houses behind small well planted front gardens. Their current character is one of houses surrounded by parked cars lining the curb-sides and often off-street with the loss of their front gardens.

Weston Park



- 7.4 Weston Park is a principal residential street which links The Broadway to the west with Ferme Park Road and Hornsey Vale to the east. It was developed in 1888 to designs by the architect John Farrer and is lined by two storey terraces with attics and semi-detached properties all of which are considered to make a positive contribution to the character and appearance of this part of the conservation area. The character of the street is defined by the many street trees and small maturely planted front gardens with hedges and shrubs behind a variety of boundary walls that soften the effect of the continuous terrace frontages. The street retains its original granite kerbstones, but the pedestrian pavements are now a mass of patched tarmac with modern lighting columns and some cast iron bollards.
- 7.5 Commencing at the western end of the road Nos. 8 to 14 and Nos. 16 to 20 comprise a group of red brick properties to either side of the entrance to Felix Avenue. Nos. 8 to 12 (even) and Nos. 18 & 20 include wide canted bay windows at ground level and large pedimented dormer windows set in steep clay tiled mansard roofs. Nos. 14 and 16 Weston Park are locally listed buildings with hexagonal corner turrets with pyramidal tiled roofs and Dutch gables on their flank elevations that frame the entrance to Felix Avenue. Entrances to this group of dwellings are surmounted by “sunburst” semicircular arches and horizontal painted banding is a prominent feature.
- 7.6 On the southern side of Weston Park, Nos. 5 to 9 (odd) form a group of relatively modest two storey dwellings with slate roofs. Each property has a symmetrical frontage with a pair of square bay windows to either side of the entrance. Nos. 11 to 19 (odd) are two storey double-fronted properties with decorative gables to attic floors with dormer windows and square bay windows at ground floor level. They provide a transition between Nos. 5 to 9 (odd) and Nos. 21 to 63 (odd).
- 7.7 Nos. 21 to 55 (odd) on the southern side and Nos. 22 to 44 (even) on the northern side of Weston Park respectively are the dominant house type in the street. They give the appearance of large semi-detached properties but are linked by set back side extensions. They have steep, hipped, slate roofs and include a mix of single-fronted and double-fronted street elevations. Key characteristics of these properties are the square, white painted bay windows, decorative entrance surrounds at ground floor level and prominent gabled dormers at roof level. These vary between relatively plain stepped dormers as at Nos. 31 to 47 (odd) to the more ornate Dutch style gables at Nos. 24 to 28 (even). Further east, at the junction with Bourne Road, Nos. 57 to 63 (odd) form a terrace of three storey red brick properties similar to those further west with shaped gables and prominent square, white painted bay windows. Nos. 46 to 70 (even) Weston Park, on the northern side of the street east of Elder Avenue, retain the sense of consistency. They are constructed of yellow stock brick with red brick detailing and slate roofs with prominent shaped gables. Most, like the remainder of properties on the street, also retain their original timber sash windows many of which incorporate coloured glass. Nos. 72 to 84 (even) on the northern side of Weston Park, to the east of Aubrey Road, also follow the design and scale of properties to the west.

Nos. 65 to 73 (odd) are a similar terrace of five properties between the junctions with Bourne Road and Drylands Road, but have been altered at roof level. They are constructed of yellow stock brick with slate roofs, red brick window surrounds, eaves cornices, quoins and pilasters and contrasting stringcourses. There are square bay windows at ground floor level and entrances are surmounted by white-painted plaster pediments with dark red brick insets.

- 7.8 The south-eastern corner of the junction between Weston Road and Drylands Road is occupied by John Clifford House. This is a plain three storey 20th Century, buff brick property with a double pitched slate roof and square brick dormers to an attic storey. It is built on the site of a former Baptist Chapel and has its main entrance on Drylands Road. Opposite, Allenson House is a single storey late 20th Century medical centre building adjacent to No. 84 Weston Park. The property is built up close to the back of the pavement edge and has a flat roof and part red brick, part rendered walls. Both of these buildings are considered to have a visually detrimental effect upon the conservation area. Weston Park continues to the east beyond the boundary of the conservation area.

Felix Avenue

- 7.9 Felix Avenue is a cul-de-sac to the rear of Tottenham Lane with its entrance close to the western end of Weston Park. It was one of the last parts of the Sub Area to be developed; probably in the late 1890s or early 1900s and is made up of identical two storey red brick terraces with slate roofs. They have small front gardens behind dwarf walls and hedges. The street retains its original granite kerbstones and gutters and there are granite setts in alleyways adjacent to No. 1 and to the rear of the Tottenham Lane properties. It has a surprisingly quiet and residential character considering its close proximity to the town centre. The pedestrian pavements now have patched tarmac surfacing and modern lighting columns, but there are several young street trees. There are four cast iron street name plaques on the flank walls on Nos. 14 & 16 Weston Park.
- 7.10 The symmetrical paired dwellings share a large gable framed in stone as a pediment surmounted by a ball finial. They have recessed side entrance wings with paired porches with fretted and turned joinery surmounted by small balconies. They make a positive contribution to the character and appearance of this part of the conservation area.
- 7.11 No. 29 Felix Avenue, on a triangular plot at its northern end, is a late 20th Century three storey utilitarian red brick building with a parapet and curved street frontage that turns away from the established building line so that it is not apparent in views from the south and has a neutral effect on the conservation area. To the rear of the western terrace there is a narrow, partly enclosed alley providing access to the rears of shops fronting onto Tottenham Lane.

Elder Avenue

- 7.12 Elder Avenue links Weston Park with Tottenham Lane to the north and extends on the north side of Tottenham Lane to Middle Lane within Sub Area 2. The part of Elder Avenue within this sub area has granite kerbstones and unattractive pedestrian pavements of patched tarmac with modern street lighting and several street trees. The terrace housing has small front gardens with mature planting of trees, hedges and shrubs behind boundary walls, some of which retain their original burr bricks.
- 7.13 The western side of Elder Avenue between Weston Park and Fairfield Road includes a range of styles of paired two storey properties. Nos. 2 & 4 are yellow stock brick houses with a steep hipped slate roof and red brick window dressings and eaves cornice. The first floor has tall French windows opening onto balconies which span across the ground floor entrances and square timber bay windows. They have an attic floor with large gabled half timbered and roughcast dormers. Nos. 6 & 8 are of the same design and details, but have full height forward projecting side extensions with gable ends that make them substantially wider. Nos. 10 & 12 are a simplified version of Nos. 6 & 8 with no attic dormers and first floor sashes instead of French windows and balconies. Nos. 14 & 16 are fundamentally the same as Nos. 10 & 12 but large box dormers have been added and the gable to No. 14 clad with weatherboarding. The houses on this side of Elder Avenue are considered to make a positive contribution to this part of the conservation area.
- 7.14 To the north of No. 16 is the Earl Haig Memorial Hall, a British Legion Club built to the designs of A. C. Shearing. This single storey red brick symmetrically arranged building has a front elevation with a central recessed section dominated by a tall stepped gable with stone copings and central round headed panel inscribed '1929' and a stone keyed oculus window. The flat roofed side wings have stone copings at the same level as the stone banding of the central section that is inscribed 'EARL HAIG MEMORIAL'. The building is considered to make a positive contribution to the conservation area.
- 7.15 The eastern side of Elder Avenue is made up of Nos. 1 to 7 (odd), Nos. 9 to 13 (odd) and Nos. 15 to 19 (odd) three symmetrical but differently detailed terraces of two storeys and an attic floor. They are yellow stock brick properties with slate roofs and red brick windows dressings and eaves cornices and have a range of decorative gables and dormers. Several of the roofs have been re-clad in concrete tiles and some are mansards. The dormers are aligned above square bay windows at ground floor level. Nos. 9 & 13 are particularly notable for their broad, rounded gables with central pediments, dentilated brickwork and decorative carved brick panels. Nos. 15 to 19 (odd) reflect the details of the properties on the western side of the street with projecting gables, first floor balcony and square bay windows. Nos. 21 & 23 are a pair of red brick properties with slate mansard roofs at the junction with Fairfield Gardens. No. 21 has a large canted dormer window with sashes and a pyramidal slate roof, whilst No. 23

has a two storey hexagonal bay window corner feature surmounted by a hexagonal dormer with sashes and a pyramidal slat roof. The houses on this side of Elder Avenue are considered to make a positive contribution to this part of the conservation area. There is a cast iron street name plaque on the flank wall of No. 48 The Broadway and a cast iron Post Office pillar box with no inscription near the flank of No. 44 Weston Park.

Fairfield Road

- 7.16 Fairfield Road is an east-west aligned road linking Elder Avenue to Ferme Park Road to the east. Much of the original street appearance remains as it retains its original granite kerbstones and gutters, cast iron lamp standards and several street trees but, unfortunately, the pedestrian pavement is now patched tarmac. The houses have small maturely planted front gardens with trees, hedges and shrubs behind mostly original boundary walls. The road incorporates four principal styles of terraced and paired terraced or semi-detached properties, all of which make a positive contribution to the character and appearance of the conservation area.

Fairfield Road (south side)

- 7.17 Nos. 1 to 11 (odd) on the south side of the street are two storey double-fronted paired properties with semi-basements and slate roofs with prominent chimney stacks and terracotta pots. Each pair of houses has a square bay at semi-basement and ground floor level on the outer side with a flat triple sash on the inner side and a centrally positioned entrance door with stucco surround, pediment and attached columns approached via a short flight of stone steps. The front elevations are of red brick with yellow stock brick stringcourses. Unfortunately, all of the front garden of No. 5 and parts of those at Nos. 7 & 9 have been paved over to form vehicular hard-standings. Also, the brickwork of No. 7 has been rendered and painted to the detriment of the unified appearance of the group.
- 7.18 There is a gated access between Nos. 3 and 5 Fairfield Road that leads beyond the back garden of No.3 to an area of open space that extends to the rear boundaries of the houses in the adjoining streets. This open area is identified in the UDP as a Local Ecologically Valuable Site (58). It contains several mature trees, some of which show signs of previous lopping when viewed from the gaps at the ends of the terraces in Fairfield Road, Elder Avenue and Aubrey Road across the adjoining rear gardens. It is important because it supports a range of flora and fauna of nature conservation importance and is one of only a few green open spaces within the conservation area.
- 7.19 Nos. 13 to 19 (odd) are two pairs of large two storey red brick semi-detached houses with an attic floor. They feature prominent forward projecting ogee shaped Dutch style gables which incorporate decorative bricks and stonework including cross shaped panels, pilasters and finials. Unfortunately, the gable at No. 13 has been rebuilt in a much simplified form.

- 7.20 Nos. 21 & 23 are a pair of two storey red brick semi-detached houses with a parapet and an attic floor in large brick dormers with triangular pediments and stucco square bay windows at ground floor level. They reflect the style and form of the properties on the opposite side of Fairfield Road, but are smaller and have lost some of their original architectural details.

Fairfield Road (north side)

- 7.21 Nos. 2 to 12 (even) are an orangey red brick terrace of two storey houses with semi-basements and an attic floor in a mansard roof with tall dormer windows with vertical sliding sashes. There are wide canted bay windows at ground and lower ground floor level and large timber triple sash windows at first floor level, all with their upper section sub-divided by glazing bars into small panes. The substantial front gardens mostly retain their boundary walls with mature planting, but No.6 and No. 10 have been changed to provide vehicular hard-standings. There are a group of garages adjacent to No. 2 Fairfield Road that detract from this part of the street.
- 7.22 Nos. 14 to 26 (even) and on the northern side of Fairfield Road form a group of properties of similar form and character to Nos. 13 to 19 (odd) on the opposite side of Fairfield Road. These two storey properties with attic floors feature prominent projecting ogee shaped Dutch style gables but have different panel details. Nos. 14 to 18 (even) are a symmetrical group of three houses, while Nos. 20 & 22 and Nos. 24 & 26 are semi-detached. Unfortunately, the gables of No. 14 and No. 26 have been rebuilt in a much simplified form. Most of the houses on this side of the road retain their original burr brick boundary walls with mature planted front gardens but, unfortunately, No.16 now has a vehicular hard-standing.
- 7.23 Nos. 28 to 32 (even) at the north eastern end of Fairfield Road are smaller two storey yellow and red brick detached and semi-detached houses with an attic floor in gabled brick dormers and stucco square bay windows at ground floor level. Although of similar design to Nos. 21 & 23 opposite, they retain their original coloured and stained glass panes and other architectural features. All of the houses are considered to make a positive contribution to the appearance of this part of the conservation area.

Aubrey Road

- 7.24 Aubrey Road is a short residential street linking Fairfield Road to Weston Park. It has original granite kerbstones and gutters and a granite sett crossover to Sloane Mews. The pedestrian pavements are a mixture of damaged interlocking artificial stone slabs and patched tarmac with two original cast iron lamp standards and one modern street lamp, but no street trees. However, the houses have mature planted front gardens with hedges and shrubs behind a variety of boundary walls and there are views of mature planted back gardens at the ends of the road that soften its appearance.

Aubrey Road (east side)

- 7.25 Nos. 1 to 11 (odd) on the east side of Aubrey Road are a symmetrical terrace of two storey yellow stock brick houses with red brick window dressings and eaves cornices with an attic floor with dormers and semi-basements. They have wide gabled timber dormers with decorative shaped bargeboards and ground floor square timber bay windows that are combined with tiled roofed porches. However, Nos. 5 & 7 at the centre of the terrace are grander, with brick gables with pediments and finials and ground floor white painted stucco square bay windows. All of the houses are considered to make a positive contribution to the appearance of this part of the conservation area.

Aubrey Road (west side)

- 7.26 Nos. 2 to 10 (even) on the west side are a similar terrace to Nos. 1 to 11 (odd), but lack symmetry, No. 2, No. 4 and No. 10 having Dutch gabled dormers and ground floor white painted stucco square bay windows. All of the houses are considered to make a positive contribution to the appearance of this part of the conservation area.

- 7.27 A lane to the side of No. 1 Aubrey Road previously provided access to a lock-up garage court. This has now been developed as Nos. 1 to 4 (consecutive) Sloane Mews, a small gated residential development.

Drylands Road

- 7.28 Drylands Road and Bourne Road slowly rise to the south of Weston Park and terminate at Landrock Road which runs at right-angles to the slope of Crouch Hill. Gladwell Road rises more steeply to the south of Landrock Road towards the hogs back ridge and benefits from long views towards Alexandra Palace to the north. The properties within these streets are more modest in scale and decoration than those in other parts of this sub area. The eastern part of Landrock Road and the southern part of Gladwell Road are outside the current boundary of the Crouch End Conservation Area.

- 7.29 Drylands Road retains its original granite kerb stones and gutters and interlocking artificial stone slabs on the pedestrian pavements, some of which are broken and uneven. The original cast iron lamp standards have been replaced with modern lighting columns and there are many mature and young street trees. Despite parked cars lining both sides of the road the houses have mature planted from gardens with hedges and shrubs behind a variety of boundary walls that give Drylands Road a pleasant quiet residential character.

Drylands Road (west side)

- 7.30 Drylands Road incorporates two styles of terraced properties. Nos. 1 to 11 (odd) on the western side of the road are two storey red brick properties with an attic floor in a slate roof with projecting gables with decorative fretted timber bargeboards. The windows and entrances have painted stucco surrounds and lintels and the window sills are supported on slender stone brackets. Nos. 13 to

27 (odd) are similar two storey red brick houses with slate roofs and large centrally located dormer windows. The ground floors have forward projecting square bays and recessed porches with columns with fluting and floral capitals beneath a slate lean-to roof. No. 13 and No. 15 have regularly spaced windows set below relieving arches at first floor level, whilst the remaining dwellings are arranged as handed pairs with double and single windows at first floor level above the ground floor bays.

Drylands Road (east side)

- 7.31 Nos. 2 to 26 (even) on the eastern side are of the same design as Nos. 13 to 27 (odd). Most of the properties in Drylands Road retain coloured glazing in the upper parts of their timber sash windows, tiled pathways and front boundary walls they are all considered to make a positive contribution to the character and appearance of this part of the conservation area.

Bourne Road

- 7.32 Bourne Road has two distinct architectural styles of two storey terraces. It retains its original granite kerbstones and gutters, but has patched tarmac pedestrian pavements and modern lighting columns. There are many newly planted street trees that should enhance the character as they mature. Most of the houses in Bourne Road have small front gardens with boundary walls, hedges and planting but, unfortunately, a few have been altered to accommodate vehicular hard-standings.

Bourne Road (east side)

- 7.33 Nos. 1 to 15 (consecutive) on the eastern side are red brick houses with slate roofs, most of which are now replaced with inappropriate concrete tiles, and ground floor square bay windows that are combined with tiled roofed porches. The roof line is articulated by groups of full width half-timbered and rendered gables. This, together with the fact that some properties have been painted and/or rendered, adds variety but interrupts the consistency of this terrace. However, it is considered that all of the buildings make a positive contribution to this part of the conservation area.

- 7.34 To the north of No. 1 is a No. 1½ is an unusually designed late 20th Century two storey yellow brick house with red brick dressings, built in what was part of the back garden of No.65 Weston Park. It has an artificial slate roof with a gable end and a forward projecting ground floor and balcony above. The entrance doorway is in a two storey octagonal side extension with a pyramidal roof. It is out of scale with the adjoining properties and has a neutral effect on the character and appearance of this part of the conservation area.

Bourne Road (west side)

- 7.35 Nos. 16 to 28 (consecutive) on the western side of the road are typical late-Victorian red brick houses with full height canted bay windows surmounted by projecting half-timbered gables with decorative fretted bargeboards.

Unfortunately, many of the houses are now roughcast rendered, but are considered to make a positive contribution to this part of the conservation area.

Landrock Road

- 7.36 Landrock Road has a quiet residential character with audible birdsong despite being heavily parked with cars on both sides. It retains its original granite kerb stones and has many semi-mature street trees, but has patched tarmac pedestrian pavements and modern lighting columns. The houses all have small well planted front gardens with hedges, shrubs and flowers behind brick dwarf boundary walls.
- 7.37 Nos. 12 to 36 (even) Landrock Road, on the northern side, are a symmetrical terrace of the same design as the houses on the eastern side of Bourne Road, but only No. 12 and No. 36 at each end and the central three houses, Nos. 22 to 26 (even), have full width gables. They retain most of their original details, so represent fine examples of late Victorian domestic architecture.
- 7.38 Nos. 15 to 51 (odd) on the southern side of the street are similar to the houses on the western side of Bourne Road with full height canted bay windows, but they are surmounted by steeply pitched pyramidal slate roofs instead of gables. All of the houses make a positive contribution to the conservation area. The flank elevation to Ravensdale Mansions in Sub Area 3 terminates the western end of Landrock Road. Nos. 1 to 13 (odd) and Nos. 2 to 10 (even) at the eastern end of Landrock Road fall outside the current conservation area boundary.

Gladwell Road

- 7.39 Gladwell Road rises steadily up Crouch Hill to the south of Landrock Road and provides a connection to Cecile Park and Dashwood Road. It also benefits from an expansive view north towards to Alexandra Palace. Only the northern half of the street is within the current conservation area boundary. It retains its original cast iron lamp standards, granite kerbstones and gutters, but the pedestrian pavements have patched tarmac surfaces. There are some mature street trees and there is a cast iron inscribed drain cover near the junction with Landrock Road.
- 7.40 There are three styles of terraced housing in this road. Nos. 23 to 29 (odd) on the western side of Gladwell Road are a terrace of paired two storey houses with a roof hipped at both ends. They are built in Gault brick with red brick window dressings and detailing on the flank elevations that include stringcourses, quoins and eaves cornice. The front elevation has a forward projecting section to each house with a ground floor canted bay window. The two outer houses, No. 23 and No. 29, are surmounted by a recessed tile hung gable and No. 25 has a small gable. The roof and party wall between the two pairs of houses steps down the hill by about a metre. The recessed entrance doors are linked by mono-pitched porches with elaborately carved and turned arched timber structures. The houses are considered to make a positive contribution to the character and

appearance of this part of the conservation area.

- 7.41 Nos. 24 to 36 (even) of the eastern side of the road are two adjoining terraces of modest two storey houses that step up the slope of the street. Nos. 12 to 24 (even) are more imposing properties than their neighbours. They have front elevations that are articulated by alternating orangey red brick and yellow brick sections and slate roofs with gables. The full height forward projecting orangey red brick square bays have panels of carved red brickwork between the ground and first floor windows and are surmounted by steep gable ends, generally painted white. The yellow stock brick sections contain the entrance doors that have delicate slate clad carved and turned timber hoods. All sections have red brick cambered window arches and reveals and red brick eaves details. Nos. 26 to 36 (even) are similar to some of those on the northern side of Landrock Road and eastern side of Bourne Road, built of yellow stock brick with red brick window dressings and forward projecting ground floor square bays that are combined with tiled roofed porches, but instead of three regularly spaced windows at first floor level they have paired and single windows to each house. The houses are considered to make a positive contribution to the character and appearance of this part of the conservation area.

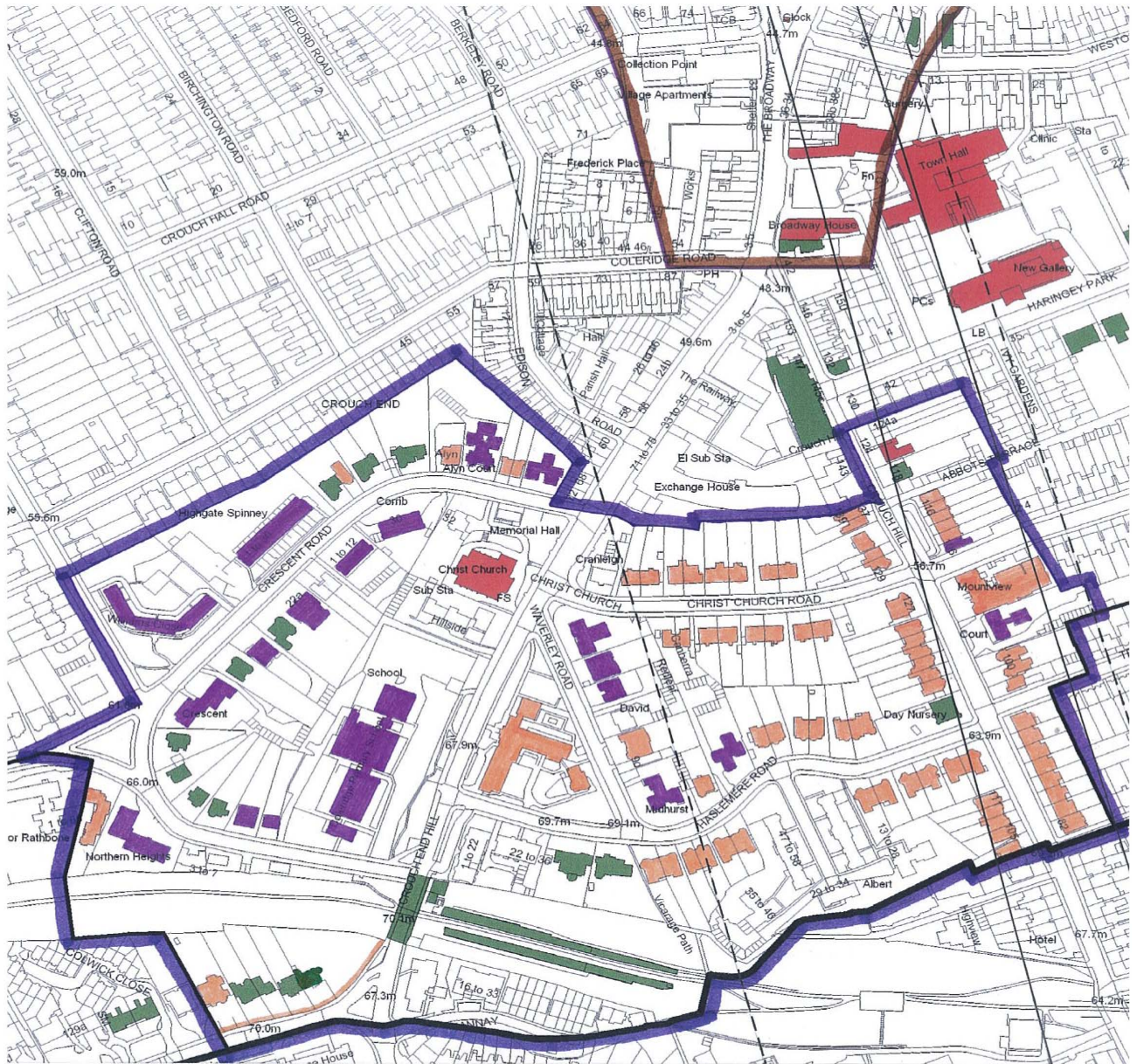
Cecile Park

- 7.42 Cecile Park runs east-west from Galdwell Road to Crouch Hill. It is fundamentally a flat, straight road which follows the contour of Crouch Hill. This results in the properties on its southern side being raised above the road level whilst those on its northern side are generally set lower. The street retains its original granite kerbstones and gutters, some interlocking artificial stone paving slabs and several granite sett crossovers. There is a cast iron Post Office pillar box inscribed VR opposite junction with Womersley Road and the street is lined with many mature and young street trees including ornamental cherry trees that add to the character and appearance of this part of the conservation area, particularly in spring when they are in blossom.
- 7.43 Cecile Park was developed in the 1890s by a number of designers and developers and benefited from a direct link to Crouch Hill, where salubrious villas were developed in the second half of the 19th Century. It incorporates relatively grand properties at its western end which are more reminiscent of houses in Weston Park than the smaller houses in the other streets of this Sub Area. In general terms the scale of properties diminishes from west to east. Most front boundaries are formed by low brick walls and hedges with mature trees within front gardens and at the pavement edge contributing to the street's character.
- 7.44 Nos. 2 to 6 (even) at the western end of Cecile Park are a relatively plain mid 20th Century two storey block of flats with a steep slate roof and attic floor in gable ends and dormers. This building replaced earlier dwellings on the site and partly mimics the characteristics of the area by the use of Dutch style gables and canted bay windows. They have a neutral effect upon the conservation area.

- 7.45 Nos. 8 to 52 (even) are a long two storey continuous terrace made up of semi-detached and three unit blocks of red brick properties grouped under hipped slate roofs with attics in tall brick dormers linked by set back intermediate elements of the street frontage.. They have ground floor painted stucco square bays and entrance doorcases with pilasters and entablature, first floor windows with brick pilasters and stucco capitals and round headed dormer windows at roof level. These properties are similar in style to those in Weston Park and make a positive contribution to this part of the conservation area.
- 7.46 Beyond No. 52 there is a very slight change in the alignment of Cecile Park that is marked by Nos. 1 to 12 (consecutive) Derwent Court, a mid-20th Century three storey red brick apartment building with an attic floor within a red clay tiled mansard roof and white painted rendered second floor. The windows are all large metal casements, some of which are in round bays. The building has a neutral effect upon the conservation area.
- 7.47 Nos. 56 to 70 (even) are a two storey red brick terrace with slate roofs with decorative ridge tiles and an attic storey in a full width gable end with decorative fretted timber barge boards. They have a flight of stone steps leading to ground floor entrance doors with slate clad painted timber gabled hoods supported on brackets, canted bay windows through ground and first floors and prominent white painted stucco window heads. Nos. 72 to 84 (even) are a terrace of two storey buff brick houses with slate roofs and red brick canted bay windows surmounted by gabled dormer windows. Nos. 86 to 100 (even) are relatively modest two storey red brick properties with slate roofs. They have full height square bay windows surmounted by part hipped and part gabled roofs. The entrance doors and windows have prominent white painted stucco heads. All three terraces make a positive contribution to this part of the conservation area.
- 7.48 Nos. 1 to 47 (odd) on the southern side Cecile Park are similar in size, materials and details to the houses the northern side. Nos. 5 and 7 are wider than their neighbours and incorporate prominent gables in forward projecting side wings to their main frontage, similar to some of the houses in Elder Avenue. The houses make a positive contribution to the character and appearance of this part of the conservation area.
- 7.49 No. 49 Cecile Park is the only detached property in the street. It is a two storey double-fronted building constructed of buff brickwork with a slate roof and tall brick chimney stacks with terracotta pots. The ground floor has a canted bay on the left side a central recessed round headed entrance porch and a full height square bay on the right side with an attic floor in a prominent pedimented gable. Its former importance is shown by the inclusion of a single storey buff brick coach house with slate roof and an attic in a gable at the rear, now converted into a separately owned house, that is approached along a drive on the east side. Both buildings make a positive contribution to the character and appearance of the conservation area.







- 7.50 Nos. 51 to 63 (odd) are two storey symmetrical pairs of linked semi-detached houses slate roofs with attics and small pedimented dormers. The ground floors have large canted bays flanked by the entrance doors and the first floor have paired and single sashes, all of which have decorative white painted stucco surrounds with pediments and keystones. They are considered to make a positive contribution to the conservation area.
- 7.51 No. 63C Cecile Park is a single storey late 20th Century red brick building with a full width shallow gable end built adjoining the flank wall on No. 63 at the end of the terrace. It has the appearance of a community hall and fails to respond to the scale and character of its neighbours. This property also lacks a front boundary and exposes open views to the rear of properties on Womersley Road, detracting from the character and quality of the street and this part of the conservation area.
- 7.52 Nos. 65 to 79 (odd) are a group of semi-detached two storey red brick properties with an attic floor with dormers in a clay tiled roof and ground floor square bays at that are combined with tiled roofed porches. Unfortunately, many of the houses have been altered by painted brickwork and additional inappropriately designed dormer windows, but are still considered to make a positive contribution to the character and appearance of this part of the conservation area, with the exception of No.73, which has so many accumulated alterations including a particularly unsuitable wide dormer and reduced height first floor windows, that it is considered to detract from the quality of this part of the conservation area.
- 7.53 An un-surfaced track shown on the Hornsey Enclosure Map of 1815, runs east between No. 116 and No. 118 Crouch Hill, passing Abbots Terrace and providing access to lock-up garages within the rear gardens of properties on the northern side of Cecile Park and the southern side of Haringey Park. This track retains some of its old world charm, but now has a neglected and overgrown appearance and exposes long views of the rears of nearby properties. The eastern end of the track is now blocked by No. 54A and No. 54B Cecile Park, a small semi-detached pair of two storey reddish/brown brick 1930s cottages at the rear of Derwent Court. They have artificial slate roofs, metal casement windows and timber and glazed front entrance doors typical of the period. They are partly visible in views south along Sandringham Gardens and are considered to have a neutral effect on this part of the conservation area.
- 7.54 There are two long narrow areas of lock-up garage courts, one to the north of Nos. 60 to 88 (even) Cecile Park accessed from a track adjoining No. 29 Gladwell Road, and the other to the south of Nos. 27 to 47 (odd) Cecile Park accessed from a drive between No.39 and No. 41. Public views of these garage courts are limited to their entrances because much of their area is hidden from view from nearby streets by the long residential terraces on either side. However, they are visible at the ends of the large maturely planted rear gardens from the rear windows of nearby properties. The semi-derelict and under-used nature of the lock-up garages detracts from the character and appearance of the conservation

area and offers an opportunity for improvement. The UDP no longer supports the retention of lock-up garages and as a result the sites have been the subject of proposals for residential development for over ten years that have resulted in several planning appeals. Planning Inspectors noted “the low level of use of the existing poorly maintained utilitarian garages” and came to the view that “their loss would not lead to an increase in parking on local roads.” They also acknowledged that “the ugly rank of semi-derelict garages adversely affecting the character and appearance of the streets of this part of the Crouch End Conservation Area.” In January 2010 both sites received planning permission for replacement of the garages with discrete, well-planned contemporary residential buildings within the generally open setting of this part of the conservation area that will not compete with the prevailing Victorian and Edwardian buildings. It is considered that the proposed developments will not have a harmful effect on the character or appearance of the Crouch End Conservation Area, which as a result would be preserved.



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Sub Area Boundary and Heritage Assets Appraisal

	Sub Area Boundary		Local Listed Building of Merit
	Strategic View Corridor & Wider Setting		Positive Contribution Building
	Statutory Listed Building		Detractor

Sub Area 5: Christ Church

8. SPATIAL AND CHARACTER ANALYSIS

Sub Area 5. Christ Church

Overall character and appearance

- 8.1 This sub area covers the north facing slopes of Crouch Hill and Crouch End Hill, the two main approaches to the town centre from Central London, and is centred on the Grade II listed Christ Church that acts as a local landmark. It includes the intermediate residential streets Crescent Road, Christ Church Road, Haslemere Road, and Waverley Road and a small area to the south of the Parkland Walk on the former railway cutting.
- 8.2 The area to the east of Crouch End Hill is predominantly made up of large semi-detached properties. The Crescent Road area to the west is more varied with many of the original Victorian villas replaced by blocks of flats of a variety of late 20th Century styles, but the pattern and scale of development retains Christ Church as the prominent focal point on Crouch End Hill. Most of the properties in this area have large gardens and streets benefit from mature trees. Crescent Road was the first part of the Crouch End Conservation Area to be designated but the quality of the area has been compromised by the development, primarily in the 1950s and 1960s, of various blocks of flats that fail to repeat the character, detailing or scale of the original Victorian villas. The historic Ordnance Survey maps of 1913 and 1935 indicate the original layout of Crescent Road and with the remaining villas it is possible to envisage the original quality of this area.

Crouch Hill

- 8.3 Crouch Hill forms the historic route into Crouch End from Finsbury Park to the south. The ridge of the hill in the south, known locally as the 'Hogs Back', forms the conservation area boundary and the Borough Boundary at this point. Fine views are possible from the upper slopes, which in the late 19th Century were known as Mount Pleasant. Crouch Hill falls steeply towards The Broadway to the north with views of Alexandra Palace dominating the skyline. Looking south, there is an extensive view from the ridge of the many skyscraper office towers in the City of London. The properties lining both sides of Crouch Hill are a mix of mid Victorian villas and late Victorian terraces, many of which have front doors and windows containing coloured glass, a predominant feature of properties to the south and south west of Crouch End town centre. Crouch Hill is a busy road and bus route that is subject to frequent vehicular traffic noise. However, its steepness has also been identified as a challenge to joggers and cyclists who include it within part of a popular local exercise route. The original granite kerbstones remain, but the pedestrian pavements now have small square concrete paving, generally in good condition, but inappropriate for this main route into the conservation area. The west side contains several mature street trees, but there are none on the east side within this sub area. Original cast iron lamp standards have been replaced with modern street lighting columns.

Crouch Hill (east side)

- 8.4 Nos. 82 to 96 (even) on the eastern side of Crouch Hill immediately north of the southern boundary of the conservation area are a terrace of two storey yellow stock brick double-fronted houses with an attic floor in slate roofs, each with two prominent dormers, hipped on the right and gabled on the left side giving an interesting articulation to the roofscape. They have a central pointed arched entrance doorway, many of which retain their original porches. They are flanked on the left by a full height square bay and on the right by a ground floor canted bay, all with red brick heads and detailing. These dwellings step down to follow the fall of the hill and are notable for their decorative sash windows and front double doors that both incorporate coloured glass. They have small front gardens, many of which include mature trees and hedges set behind burr brick boundary walls, and make a positive contribution to the character and appearance of this entrance to the conservation area.
- 8.5 No. 98 at the junction with Tregaron Avenue is a three storey yellow stock brick mid Victorian villa with a slate roof and red brick detailing. The second floor is partly within the roof-space with a large gable end on the Crouch Hill and Tregaron Avenue frontages both with a round headed sash window. The first floor has a triple sash window within a decorative arched recess. There is a substantial front garden with trees behind an original burr brick boundary wall with terracotta copings.
- 8.6 No. 100 has the appearance of a pair of semi-detached early 20th Century properties with a slate roof and large forward projecting side sections with full height round bays under oversailing hipped eaves, but is a symmetrically designed group of four maisonettes with entrance doors each side of the two bays with attractive semi-circular white painted timber hoods with a frieze of turned balusters. The buildings are set back from the road behind substantial well maintained front gardens with lawns, mature trees and shrubs and original burr brick boundary walls with terracotta copings. They are considered to make a positive contribution to the conservation area.
- 8.7 Nos. 1 to 12 Ivor Court has replaced No. 102, an earlier Victorian villa that was on this site. It is a plain mid to late 20th Century four storey red brick block of flats with a flat roof and casement windows, the central ones set within horizontal bands of buff bricks. As a result it responds poorly to its context detracting from this part of the conservation area.
- 8.8 No. 104 Crouch Hill, originally Cecile House and formerly the Mountview Theatre School, has undergone substantial renovation and redevelopment to reopen as Kestrel House School. The central, original building is a substantial yellow stock brick late Victorian villa with a façade of five windows beneath a hipped slate roof. It is of three storeys plus a tall semi-basement. The main entrance doorway on the raised ground floor is approached via a long flight of stone steps up to a portico with Corinthian columns. On either side there are canted bays at semi-

basement and ground floor levels that retain their elaborate cast iron balconettes around the ground floor window sills, but have lost their cornices. There are now sympathetically designed and proportioned yellow stock brick early 21st Century wings with hipped slate roofs to both sides of the original building that are set back from the front elevation and are one storey lower. The appearance of the front forecourt has been improved by repairs to the boundary dwarf wall and metal gates and railings and the introduction of some new planting. These additions greatly improve the quality of the setting of the original house and make a positive contribution to the conservation area. The building has a Haringey Green Plaque commemorating George Shadbolt an early photographer, writer and editor who lived there from 1865 to 1879. At the rear of the site, fronting Cecile Avenue is an early 21st Century three storey red brick block of flats with a hipped slate roof and brick dormers that has a neutral effect on the conservation area.

8.9 No. 106 on the north side of the junction with Cecile Park is a mid to late 20th Century five storey yellow stock brick flat roofed replacement of the 19th Century building that originally formed the south end of the once symmetrical terrace Nos. 106 to 116 (even). Unfortunately, its additional height and bulk are out of scale with the group and the street as a whole and detract from this part of the conservation area. Nos. 108 to 116 (even) are a substantial Victorian terrace of three storey yellow stock brick properties with a semi-basement and an attic floor with dormers in a slate roof, a stucco string course above the first floor and a stucco eaves cornice with brackets and dentils. They have round headed recessed entrance porches with timber and glazed screens and front doors accessed via a flight of stone steps and canted bays at semi-basement and ground floor level. No. 116 at the northern end projects forward under a full width gable and has a canted bay window through semi-basement, ground and first floor and a front entrance doorcase with stucco banding and pediment. The terrace has an in and out vehicular driveway set behind a boundary wall and mature trees. Nos. 108 to 116 (even) make a positive contribution to the conservation area.

8.10 Between Nos. 116 and 118A Crouch Hill there is a narrow old lane shown on the Hornsey Enclosure Map of 1815 that separated fields in different ownerships. It runs east from Crouch Hill as a hard surfaced rough track that has a verdant, semi-rural feel that is out of character with the main residential frontages of long terraces that make up much of this part of the conservation area. Nos. 1 to 6 (consecutive) Abbots Terrace at the western end are a late 20th Century row of small two storey brown brick cottages immediately to the rear of No. 118A, that have a neutral effect upon this part of the conservation area. The lane continues further to the east past the flank walls of Nos. 6 & 7 Ivy Gardens to serve garages to the rear of properties on the south side of Haringey Park and north side of Cecile Park.

- 8.11 Nos. 118 and 118A Crouch Hill are far more modest late 19th Century buildings than their neighbours to the south. Both have white painted stuccoed front elevations and slate pitched roofs. No. 118A, The Coach House has been extended and altered and as a result has a neutral effect upon the conservation area. The original section is two storeys with an attic floor in the gable end and a forward projecting ground floor with a first floor balcony. The side extension is two storeys with a flat roof and forward projecting lean-to conservatory. No. 118, Hill House is a local listed building of merit of two storeys with a hipped slate roof. The left side has two sashes with Regency blind boxes and an entrance door with marginal glazing bars and a round-headed doorcase. The right side has a large full height canted bay. Both properties have mature planted front gardens bounded to the street by white painted dwarf walls and railings.
- 8.12 No. 120 Crouch Hill is also an early 19th Century two storey villa with a white painted stuccoed front elevation and hipped slate roof, but because it retains its unaltered original features is a Grade II listed building. It has a simple symmetrical design, three sashes wide, with a central entrance door, semi-circular fanlight with lead glazing bars and a lead clad hipped wrought iron porch. The building is set back behind a mature planted front garden with a tall brick boundary wall and mature trees.
- 8.13 Adjoining the north of No. 120 are Nos. 122, 124 and 124A a two storey terrace of late 20th Century dwellings with a white painted rendered front elevation and an attic floor within a slate mansard roof. The original integral garages at ground floor level have been converted to additional living accommodation with the result that vehicular parking is now on the forecourts. They have a neutral effect upon the conservation area.
- Crouch Hill (west side)**
- 8.14 On the pavement on the west side Crouch Hill outside No. 103 is an historic borough marker stone. Consequently No. 103 is the northernmost house within this part of Haringey, but forms an integral part of a symmetrical terrace of three properties Nos. 99 to 103 (odd) of which the other two houses are within the London Borough of Islington. They are similar in details to Nos. 105 to 111 (odd), which are a symmetrically designed two storey terrace of four red brick houses with slate roofs, hipped at both ends, containing an attic floor with a mix of gables, hipped dormers and small flat roofed dormers. Each house has a forward projecting section with a ground floor square or canted bay window and a painted timber front door with coloured glass and a painted timber porch with brackets or turned columns. They have substantial front gardens with mature planting of trees, shrubs and hedges behind retained original burr brick boundary walls. Some also retain their original tiled footpaths. They make a positive contribution to this part of the conservation area.
- 8.15 No. 113 Crouch Hill at the corner with Haslemere Road is a substantial local listed two storey detached red brick property which has an attic floor within a steep

hipped and gabled slate roof notable for its projecting eaves and elaborately fretted painted timber bargeboards and tall brick chimney stacks with terracotta pots. The entrance door with a decorative painted timber gabled porch is on the Haslemere Road elevation and all of the windows are timber casements with leaded lights. The building retains its original burr brick boundary wall with mature hedges on the Crouch Hill elevation and a vertical boarded timber fence on the Haslemere Road elevation but, unfortunately, most of the front garden is now covered with bound gravel. It currently accommodates a day nursery.

- 8.16 Nos. 115 to 125 (odd) form a symmetrically designed group of linked semi-detached two storey red brick properties with slate roofs containing an attic floor in a mix of gables, pyramidal roofs and dormers stepping down the hill to the north. Nos. 119 & 121 in the centre of the terrace have large full height canted bays that are the most prominent features. Unfortunately, No. 115 has white painted brickwork to the detriment of the original architectural unity of the group, but they still reflect the scale and rhythm of properties further up the hill. They have substantial front gardens with mature planting of trees, shrubs and hedges behind original burr brick boundary walls but, unfortunately, part of the wall has been removed from No. 125. Nos. 117 & 119 also retain their original black and white tiled footpaths. The buildings are considered to make a positive contribution to this part of the conservation area.
- 8.17 No. 127 is a large two storey detached house with semi-basement and attic floor with a wide flat roofed dormer and prominent gable end with decorative timber barge boards at the northern end of this group on the junction with Christ Church Road. It has a large full height canted bay below the gable and on the flank elevation to Christ Church Road, which successfully addresses the corner. The front garden has been covered with brick pavers behind a modern brick boundary wall with herring bone brick panels, railings and a hedge. The building is considered to make a positive contribution to this part of the conservation area.
- 8.18 To the north of Christ Church Road are Nos. 129 to 137 (odd), a group of five late Victorian residential properties with the same details as Nos. 105 to 111 (odd). Nos. 129 & 131 are a two storey semi-detached red brick pair with an attic floor with a gable and dormers in a steep slate hipped roof and tall prominently positioned red brick chimney stacks with terracotta pots. They have sashes with white painted window heads, ground floor canted bay windows and paired porches under a slate clad lean-to roof. No. 133 is a detached two storey double fronted Gault brick villa with an attic floor in a hipped slate roof and a semi-basement. Although it retains its front boundary wall and hedge, most of the garden is now covered with a vehicular hard standing area. Nos. 135 and 137 form a symmetrical two storey red brick pair with an attic floor with pedimented dormers in a hipped slate roof. The front boundaries to these dwellings retain their original brick piers and burr brick walls but the front gardens have been stripped of their planting except for one mature tree. This group of buildings are considered to make a positive contribution to this part of the conservation area.

Haslemere Road

- 8.19 Haslemere Road, Waverley Road and Christ Church Road occupy a triangle of land on the northern slope of Crouch Hill between Crouch Hill to the east and Crouch End Hill to the west. They are notable for their large detached and semi-detached properties. Haslemere Road has a quiet and verdant character with two very large old street trees near its eastern end with trunks that project out into the roadway and several newly planted street trees. The original granite kerb stones are retained, but the pedestrian pavements are now surfaced with patched tarmac and the original cast iron lamp standards have been replaced with modern lighting columns. Many of the large houses still have their original burr brick boundary walls, those on the south side holding back raised gardens. The substantial gardens are planted with trees, shrubs, tall hedges and lawns.
- 8.20 Haslemere Road was laid out in the mid to late 19th Century with a substantial curve to the north in its central section to avoid the grounds of Oakfield House, a large mansion that had stood on the site. The road is made up of large two storey red brick detached and semi-detached dwellings, many with an attic floor in hipped slate roofs. They are probably built to designs by W.J. Collins, a local developer and show many of the features of nearby late Victorian properties. The design of Nos. 28 to 38 (even) on the south side is unusual in the way in which their full height canted bays incorporate balconies at eaves level formed within shallow slate clad pyramidal roofs and accessed from French windows in step gables with decorative fretted timber bargeboards. Nos. 6 to 16 (even) also on the southern side of the road have the same basic form, but with bay windows only on the ground floor. Nos. 7 to 17 (odd) on the northern side are a similar group of red brick two storey semi-detached properties with an attic floor and eaves level balconies like Nos. 28 to 38 (even) but they have their full height bays paired either side of the part wall and their entrance doors and porches with columns and pediments on the outer part. All of these properties feature timber sash windows with coloured glass, white painted lintels, and timber front doors with coloured glass and the diamond mullion motif common elsewhere, but have minor variations in the form and detailing of gables, entrances and bay windows. These properties are largely unaltered with the exception is No. 17, which has a large full height late 20th Century side extension in complementary red brick with a slate roof. They are considered to make a positive contribution to the character and appearance of this part of the conservation area.
- 8.21 The five blocks of Oakfield Court were built in the early part of the 20th Century on the former site of Oakfield House. These three and four storey blocks of red brick flats with hipped clay tiled roofs are set out in a formal layout around a Y shaped cul-de-sac and are typical of the period. Whilst utilitarian in design, the buildings of Oakfield Court are unobtrusive because they are set back from the road at the junction of the cul-de-sac with Haslemere Road behind substantial open areas with mature trees and landscaping that provide a pleasant residential environment and as a result have a neutral effect upon the character and quality of this part of the conservation area.

- 8.22 Nos. 2 & 4 Haslemere Road are local listed buildings of merit on the south side of the road. No. 2 is a double-fronted detached two storey house built in about 1880. It is a red brick building with an attic floor with large hipped dormers in a steep hipped slate roof and prominent tall brick chimney stacks with terracotta pots. It incorporates a substantial side extension with a garage and vehicular hard-standing behind a red brick boundary wall with brick piers, metal railings and gates. No. 4 is a detached late Victorian red brick villa with a hipped slate roof with tall brick chimney stacks and terracotta pots and overhanging bracketed eaves. It has a wide front elevation with tall timber casement windows that has a three window central forward projecting section with a hipped slate roof. Unfortunately, the original symmetry of the building has been disrupted by the addition of a forward projecting timber porch with a hipped slate roof that extends across part of the centre section and part of the adjoining section. The front garden has some mature trees and planting behind a red brick boundary wall. Between No. 4 and No. 6 is Vicarage Path, a narrow pedestrian link to the Parkland Walk indicated by a cast iron finger post.
- 8.23 No. 3 on the north side of Haslemere Road is a smaller detached two storey red brick late Victorian villa with timber casement windows. It has an attic floor in a forward projecting section with a gable with fretted bargeboards in a red clay tiled roof with decorative ridge tiles and tall red brick chimney stacks. The ground floor has a bay window and conservatory and the front garden has a brick boundary wall, mature trees and planting. The building makes a positive contribution to this part of the conservation area.
- 8.24 Nos. 1 to 12 (consecutive) Midhurst Court is a four storey late 20th Century block of flats on the corner of Waverley Road to the west on No. 3. It has a flat roof with overhanging coping and red brick flank elevations expressed on the front elevation as pilasters between which are casement windows with white painted panels. No. 5 Haslemere Road on the east side of No. 3 is a mid 20th Century five storey yellow stock brick blocks of flats. It also has a flat roof and casement windows and a four storey central section with a wide canted bay that projects substantially forward from the side sections and is topped by a large balcony. It has a front garden with brick boundary walls and hedge and is partly screened by several mature street trees. These two blocks of flats have replaced demolished detached villas and are incompatible in scale with their neighbours, particularly No. 3 that is left between them. They are both considered to detract from the character and appearance of this part of the conservation area.

Waverley Road

- 8.25 Waverley Road provides a north-south link between Crouch End Hill and Haslemere Road. It has a relatively quiet residential character despite having the school on its western side and busy Crouch End Hill at the north end. It retains original granite kerbstones, but the pedestrian pavements are now inappropriate patched tarmac. There is only mature street tree on the north west corner, but there are many mature London Plane trees within the front gardens that give the

street a verdant appearance. The original cast iron lamp standards have been replaced with modern lighting columns. Its west side is dominated by the four storey red brick rear elevations of the former TUC Education Centre that fronts on to Crouch End Hill and has recently been refurbished as an extension to the Coleridge Primary School. At its southern end, on the junction with Haslemere Road, is a late Victorian two storey red brick building with a slate roof and an attic floor with gables that was originally one of the large detached villas. It has a stone plaque at first floor level above the main entrance inscribed with the date '1894'. Although the building shows signs of neglect, it is considered to make a positive contribution to the character and appearance of this part of the conservation area.

8.26 The east side of Waverley Road is lined with five buildings of varying character. No. 1 Waverley Road is a prominently sited four storey T shaped mid to late 20th Century block of flats at the junction between Crouch End Hill, Waverley Road and Christ Church Road. It has a flat roof with a ceramic tiled coping band and the top floor is set back in the form of a penthouse. The walls have vertical bands of red brick cladding and picture windows with white painted apron panels. The site is bounded by a low red brick wall and contains mature trees and some planting. No. 3, No. 5 and No. 7 (David Court) comprise further late 20th Century blocks of four storey flats in a variety of styles and different brick finishes. Despite the presence of mature trees and planting that partly reduce the impact of these buildings, they are considered to detract from the character and appearance of the conservation area.

8.27 No. 9 Waverley Road towards the southern end is the only remaining Victorian property on this side of the road. It is a two storey building with an attic floor with gables in a hipped slate roof and retains many of its original architectural features but, unfortunately, the brickwork has been painted as part of the conversion of the property to flats. Although the building's setting has been compromised by the redevelopment of adjoining sites it is considered to make a positive contribution to this part of the conservation area.

Christ Church Road

8.28 Christ Church Road runs parallel to Haslemere Road to the north and also provides a link between Crouch Hill and Crouch End Hill. Like Haslemere Road it is made up of large late Victorian two storey semi detached houses. The original granite kerb stones and gutters are retained, but the wide pedestrian pavements are now surfaced with patched tarmac and have modern lighting columns. It has a quiet residential character with audible birdsong despite the proximity of heavy flows of vehicular traffic along Crouch Hill and Crouch End Hill at each end. There are no street trees, but the houses have substantial well maintained front gardens with hedges, shrubs, flowers and some trees behind front boundary walls. On the corner of Crouch Hill is a red Post Office cast iron pillar box inscribed VR.

Christ Church Road (south side)

- 8.29 'Canberra' and 'Redleaf' are an early 20th Century two storey semi-detached pair of houses at the western end of the road that have white painted rendering and prominent forward projecting half-timbered gables over full height curved bay windows. Their scale respects that of the neighbouring properties and they are considered to make a positive contribution to the streetscene.
- 8.30 Nos. 2 to 12 (even) on the south side have a raised ground floor, semi-basement and an attic floor in hipped slate roofs with hipped dormers. They are yellow stock brick houses with red brick dressings and have the same details as houses in Crouch Hill. This group of houses with their mature landscaping and dominance on the rising land to the south make a positive contribution to the character and appearance of this part of the conservation area.
- 8.31 No. 14 is late 20th Century additions to the eastern end of the road built in the style of a coach house. It is a single storey yellow stock brick building with red brick dressings and an attic floor with gabled dormers in an artificial slate roof. The ground floor has a full width garage door and the full paved front garden is concealed behind a tall yellow brick boundary wall and vertical boarded gate. It has a neutral effect on this part of the conservation area.

Christ Church Road (north side)

- 8.32 No.1 'Cranleigh' is a three storey late 20th Century red brick block of flats with an attic floor in a slate roof at the western end of the road. It has wide metal casement windows and a central entrance and staircase with a porch of rough hewn stone blocks and glass blocks. It has a neutral effect on the conservation area.
- 8.33 Nos. 3 to 17 (odd) on the north side are similar two storey yellow stock brick houses to those on the south side, but their lack of attics and raised ground floor make them appear less grand. Nos. 3, 7 & 9 are the only two houses on this side of the road with attics in small gabled dormers, while Nos. 3 & 5 and No. 11 and No.17 also have semi-basements. Most of the houses on the north side of the road have had the appearance of their front gardens harmed by the introduction of hard standings for vehicular parking. In addition, No. 13 has a basement with an area with metal railings on both sides of the central entrance doorway and a completely open front boundary.
- 8.34 No. 19 at the eastern end of the road is single storey late 20th Century yellow brick house with red brick dressings and an attic floor with four large dormers in an artificial slate mansard roof. The front garden is mostly paved over, with some flowers and shrubs behind a boundary wall of reclaimed old Gault bricks and terracotta copings. It has a neutral effect on this part of the conservation area.

Crouch End Hill

- 8.35 Crouch End Hill is an extension of Hornsey Rise at its junction with Hornsey Lane and Hannay Lane at the Borough boundary and runs north to rise up over the bridge of the former Crouch End Hill Station that now crosses the Parkland Walk before dropping down to the southern end of the Broadway in Sub Area 1. Crouch End Hill is a busy main road with bus routes, but the upper part of the west side of the road is lined by imposing mature trees, some within an open amenity area with wide grass verges in front of the school site which give the road a relatively dark and enclosed feel that dominates the character of this part of the road. As one progresses north, the road is more open and town centre becomes more evident at the base of the hill.

Crouch End Hill (east side)

- 8.36 Commencing at the southern end of Crouch End Hill, Nos. 83 and 85 are a pair of mid 19th Century single storey shops which previously formed part of the station building prior to the closure of the adjacent railway in 1964 before it became the Parkland Walk. They form part of a group of structures that are local listed as an industrial heritage site because of their connection to the former railway station, together with the adjoining bridge, the remains of the platforms below and the concrete former station signpost on the south east corner of the bridge. No. 83 has a decorative Dutch style shaped gable and scalloped parapet and later timber casement windows that are of architectural interest, but No. 85 is architecturally unspectacular.
- 8.37 'Monkridge' on the corner of Haslemere Road consists of two large early 20th Century four storey blocks of red brick flats with steep hipped plain clay tiled roofs and prominent white painted full height curved bays and central staircase tower. Although these buildings dominate the southern end of the road they are considered to have a neutral effect upon this part of the conservation area.
- 8.38 The former Trades Union Congress National Education Centre occupies a large triangular site on the eastern side of Crouch End Hill between Haslemere Road and Waverley Road. The site was previously occupied by three detached properties, the Hornsey School of Art and Science building to the northern corner, a Victorian house call 'Oaklands' to the southern corner and an early 20th Century property fronting onto Waverley Road. The building on the corner of Waverley Road and Haslemere Road is the only original building to remain. The Hornsey School of Arts and Crafts, as it later became, was extensively extended in 1931 by the Middlesex County Council. The main entrance building on the Crouch End Hill frontage has a formal, albeit restrained, tall two storey red brick and stone classical elevation with cornice and blocking course and a semi basement. It has a forward projecting central section with an entrance porch with full height Corinthian pilasters, entablature and pediment with a later mansard roof. There are extensive three storey red brick ranges with mansard roofs to its rear. The School of Arts and Crafts subsequently became the TUC Education Centre and was substantially extended in the early 1980s to designs by Bertram Dinnage of

Haringey Architect's Department. The 1931 building was retained but the original Victorian school building to the north and Oaklands to the south were demolished. The four storey flat roofed extensions match the scale and materials of the 1931 building successfully, but the frontage to Crouch End Hill is long and lacks modulation. The building has now become part of the Coleridge Primary School and has been sympathetically converted. The bulk of the school building is partly disguised by mature trees along the frontage. Considered in its entirety, the school buildings on this site are considered to make a positive contribution to the character of the conservation area.

Crouch End Hill (west side)

- 8.39 At the south west end of Crouch End Hill, set well back from the road, is the single storey mid to late 20th Century Coleridge Primary School. The school site was originally occupied by four substantial detached Victorian villas. Although the school building is partly hidden by mature trees this open site is considered to have a visually detrimental effect on this part of the conservation area. It is currently undergoing partial redevelopment and extension.
- 8.40 To the north of Coleridge Primary School is Hillside, a late 20th Century T shaped three storey flat roofed block of flats that replaced a detached late Victorian villa of the same name. It is similar in design to the adjoining school building, but unlike most of the other buildings on this part of Crouch End Hill that are fronted by mature trees which soften the impact of adjacent buildings, a clear view of Hillside is possible from the junction with Waverly Road. However, the building is considered to have a neutral effect upon this part of the conservation area.
- 8.41 The northern junction of Crescent Road with Crouch End Hill is dominated by the Grade II listed Christ Church, set within a churchyard containing mature trees on the northern slope of the hill, which is the centrepiece of this Sub Area. Its spire forms a notable landmark seen from many parts of the Crouch End Conservation Area. It was the architect Arthur W Blomfield's first church to be built in this part of London, and was completed in stages over a long period, the nave, chancel and north aisle were started in 1861 and the south aisle in 1867, the tower and spire in 1873 and the west porch in 1881, and subsequently enlarged in 1906 by W A Pite. The church is built of Kentish ragstone with stone dressings and slate roofs in a 13th Century Gothic style and has impressive stained glass windows to its eastern and northern elevations by Lavers & Westlake (1874) and Selwyn Image (1908) respectively.

Crescent Road



- 8.42 Crescent Road loops round the western side of the school and church with two access points onto Crouch End Hill. It was laid out from the 1860s to 1871 as a salubrious residential close of approximately thirty large detached and semi-detached villas, many of which were designed in the Gothic style prevalent during that period. Almost half of the original houses remain and the road is now characterised by the juxtaposition between the Victorian villas and a variety of flat blocks of a variety of styles and scales with parked cars lining much of both sides. The road retains its original granite kerbstones and the southern section also has granite gutters, but much of the pedestrian pavement is now surfaced with patched tarmac, except for some areas of broken and uneven original interlocking artificial stone paving slabs. There are many mature trees and dense boundary hedges in front gardens, behind mostly original boundary walls, that soften the impact of the more recent additions to the street that in several instances significantly detract from the quality of the streetscene. The quiet verdant character of the area is enhanced by the green space at the junction with Avenue Road with mature horse chestnut trees and the green space with trees at the entrance to the Parkland Walk near the junction with Crouch End Hill.

Crescent Road (northern section)

- 8.43 On the south side of the northern end of Crescent Road there are views of Christ Church set against the skyline amidst mature trees. No. 32 is a red brick mid to late 20th Century house which replaced the Victorian vicarage to the east. It is largely obscured from views by mature trees and planting. The site of the original vicarage and church hall now has a modern replacement building that together with the new vicarage have a neutral effect upon the conservation area.

8.44 No. 29 Crescent Road on the north side is a utilitarian mid to late 20th Century three storey red brick block of flats of no architectural merit that detracts from this part of the conservation area. Nos. 25 & 27 are a pair of unremarkable three storey Victorian yellow London stock brick semi-detached houses with red brick detailing and ground floor stucco canted bay windows. They remain largely intact with most timbers sash windows and, because they are surrounded by a group of visually poor quality mid and late 20th Century buildings, are considered to make a positive contribution to the character and appearance of this part of the conservation area. Alyn Court to the west is a large mid 20th Century three storey buff brick block of flats with a flat roof. Whilst typical of its period, this building relates poorly to its neighbours and detracts from the conservation area.

8.45 No. 21 (Alyn Bank) is an impressive three storey Victorian villa with an attic floor in a hipped slate roof with overhanging bracketed eaves. It is built of yellow stock bricks with stucco stringcourses and window surrounds and has a large stucco Classical doorcase. This building is considered to make a positive contribution to the conservation area. A lane to the western side of Alyn Bank provides access to a group of eight garages to the rear.

Crescent Road (western section)

8.46 Nos. 15, 17 and 19 are an impressive group of substantial, locally listed Gothic style mid-Victorian villas on the outer curve of Crescent Road. Although originally built as three identical houses, they all now have substantial sympathetically designed side extensions to their main central elements. No. 15A (Solis House) is a late 20th Century addition to this important group that successfully replicates their style materials and details. Whilst more modest in scale than its neighbours, it is an accurate facsimile of adjoining properties and makes a positive contribution to the harmony of the group. However, it lacks a front boundary to accommodate forecourt parking.

8.47 Highgate Spinney is a typical mid to late 20th Century four storey flat roofed buff brick slab-block of flats with balcony access. It has a particularly poor relationship to the street and does not reflect or respect the scale or rhythm of the original Victorian buildings. Corrib Heights and Thornhill Court and also mid to late 20th Century buff brick blocks of flats of four and three storeys respectively with tiled roofs. They have open frontages with limited planting that does little to screen them from view with the result that they are disruptive to the rhythm of the streetscene. All three buildings detract from the character and appearance of this part of the conservation area.

8.48 Williams Close on the junction of Crescent Road and Coolhurst Road is a large group of three mid 20th Century linked three storey red brick blocks of flats with hipped clay tiled roofs and tall brick chimney stacks. They are set well back from the junction on falling ground, and the impact of these blocks is softened by mature trees, but they are considered to detract from the character of the conservation area.

- 8.49 Nos. 24 & 26 are a pair of three storey mid 20th Century villas with hipped pantiled roofs. Their front elevations have forward projections with integral garages in red brick ground floors and white painted rendered upper floors. They are of moderate architectural quality that respect the scale of the original Victorian properties in the street and have a neutral effect on the conservation area.
- 8.50 No. 22A is a mid to late 20th Century four storey buff brick block of flats with gable ends in a steep tiled roof. Its design makes a passing reference to the Gothic style of the original villas, but its overall bulk is excessive. No. 20 is a late 20th Century four storey flat roofed with a strong horizontal emphasis in its design. Both detract from the streetscene quality of this part of the conservation area.
- 8.51 No. 22 and No. 18 are locally listed buildings that are two of the original Victorian villas that now flank the brutally modern No. 20. Their Gothic style, details and materials are the same as the central parts of Nos. 15, 17 & 19, but No. 22 has an altered top to its gable. Their substantially original form and appearance emphasises the inappropriateness of adjoining infill development.
- 8.52 Crescent Court is made up of two staggered three storey flat roofed late 20th Century buff brick block of flats. These utilitarian blocks have no architectural merit and detract from the conservation area.
- 8.53 Crescent Road turns eastwards at its junction with Coolhurst Road and Avenue Road. At this point there is a large triangular traffic island with some mature trees around a central green area. The buildings around this junction are a mix of original Victorian villas and mid 20th Century blocks of flats.
- 8.54 Nos. 10 & 12 on the eastern side of the green, and Nos. 6 & 8 further east along Crescent Road form an impressive group of locally listed Victorian villas that appear to be largely intact externally and are set within front gardens with mature trees and dense boundary planting. Nos. 10 and 12 are very similar to the other original villas further north in their Gothic style detailing, but Nos. 6 & 8 are more restrained.
- 8.55 Northern Heights on the southern side of the green is a four storey flat roofed mid 20th Century L shaped block of flats that despite being partly screened by mature trees is considered to detract from the character and appearance of this part of the conservation area. In contrast, No. 1 Crescent Road on the western edge of the conservation area is a four storey buff brick block of flats constructed behind the retained front entrance porch, stone steps and other fragments of the original Victorian villa that stood on this site. The building was a competition winning design by architects Marden and Knight (1977-8) that makes reference to the scale and materials of its Victorian neighbours, but lacks their interest and vitality. Unfortunately, its setting is compromised by the tower block Eleanor Rathbone House at No. 5 Avenue Road, but it is still considered to make a positive contribution to the character and appearance of this part of the conservation area.

Crescent Road (southern section)

- 8.56 The southernmost stretch of Crescent Road is also visually dominated by the tower block in Avenue Road. No. 4 on the northern side of the road is a four storey red brick block of flats with a flat roof built in the 1960s. It has a horizontal emphasis with continuous glazing between bands of brickwork and garages at ground floor level. No. 2 Crescent Road is a 1960s brown brick flat roofed house with vertical bands of windows with white painted timber boarded apron panels. These two buildings are considered to detract from the character and appearance of the conservation area.
- 8.57 The southern side of Crescent Road includes three modest late 20th Century two storey properties within the shallow section of land bounded by the Parkland Walk railway cutting to the south. Nos. 9 and 11 are a pair of buff brick single storey houses with an attic floor with dormers and gables in a concrete tiled roof. Nos. 3 to 7 (odd) are a symmetrical group of white rendered properties comprising two bungalows with mono-pitched roofs arranged to either side of a two storey house with a shallow gable end. These buildings have a neutral effect on this part of the conservation area.

Parkland Walk

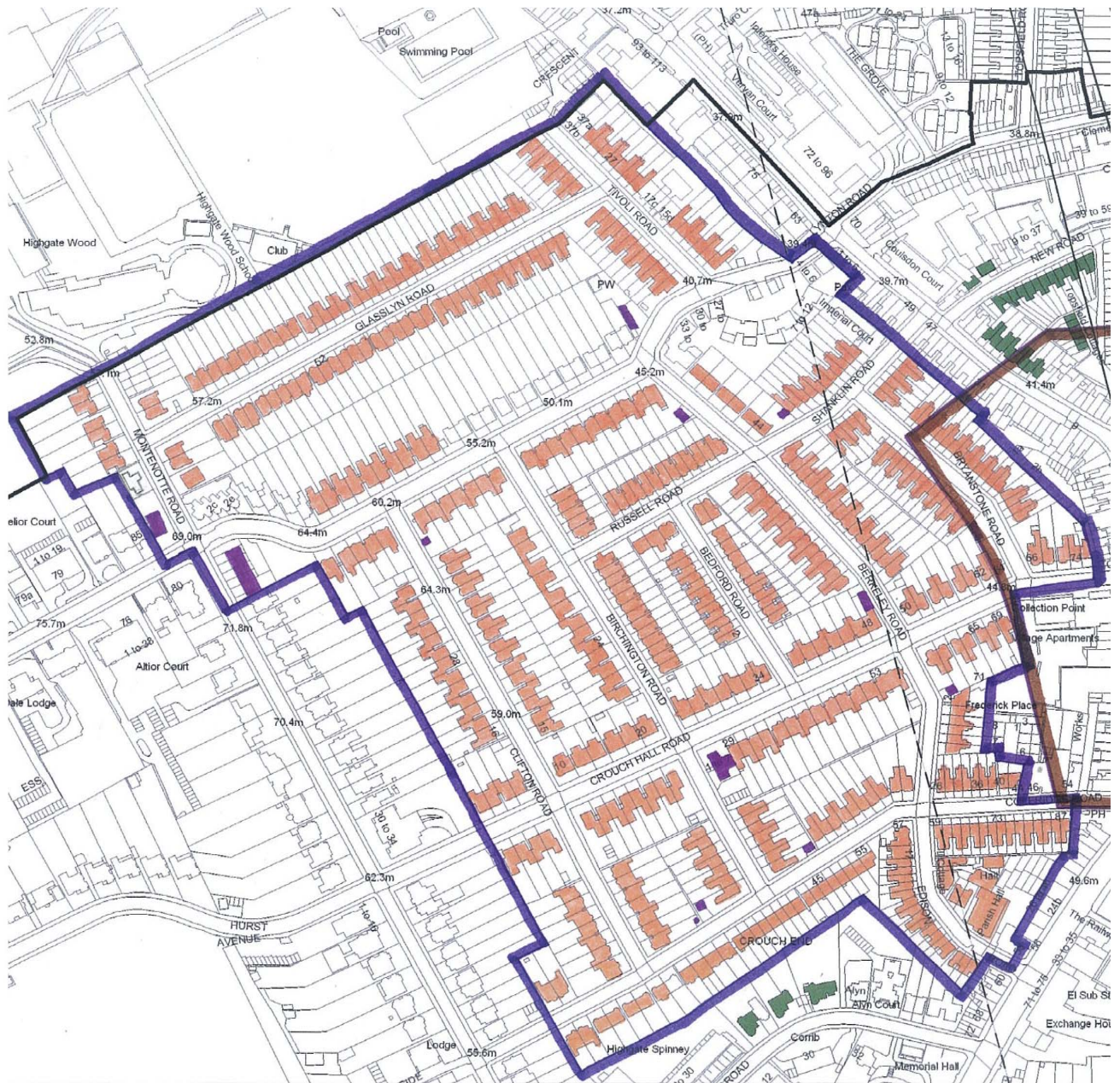
- 8.58 The Parkland Walk follows the route of the former railway line that went to Alexandra Palace via Crouch End Hill Station. The line closed in 1964 and the route has now become a valuable and well-used amenity space. The station platforms remain as a local listed industrial heritage site and are a reminder of the area's former use. The Crouch End Hill bridge has been artistically⁶ enhanced by the introduction of inverted arches and piers on the east parapet. Glimpsed views are obtainable to the rears of properties on Crescent Road and Haslemere Road to the north, and to a less extent to buildings to the south. The Parkland Walk is a valuable heritage asset that provides a safe green link between the borough's two Statutory Registered Historic Parks, Finsbury Park and Alexandra Palace Park. It is a quiet oasis that is very popular and enthusiastically used by walkers, joggers and cyclists for exercise and for exploring nature. It is identified in the UDP as being part of a green chain, an ecological corridor, local nature reserve and an Ecologically Valuable Site of Metropolitan Importance.

Hannay Lane

- 8.59 Hannay Lane is a late 20th Century cul-de-sac of two storey yellow brick housing and three storey blocks of flats with hipped and gabled concrete tiled roofs. It occupies an area bounded by the Parkland Walk to the north and the Borough boundary to the south. A pleasant environment has been formed but it is of moderate architectural distinction and quite out of keeping with the dominant appearance of the conservation area and has a neutral effect on it.


Hornsey Lane

- 8.60 Five properties at the eastern end of Hornsey Lane are also included within the Crouch End Conservation Area. These distinguished properties demonstrate the former character of Hornsey Lane prior to redevelopment of many of the more extensive sites further west. Hornsey Lane is a busy main road along which runs part of the boundary between Haringey and L. B. Islington. The Haringey section retains its original granite kerbstones but now has patched tarmac pedestrian pavements. The original cast iron lamp standards have been replaced by metal reproduction Edwardian style lighting columns. No. 137 Hornsey Lane adjoining the western boundary of the conservation area is a two storey detached red brick Victorian villa with a hipped slate roof. It is considered to make a positive contribution to the character and appearance of the conservation area. Nos. 139 & 141 are a two storey semi-detached pair of yellow stock brick Victorian villas with an attic floor with small dormers in a slate roof. Nos. 143 & 145 are a larger pair of semi-detached two storey yellow stock brick Victorian villas with an attic floor with large dormers and gables in a slate roof. These four buildings are included on the local list of buildings of merit. All of the buildings are set well back from the road behind mature trees, planting and mostly original boundary walls.
- 8.61 South of the borough boundary, adjoining the Highgate Conservation Area, and extending east towards the Crouch End Conservation Area is the Whitehall Park Conservation Area designated in 1969 by Islington Council.



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Sub Area Boundary and Heritage Assets Appraisal

- | | | | |
|---|---|---|--------------------------------|
|  | Sub Area Boundary |  | Local Listed Building of Merit |
|  | Archaeological Priority Area |  | Positive Contribution Building |
|  | Strategic View Corridor & Wider Setting |  | Detractor |

Sub Area 6: Crouch Hall Park

9. SPATIAL AND CHARACTER ANALYSIS
Sub Area 6. Crouch Hall Park

Overall character and appearance

9.1 The large sub area to the west of Crouch End Broadway was laid out by the Imperial Property Investment Company on the estate of Crouch Hall in the 1880s. It comprises a grid of residential streets, most of which are lined with uniform terraced and semi-detached properties of a wide range of Victorian styles. Larger and grander properties occupy the wider tree-lined streets, including Crouch Hall Road and Wolseley Road, whilst the intermediate connecting streets are lined with subordinate, plainer properties. The area steadily rises to the south thus providing expansive views north towards Muswell Hill and east towards Tottenham. The variety of architectural styles and speed of development of the area suggest that parcels of land were developed by perhaps a dozen builder/developers.

Crouch Hall Road

9.2 Crouch Hall Road is surprisingly quiet and residential in character, despite being the principal road of this sub area linking The Broadway to the east with Coolhurst Road to the west. It is a long, wide tree-lined avenue, straight until it turns into The Broadway from the junction with Bryanston Road. The straight section is flanked with grand semi-detached properties and terraced dwellings. The large properties at the eastern end of the road are uniform and regularly spaced, providing the street with a consistent sense of scale and rhythm. Conversely, those at the western end of the road are smaller and more varied in character. The road retains its original granite kerb stones and many of its original interlocking artificial stone paving slabs on the pedestrian pavement, but at the eastern end the pedestrian pavement is now surfaced with patched tarmac. The original cast iron lamp standards have been replaced with modern lighting columns. The residential character of the road is enhanced by the many original boundary walls that remain intact and is softened by the many mature London Plane and Lime street trees that create the avenue.

9.3 At the eastern end of the street, the two groups of properties on the northern side of Crouch Hall Road Nos. 50 to 64 (even) and Nos. 66 to 72 (even) are semi-detached properties that provide this section of the street with a uniform sense of scale and rhythm. They are constructed of red brick and their facades incorporate prominent canted bays. Nos. 62 & 64 and Nos. 70 & 72 have bays with Tudor-style detailing, while others are painted white and pebble-dashed. Nos. 54 to 60 (even) Crouch Hall Road, in the middle of the group are more recent additions to the streetscene that repeat the scale and proportions of their neighbours. The houses have mature planted gardens with hedges, shrubs and flowers behind a variety of boundary walls.

- 9.4 No. 74 Crouch Hall Road is a late 20th Century three storey block of flats built in the 'modern' style with a flat roof and an asymmetrical front elevation with rough textured painted render, large picture windows and balconies with horizontal metal railings. The small front garden area is paved over, but retains a large mature horse chestnut tree in the corner that successfully screens much of the building. It is considered to have a neutral effect on this part of the conservation area. Adjacent is the entrance to Park Mews, a vehicular access lane to the rears of buildings in Park Road.
- 9.5 Nos. 57 to 69 (odd) Crouch Hall Road are semi-detached properties of similar scale and mass to the pairs of houses on the opposite side of the road. These red brick dwellings also incorporate tall hexagonal bays, which are surmounted at attic level by prominent Tudor-style gables set within the slate roofscape. The facades to these properties also incorporate traditional timber sash windows set within sandstone surrounds and carved wooden porches.
- 9.6 Nos. 36 to 48 (even) Crouch Hall Road, situated between Berkeley Road and Bedford Road comprise a uniform terrace of two storey properties, plus attic level, constructed of red brick with white painted banding and decorated window surrounds. They have small dormer windows set within their slate roofs and retain their traditional sash windows, many of which incorporate stained glass.
- 9.7 Nos. 37 to 55 (odd) are a similar consistent group. Both of these terraces, like the adjacent groups of properties are set within small front gardens, most of which are defined by stone and red brick walls.
- 9.8 Nos. 9 to 23 (odd) and Nos. 29 to 35 (odd) Crouch Hall Road comprise consistent terraces of two and a half storey properties. Nos. 9 to 23 (odd) are constructed of stock brick with red brick detailing and prominent white painted banding and keystones. They each have recessed entrance bays and square central bays, which in the case of the latter group are surmounted by shaped gables. Nos. 29 to 35 (odd) Crouch Hill Road are similar in terms of their scale and the materials used for their construction but their facades also incorporate distinctive projecting entrance bays and small triangular gables.
- 9.9 Nos. 1 to 7 (odd) Crouch Hall Road, situated at the western end of the street, form a uniform terraced of two storey dwellings, plus attic level. They are constructed of stock brick with red brick detailing and have decorated canted bays at ground and first floor level which are surmounted by small dormer windows. The properties are all set within small well planted front gardens. Many of these terraced properties retain their original ceramic tiled pathways, as well as stained glass and arched entrances. The façades to several dwellings also incorporate characteristic diamond shaped red brick motifs. As a group they make a positive contribution to the character and appearance of the conservation area.

- 9.10 Birchington Court, a three storey block of flats which is constructed of red brick and has a flat roof, dominates the junction with Birchington Road. It detracts from this part of the conservation area.
- 9.11 On the north side of the junction with Birchington Road there is a cast iron Post Office pillar box with no inscription outside No. 20 and a cast iron street name plaque on front elevation of No. 22.

Coleridge Road

- 9.12 Most of the part of Coleridge Road within this sub area is lined with groups of terraced properties of Victorian and early Edwardian origin. They have small front gardens behind front boundary walls with some shrubs, hedges and flowers, but several are also paved over. Both sides of the road are heavily parked with cars, but despite this it has a quiet residential character. It retains its original granite kerb stones and gutters and some interlocking artificial stone paving slabs, but some of the pedestrian pavements are now surfaced with patched tarmac. There are many mature street trees in this part of Coleridge Road, but the original cast iron lamp standards have been replaced with modern lighting columns. However, some inscribed cast iron drain covers remain intact.

Coleridge Road (north side)

- 9.13 On the north side, east of Edison Road Nos. 26 to 38 (even) are a group of red brick, two storey terraced properties. No. 30 and Nos. 36 & 38 are pebble-dashed or rendered and painted, disrupting the unity of the terrace. Most of the properties have slate roofs with terracotta ridge detailing. The front elevations include square bays surmounted by gables, many with Tudor-style half-timbering. The original windows appear to have been an unusual mixture of timber casements on the first floor and vertical sliding sashes on the ground floor, all with upper sections divided into small panes by glazing bars. This suggests the transition between the end of the Edwardian style and the beginning of the Inter War style of houses. Unfortunately, many of the original windows have now been altered.
- 9.14 Nos. 40 & 42 are a pair of early 21st Century houses similar in scale and appearance to the adjoining terrace. They are two storeys in yellow brick with slate roofs and gable ends. Nos. 26 to 42 (even) are considered to make a positive contribution to this part of the conservation area.
- 9.15 Nos. 6 to 24 (even) Coleridge Road, opposite the entrance to Edison Road, provide an attractive curved group of consistent two storey dwellings, plus attic storey. The façade to each property is dominated by a full height square bay with a hipped roof, above which is a prominent Dutch-style gable. White painted decorative horizontal panels add interest to the façades of these buildings. They have well planted front gardens with hedges and shrubs behind dwarf boundary walls.

9.16 Further west, the remainder of the northern side of the road is dominated by the flank elevations to the end of terraced properties on Birchington Road and Clifton Road and unattractive rows of garages. The only other properties fronting the northern side of Coleridge Road are Nos. 2 & 4 a pair of large three storey dwellings constructed of red brick with canted bays and prominent white-painted window surrounds.

Coleridge Road (south side)

9.17 On the southern side, east of Edison Road Nos. 59 to 87 (odd) Coleridge Road are a consistent group of two storey red brick Victorian properties with prominent square bays that generally incorporate traditional timber windows with white painted surrounds and brick pillars. No. 69, Nos. 73 & 75 and No. 87 have been painted and interrupt the otherwise consistent character of the terrace. Several of the houses retain their original decorative tiled entrance paths but, unfortunately, No. 71 now has its front garden paved over as a vehicular hard-standing. The rear elevation to No. 2 Crouch End Hill, the King's Head public house, which includes a tall, decorated chimney, is also prominent in views east from this section of the street.

9.18 The southern side of Coleridge Road to the west of Edison Road consists of three principal groups of uniform properties. Nos. 25 to 57 (odd) Coleridge Road form a group of uniform two storey properties constructed of red brick with white painted first floor levels. Their facades include canted bays surmounted by triangular gables and small triangular oriel windows at first floor level. The adjacent group Nos. 17 to 23 (odd) also form a terrace of relatively consistent two storey properties constructed of red brick with slate roofs. The façade of each property incorporates two square bays and a prominent entrance with a highly decorated stucco surround. At the western end of the road Nos. 1 to 15 (odd) comprise a further consistent group of large two storey semi-detached dwellings, plus attic level. The properties are constructed of red brick and their facades are dominated by canted bays and prominent white painted window surrounds. Whilst the majority of properties retain their original attic windows, the roofscape of the group is interrupted by the large dormer window added to No. 15. The front garden of No. 15 is also used for car parking. At first floor level, their façades incorporate decorative terracotta motifs set within arched white surrounds.

Edison Road

9.19 Edison Road is a short residential street that curves south-easterly from Coleridge Road to Crouch End Hill. Views of the spire of Christ Church to the south can be glimpsed over the rooftops from the junction between Coleridge Road and Edison Road. The road is relatively quiet, despite having the busy Crouch End Hill at its southern end and has a cosy residential character enhanced by the many mature and semi-mature street trees and the four retained, but poorly maintained, original cast iron lamp standards. The original granite kerb stones and gutters remain intact, but the pedestrian pavements are now surfaced in patched tarmac.

Edison Road (west side)

- 9.20 Nos. 1 to 7 (consecutive) are an attractive group of yellow stock brick buildings with red brick details, ground floor canted bays with hipped slate roofs and entrance doors in recessed round headed porches. They are two storey properties with an attic floor, which in Nos. 1 to 3 (consecutive) is expressed in a gable end with decorative timber bargeboards and in Nos. 4 to 7 (consecutive) as small gabled dormers in a slate roof. Unfortunately, Nos. 2 & 3 and Nos. 6 & 7 now have painted brickwork that has damaged the unity of the group. They have tiny front gardens behind dwarf boundary walls, some of which have been paved over, but most incorporate hedges and shrubs.
- 9.21 Nos. 8 to 17 (consecutive) are two storey properties on the western side of Edison Road that are identical in character to the adjoining terrace on the southern side of Coleridge Road. The dwellings are constructed of red brick and include white painted detailing, including a prominent cornice at roof level. They also have tiny front gardens behind dwarf boundary walls, some of which have been paved over, but most incorporate hedges and shrubs. There is a cast iron street name plaque on flank wall of 57 Coleridge Road.

Edison Road (east side)

- 9.22 The eastern side of the crescent is more varied in character. Nos. 18 & 19 Christ Church Cottages, the short terrace at the northern end of the road, is similar to the surrounding terraces but incorporates a vehicular access arch with a granite setts road surface to No. 20, a commercial property in a hall at the rear. It is adjoined to the southeast by No. 21 'Malpas' and No. 22, a semi-detached pair of dwellings with a prominent shared gable end, which is set at an angle to the road. The properties are constructed of stock brick and the gable elevation is has ground floor canted bays and timber sash windows at first floor level with white painted lintels and a pointed red brick relieving arch with herringbone brickwork visible over the window on the right. They have attractive tapered front gardens planted with flowers and shrubs set behind timber boundary fences and gates that follow the curve of the road. All of these buildings are considered to make a positive contribution to this part of the conservation area.
- 9.23 The adjacent single storey Parish Hall building is constructed of stock brick with red brick detailing. It comprises three bays with gable elevations fronting the road and a lower entrance bay that includes a central arched porch with a sandstone surround. The shallow front garden area is planted with some shrubs and ground cover behind metal railings and gates. It is considered to make a positive contribution to this part of the conservation area.
- 9.24 Nos. 1 to 5 (consecutive) Tara Mews is a group of new yellow stock brick properties with slate roofs that has been developed on a back-land site between Edison Road and the Broadway. This mews street can be glimpsed through the gap at the side of the Parish Hall and is accessed from Edison Road by a granite setts road surface through a large metal gate, which is set within the flank of No.

58 Crouch End Hill and has a neutral effect upon the conservation area.

Bryanston Road

9.25 Bryanston Road, Berkeley Road, Bedford Road, Birchington Road and Clifton Road all run at right angles to Crouch Hall Road, which acts as a spine road to these parallel streets. Despite being developed within the same time period, they illustrate the diversity of late Victorian domestic architecture.

9.26 Bryanston Road, to the east of the group, is a quiet residential street that has retained five original cast iron lamp standards in its pedestrian pavements of partly broken and uneven original interlocking artificial stone paving slabs, granite kerbstones and gutters but, unfortunately, has no street trees. There are granite setts at the entrance to the street from Shanklin Road and several granite setts crossovers. The vehicular road surface has two cast iron drain covers with granite sett surrounds in the centre of the road between Nos. 27 & 28. These are a common feature in some of the adjoining streets. Bryanston Road is lined with modest terraces of two storey properties. The dwellings are architecturally consistent although most have been painted and/or pebble-dashed; thus creating a streetscene of varied condition and appearance. The dwellings all have square bays at ground and first floor level with white painted window surrounds. Several, including No. 29 and No. 35, also include half-timbered detailing and many have windows and front doors that incorporate coloured glass. The properties are all set within small front gardens, several of which include mature trees. A row of garages is situated at the southern end of the street and the flank elevation of No. 28 Bryanston Road at the end of the terrace is prominent in the streetscene. There is a cast iron street name plaque on the flank wall of No. 14 Shanklin Road.

Berkeley Road

9.27 This relatively long road is a northward extension of Edison Road. The section between Coleridge Road and Crouch Hall Road is lined on the west side with the tall timber vertical boarded fencing of the flanks of their rear gardens over which are views of mature trees. It retains its original granite kerb stones and gutters, but the pedestrian pavements are surfaced with patched tarmac. There are two remaining cast iron lamp standards and one modern lighting column, but no street trees.

9.28 The east side of Berkeley Road has a symmetrical two storey terrace, Nos. 2 to 12 (even), the houses at each end of which have large triangular gables. They all have a red brick ground floor and rough cast first floor with diamond shaped motifs, tiled porches and full height canted bays and sashes with the top sections divided into small panes by glazing bars. Unfortunately, most of the original slate roofs have been replaced with inappropriate concrete tiles. The houses have small front gardens with mature planting of trees and hedges that add to their positive contribution to the character of this part of the conservation area.

9.29 Berkeley Road north of Crouch Hall Road is lined with consistent three storey terraced properties featuring prominent square bay windows surmounted at first and attic floor level by Tudor-style half-timbered detailing and hipped gables. These properties were originally constructed of red brick with white painted bays at first floor level, although several have been entirely painted white or pebble-dashed. At ground floor level, several of the properties have windows and front doors with coloured glass. The houses on the western side of the street are set back above street level and their entrances are accessed via a short flight of stone steps. Most houses retain their original red brick dwarf boundary walls with bull-nosed blue brick copings, behind which are mature planted front gardens with hedges, shrubs and flowers. A single storey red brick surgery at the rear of No. 48 Crouch Hall Road is located at the southern end of the road. This part of the road retains its original granite kerb stones and gutters and its interlocking artificial stone slabs, some now broken and patched, on the east side pedestrian pavement, but they have been replaced with patched tarmac on the west side. The original cast iron lamp standards remain, but there are no street trees. There are three cast iron drain covers with granite sett surrounds in centre of the road at the junction with Russell Road and Shanklin Road.

9.30 Nos. 44 to 54 (even), on the northernmost section of Berkeley Road to the north of Shanklin Road, are large two storey terraced properties with richly decorated facades and slate roofs. Their frontages are dominated by ornate white window surrounds and elaborate entrance surrounds and all but No.44 have a projecting bracketed eaves cornice. They have substantial well planted front gardens with trees, lawns and flowers behind brick boundary walls.

Bedford Road

9.31 Bedford Road is a short street lined with two storey terraces set within small gardens. It retains four original cast iron lamp standards, granite kerbstones and gutters, but the pedestrian pavements now have tarmac surfaces. There are granite setts at the entrance to the street from Russell Road and a granite setts crossover at the rear of No. 36 Crouch Hall Road. The character of the street is improved by the presence of several mature and young street trees. The dwellings are constructed primarily of red brick with white painted banding and most have slate roofs. They incorporate prominent square bay windows with white painted banding and shaped gables. The gables of No. 15 feature a decorative motif. The elevations to these properties also include arched recessed front doors with decorated surrounds.

Birchington Road

9.32 Birchington Road is noteworthy because of its topography. The road rises to the north with the dwellings on the western side of the road set back at a higher level than those opposite. It has a quiet residential character despite both sides of the road being heavily parked with cars. It retains its original cast iron lamp standards, granite kerbstones and gutters and interlocking artificial stone paving slabs, some of which are broken and uneven and patched with tarmac. There are

granite setts at the entrance to the street from Russell Road and several red granite sett crossovers and many mature street trees. Birchington Road is lined with properties of varying scale and appearance, with the larger grandest dwellings on the elevated western side of the street and more modest houses on the eastern side. Nos. 1 to 13 (odd) and Nos. 2 to 14 (even) Birchington Road are three storey Tudor-style Edwardian properties with facades dominated by hipped gables and carved wooden porches. The buildings were originally constructed of red brick, although several have subsequently been painted and/or pebble-dashed. The terraces lining Birchington Road are more varied in both appearance and condition than the other groups of properties within this essentially homogeneous Sub Area. Birchington Court situated at the junction with Crouch Hall Road is a mid to late 20th Century three storey block of flats constructed of red brick with wooden panelling, modern windows and a flat roof. It is of limited architectural interest and is poorly integrated with adjacent groups of properties, detracting from the character and appearance of this part of the conservation area.

- 9.33 The section of Birchington Road to the north of Crouch Hall Road is lined with two storey dwellings with an attic floor, which were originally constructed of red brick although several have subsequently been painted. The majority of dwellings have elaborate window surrounds and most retain their original slate roofs and coloured glass, timber sash windows. The street rises steeply to the north and allows for views to the south towards Crouch End Hill. No 42 Birchington Road at the northern end of the street is a functional two storey dwelling with a flat roof, which was built by the architect S. I. Wong in the 1970s. The building does not however contribute to the streetscene and is considered to have a neutral effect upon the conservation area.

Clifton Road

- 9.34 Clifton Road has a quiet residential character despite both sides of the road being heavily parked with cars. It retains nine cast iron lamp standards, granite kerbstones and gutters and some interlocking artificial stone paving slabs although much of the pedestrian pavement is now surfaced with patched tarmac. The well planted front gardens have mature trees, shrubs and hedges, lawns and flowers behind many original boundary walls in a variety of designs and materials, particularly in the northern section. There are also granite setts crossovers at the rear of No. 7 and side of No. 8 Crouch Hall Road.
- 9.35 The character of the northern section of Clifton Road is defined by its topography as it rises steeply to the north with its highest point near to No. 37. Although there are no street trees, Clifton Road has the appearance of a tree lined street which is flanked with consistent groups of properties. The western side of the street and the lower sections on the eastern side are occupied by modest two storey red brick properties with white painted window surrounds and slate roofs. The most elevated section of the street is lined with a group of grand dwellings, Nos. 27 to 37 (odd) Clifton Road' which consist of three storey red brick

properties with prominent canted bay windows and oversized Tudor-style gables. The group is identical in appearance to Nos. 49 to 61 (odd) Crouch Hall Road. All of the properties are set back behind tall walls and hedges above the level of the road. No. 42 Clifton Road at the northern end of the street is a late 20th Century yellow brick house with large prominent windows and a pitched roof that has a neutral effect upon the streetscene. Nos. 1 to 13 (odd) and Nos. 2 to 14 (even), at the southern end of Clifton Road are terraces of uniform dwellings constructed of red brick with white painted window and door surrounds. Their front elevations are dominated by canted bays at ground floor level and prominent dormer windows set within their slate roofs.

Shanklin Road

9.36 Shanklin Road falls steeply to Park Road at its eastern end and retains its original granite kerb stones and gutters and five original cast iron lamp standards, but has no street trees and its pedestrian pavements are now surfaced in patched tarmac. It is lined with terraces of modest two storey dwellings variously constructed of London stock brick and red brick with decorated canted bays, slate roofs and white-painted entrance surrounds and windows. Unfortunately, the front gardens of most properties except No. 17 on the northern side and Nos. 2 & 4, No. 8, Nos. 12 to 18 (even) on the south side have been replaced with vehicular hard-standings, which have an unattractive impact on the streetscene. However, all of the houses are considered to make a positive contribution to the conservation area. There are two cast iron drain covers with granite sett surrounds in the centre of the road at the junction Bryanstone Road.

9.37 At the eastern end of Shanklin Road is Imperial Court, a late 20th Century three storey block of flats built around a vehicular parking courtyard. It is built at the back of pavement on the line of the old Shanklin Motors which it replaced and is of yellow stock brick with a hipped slate roof and has panels of diagonal timber on the upper floor. It has a neutral effect on this part of the conservation area. There is a cast iron Post Office pillar box inscribed VR on junction with Park Road and red granite crossovers to workshops at the rear of Nos. 47 & 49 Park Road.

Russell Road

9.38 Russell Road represents a continuation of Shanklin Road and rises to the west. It retains four original cast iron lamp standards and original granite kerbstones and gutters, but the pedestrian pavements are now surfaced with patched tarmac. There are granite setts across the road at the junction with Berkeley Road and Birchington Road and cast iron drain covers with granite sett surrounds in the centre of the road. Unfortunately, there is only one young street tree at the western end outside No.10. The properties lining Russell Road are more varied architecturally than the uniform terraces on Shanklin Road. Most dwellings are two storey with prominent square bays and were originally constructed of red brick with white-painted banding. However, many of the properties have been altered and several of them include unsympathetically designed dormer windows.

Wolseley Road

- 9.39 Wolseley Road is a broad, undulating tree-lined street with a bus route, that rises to the west and is flanked by a range of grand Victorian villas, semi-detached Edwardian dwellings and small mid to late 20th Century blocks of flats. The topography results in the buildings being set at different levels with steps between properties and varying relationships to the street. Some of the buildings have a particularly grand scale for Victorian houses in this area that is especially noticeable where the properties are raised above street level. The road retains its original granite kerbstones and many original boundary walls, but has patched tarmac pedestrian pavements. The many mature street trees give Wolseley Road a quiet residential character.
- 9.40 The eastern end of the road, between Park Road and Berkeley Road is dominated by Topsfield Close, a late 20th Century crescent of connected three storey blocks, which are centred on a large car parking area. The buildings are constructed of stock brick with shallow pitched roofs, steel balconies and large single paned windows. They have a neutral effect on this part of the conservation area.
- 9.41 The southern side of Wolseley Road to the west of the junction with Berkeley Road is lined with imposing three storey Victorian villas that are set high above street level behind mature planted front gardens. Nos. 25 to 45 (odd) at the eastern end of Wolseley Road are three storey red brick properties with white-painted window surrounds, canted bays and small dormer windows integrated into the slate roofscape. Nos. 11 to 23 (odd) between Birchington Road and Clifton Road are three storey red brick properties with white-painted banding and carved wooden gables and porches. Nos. 1 to 9 (odd) at the western end of Wolseley Road are three storey red brick dwellings with semi-basements. Their facades incorporate white painted window surrounds and terracotta decorative tiling between ground and first floor levels as well as canted bays, which are surmounted at attic level by balconies. Access to each raised ground floor entrance with a prominent stucco doorcase is via a long flight of stone steps. All of these groups of houses are considered to make a positive contribution to this part of the conservation area.
- 9.42 Nos. 32 to 60 (even) towards the eastern end of the north side of Wolseley Road, are Edwardian semi-detached properties constructed of red brick with pebble-dashed upper sections and canted bay windows that are surmounted by plain triangular gables. They have a neutral effect upon this part of the conservation area. A row of garages on land to the east of No. 60 Wolseley Road dominate views westwards up the hill when approaching from the east and detract from this part of the conservation area.
- 9.43 Nos. 12 to 30 (even) are consistent two storey red brick properties with white tiled banding at ground and first floor level as well as ornate triangular bays with terracotta tiling. The properties have recessed side entrance bays and canted bays at ground floor level. All retain their original arched sash windows, which

incorporate decorative coloured glass and are considered to make a positive contribution to the character and appearance of this part of the conservation area.

9.44 Nos. 4 to 10 (even) Wolseley Road are large three storey properties on the curve at the western end of the road. They are staggered in relation to the orientation of the road and views east along Wolseley Road are dominated by their white rendered flank elevations. Nos. 2A to E Wolseley Road at the junction with Montenotte Road are a terrace of two storey buff brick properties with curved facades that are also staggered in relation to the road layout. They are accessed at the rear from Montenotte Road and utilise the topography of their setting to include an additional rear basement level. These two groups of buildings have a neutral effect on this part of the conservation area.

9.45 Views westwards up Wolseley Road are dominated by the rear elevations of Nos. 62 to 70 (even) Coolhurst Road a three storey terrace of 1960s dwellings with a flat roof. The terrace is constructed of yellow brick with alternative strips of horizontal fenestration and tiling. Their position at the ridge of Shepherd's Hill, the main focal point of this residential street, detracts from the character and appearance of this part of the conservation area. Views north along Montenotte Street towards Muswell Hill are obtained from this junction.

Tivoli Road

9.46 Tivoli Road is a short quiet road that slopes down steeply to the north beyond the conservation area boundary where it gives access to a row of lock-up garages and the sports grounds and associated buildings of Highgate Wood School, which are sufficiently low to allow views over their roofs towards Muswell Hill. The road retains its original granite kerbstones and gutters and has several mature and young street trees, but has modern street lighting columns within patched tarmac pedestrian pavements. There is a cast iron street name plaque on the front elevation of No. 1.

9.47 Nos. 1 to 11 (odd) and Nos. 21 to 33 (odd) on the north-eastern side of Tivoli Road are two storey Victorian terraced properties constructed in red brick with stucco porches, lintels and canted bay windows at ground floor level and bracketed eaves cornices. Nos. 2 to 22 (even) and Nos. 24 to 36 (even) on the south-western side are similar terraces but with full height canted bays. All of these buildings are considered to make a positive contribution to the conservation area. Nos. 15 to 19 and Nos. 35 to 39 are late 20th Century groups of three storey infill flats. They are constructed of orange brick and generally retain the sense of rhythm and scale of the streetscene and reproduce some of the form and detailing of the original terraces. These relatively successful infill developments have a neutral effect on this part of the conservation area.

Glasslyn Road

- 9.48 Glasslyn Road is a quiet steeply sloping street lined with parked cars that rises towards the western end. The northern boundary of the conservation area follows the rear garden boundaries. It retains its original granite kerbstones and gutters and some interlocking artificial stone paving slabs at the north east end that are in good condition, but the rest of the pedestrian pavement has been surfaced with patched tarmac and the original cast iron lamp standards have been replaced with modern lighting columns. The character of the road is enhanced by the presence of several mature and some young street trees.
- 9.49 Glasslyn Road has a variety of Victorian and Edwardian properties that increase in scale and grandeur up the hill towards the west. Architecturally one of the most diverse streets, its buildings make a positive contribution to this Sub Area.
- 9.50 The flat eastern section of Glasslyn Road has uniform terraces of two storey properties, which are constructed of red brick with slate roofs and have distinctive decorative white painted full height square bays, some with roughcast and half-timbered effect apron panels and triangular gables, others with tile hanging. There is a cast iron Post Office pillar box inscribed GVIR on junction with Tivoli Road and a cast iron street name plaque on the flank wall of No. 22 Tivoli Road.
- 9.51 Further west the properties are more varied but materials and architectural styles are repeated along the street. Most of the dwellings are constructed of red brick with square or canted bays with decorative round headed or triangular gables. Some houses also have white stringcourses, lintels and keystones and all have small front gardens, those on the southern side raised above street level. Unfortunately, some of the buildings have painted brickwork that detracts from the appearance of the groups, but most remain intact and make a positive contribution to this interesting and varied streetscape. The western end of the street is terminated by views of the Tudor-style properties situated on Montenotte Road, from where expansive views eastwards can be obtained.

Montenotte Road

- 9.52 Montenotte Road is a short northern extension of Coolhurst Road sloping steeply down from the junction with Wolseley Road and Shepherds Hill to terminate at the entrance to Highgate Wood School, a late 20th Century single storey building that is relatively low lying in the streetscene and allows views north to Muswell Hill and Alexandra Palace and the spire of St James's church, Muswell Hill. The road retains its original granite kerbstones and interlocking artificial stone paving slabs, some of which are uneven and patched with tarmac. There are several red granite sett crossovers but, unfortunately, the original cast iron lamp standards have been replaced with modern street lighting columns.
- 9.53 No. 1 Montenotte Road, on the western side of the street at the junction with Shepherd's Hill, is a large three storey block of flats constructed of yellow brick with a hipped concrete tiled roof that is of limited architectural interest and

detracts from the character and appearance of this part of the conservation area. The land adjoining to the north, formerly occupied by a lock-up garage court, has been redeveloped with Northside House, an early 20th Century two storey detached house with an attic floor in a red tiled roof with a gable end to the street. The ground floor is red brick and the first floor is white painted render. The building has a neutral effect on this part of the conservation area.

- 9.54 Nos. 3 to 13 (odd) are three pairs of semi-detached Tudor-style properties with prominent square bays that incorporate overhanging timber-frame sections at first floor and gable level. These regularly spaced buildings provide the street with a sense of uniformity.
- 9.55 The eastern side of Montenotte Road is more varied in character, although the majority of buildings are of a similar scale to those on the opposite side. No. 2 Montenotte Road is a large detached two storey red brick property with a hipped clay tile roof and tall brick chimney stacks with terracotta pots. The remainder of properties on this side of the road are semi-detached Edwardian dwellings. Nos. 4 to 10 (even) are red brick houses with rough-cast upper sections and canted bays surmounted by gables that are elongated into cat-slide roofs dominating their facades. They make a positive contribution to this part of the conservation area. Nos. 12 to 18 (even) are more modest semi-detached properties with grey rough-cast facades that have a neutral effect upon the conservation area.



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Sub Area Boundary and Heritage Assets Appraisal

- Sub Area Boundary
- Open Space
- Positive Contribution Building
- Detractor

Sub Area 7: Hurst Avenue to Avenue Road

10. **SPATIAL AND CHARACTER ANALYSIS**
Sub Area 7. **Hurst Avenue to Avenue Road**

Overall character and appearance

10.1 This Sub Area at the south-western corner of the conservation area includes Coolhurst Road, Avenue Road, Hurst Avenue and part of Stanhope Road. It is characterised by wide tree lined streets of large detached and semi-detached properties that are set within large mature gardens separated by regular gaps. St Aloysius' College Sports Ground is a large flat open space situated at the centre of the area that gives it a more suburban feel than areas to the east.

Coolhurst Road

10.2 Coolhurst Road is wide road heavily parked with cars on both sides that rises at its northern end to meet Shepherd's Hill and Wolseley Road. There are no street trees, but the many mature trees in front gardens give it a tree-lined appearance. It retains its original granite kerbstones, but the pedestrian pavements are now surfaced with patched tarmac and the original cast iron lamp standards have been replaced with modern lighting columns. The road is flanked by large detached and semi-detached Victorian villas with mature gardens behind many original boundary walls, although these are interspersed with some 20th Century houses and apartment blocks. There is a cast iron Post Office pillar box with no inscription near the flank of No. 80 Shepherds Hill and a cast iron Post Office pillar box inscribed GVIR at the junction with Crescent Road.

Coolhurst Road (west side)

10.3 Nos. 1 to 7 (odd) Coolhurst Road are a symmetrical terrace of two storey Victorian red brick dwellings with an attic floor of gables and dormers in a hipped slate roof. The end houses have canted bay windows at ground and first floor level, the two central houses have ground floor square bays and all have prominent white painted lintels. No. 9 Coolhurst Road is a large early 20th Century two storey detached property constructed of red brick with white painted upper sections. Its façade is dominated by a large square bay and prominent gable. This group of properties have front gardens behind boundary walls with some mature trees and planting that partially screen their frontages. They make a positive contribution to the conservation area. No. 11 Coolhurst Road is a smaller early 20th Century detached property of similar appearance to No. 9 that has a neutral effect on this part of the conservation area.

10.4 Courtside is a short cul-de-sac situated between Nos. 11 and 13 Coolhurst Road that provides access to the Coolhurst Lawn Tennis Club a functional two storey building at its western end. There is an uneven hard surfaced car parking area on the north side. The south side of Courtside contains a staggered three storey flat roofed terrace of late 20th Century town-houses Nos. 1 to 6 (consecutive) with alternating projecting and recessed frontages. They are constructed of yellow brick and their facades incorporate rows of large windows and dark wooden panelling. They have a neutral effect on this part of the conservation area. No. 7

- Courtside, at the north eastern corner of the car park, is an early 21st Century single storey stock brick building with an oversailing grey flat roof and a large window and is set behind a tall brick wall. This property, together with the adjoining car park detracts from the conservation area.
- 10.5 Brook Lodge (No. 13 Coolhurst Road) is a functional three storey mid to late 20th Century block of flats built from grey brick with a flat roof. The central section of the front elevation includes white painted wooden panels and horizontal rows of windows, whilst the outer sections have recessed balconies. The building detracts from the character and appearance of this part of the conservation area.
- 10.6 Nos. 15 & 17 Coolhurst Road are detached three storey dwellings constructed of red brick with white-painted, pebble-dashed upper sections and slate roofs. They have forward projecting sections with shallow curved bay windows and are surmounted by prominent triangular gables. Unfortunately, the front garden and boundary wall of No. 15 Coolhurst Road have been replaced with an area of vehicular hard-surfacing that detracts from the streetscene, but No. 17 Coolhurst Road retains its original densely planted front garden with several mature trees. These buildings are considered to make a positive contribution to this part of the conservation area.
- 10.7 Nos. 19 to 23 (odd) and Nos. 27 to 31 (odd) Coolhurst Road are two groups of large two storey detached red brick properties with an attic floor in a steep hipped clay tiled roof with tall brick chimney stacks. They each have a wide dormer with a central pediment, decorative brick eaves cornices and timber sash windows with cambered arched heads. These buildings make a positive contribution to the conservation area.
- 10.8 Hurst Lodge (No. 25 Coolhurst Road) is a four storey mid to late 20th Century block of flats with a flat roof situated at the junction of Coolhurst Road and Hurst Avenue. The building is of yellow brick, but the main elevations are made up of horizontal bands of windows and dark tiles. The Coolhurst Road elevation has a large full height square bay. The building detracts from the character and appearance of this part of the conservation area.
- 10.9 No. 33 Coolhurst Road is a large detached property of two storeys and an attic floor with a wide dormer in a hipped slate roof. The front elevation has a forward projecting gable end with Tudor style half-timbered detailing and casement windows with leaded lights. The building is set within a mature garden that has densely planted shrubs and trees behind a hedge and low red brick boundary wall with gate piers and terracotta finials. It makes a positive contribution to the conservation area.
- 10.10 The properties further north on the western side of Coolhurst Road are large Victorian mansions which are set back high above the road within mature gardens. Accordingly, these dwellings provide the northern section of Coolhurst

Road, where it rises to meet Shepherd's Hill, with a sense of grandeur. Nos. 35 & 37 are vast three storey semi-detached villas constructed of stock brick with a slate roof and prominent red brick window arches and apron panels. A tall recessed arched section that rises to a height equivalent to two storeys dominates the outer northern bay of No. 37 Coolhurst Road. The houses are accessed by long flights of curved stone steps with metal handrails that rise from the public pavement through their mature tree lined front gardens high above road level. These buildings make a positive contribution to this part of the conservation area.

10.11 Nos. 39 & 41 Coolhurst Road are a pair of almost symmetrical semi-detached tall three storeys red brick Victorian villas with step clay tiled roofs with prominent triangular gable ends. The dwellings are relatively simple in form and their façades are unadorned, other than by white painted lintels above the sash windows expressed as white banding at second floor level. They are set above road level within mature densely planted gardens, which increases their presence in the streetscene. They make a positive contribution to this part of the conservation area.

10.12 Further north, No. 43 Coolhurst Road is a large detached red brick Victorian villa of two storeys with a semi-basement on the front elevation and an attic floor with a small central gabled dormer in a steep hipped clay tiled roof with prominent tall red brick chimney stacks. It has a simple design with a full-height square bay and outer entrance bay to the south and timber vertical sliding sashes with glazing bars dividing the upper sections into small panes. No. 45 Coolhurst Road, at the northern end of this Sub Area, is a mid to late 20th Century addition to the streetscene, which reflects the scale and character of the adjacent villas. It is a large three storey red brick dwelling with an attic floor in a hipped slate roof and has a central entrance bay surmounted by a small balcony and a central dormer window. The property is set at the same height as the adjacent properties and is accessed by a curved concrete stairway which rises through the front garden. Both houses are set within mature planted gardens and are considered to make a positive contribution to the conservation area.

Coolhurst Road (east side)

10.13 Nos. 2 to 6 (even) Coolhurst Road, north of Williams Close, are a group of two storey red brick houses with semi-basements and attic floors with tall gabled dormers in slate roofs. Unfortunately, the integrity of the group has been compromised by No.6 having subsequently been painted white. Their facades include full-height canted bays with decorative apron panels and white painted stucco window surrounds and prominent classically inspired entrance doorcases. The bays are surmounted by balconies accessed from the large dormer windows. The group make appositive contribution to this part of the conservation area.

- 10.14 Nos. 8 to 20 (even) Coolhurst Road are a consistent group of mainly semi-detached two storey properties with an attic floor with tall gabled dormers in hipped clay tiled roofs. These red brick houses have full-height canted bay windows, which are surmounted by balconies and other detailing that is identical in appearance to Nos. 2 to 6 (even) on the other side of the junction with Coleridge Road. All of the properties in this group are set within small gardens most of which are well maintained. They make a positive contribution to this part of the conservation area.
- 10.15 Further north, as the road begins to rise towards Shepherd's Hill, Nos. 22 to 28 (even) are two pairs of two storey semi-detached red brick properties with an attic floor with decorative symmetrically arranged half-gables in clay tiled roofs. Unfortunately, the brickwork of Nos. 22 & 24 has been painted pink and white respectively. These four houses have square bays at ground floor level and sash windows with arched surrounds and decorative keystones. They make a positive contribution to the conservation area.
- 10.16 Charlotte Court at the junction with Crouch Hall Road is a mid to late 20th Century four storey block of flats constructed of unadorned red brick with white-painted balconies. The lower southern section of the building has a flat roof, whilst the northern section includes an overhanging pitched roof. The block is unsympathetic to the domestic scale and consistency of the adjacent groups of Victorian properties to the north as well as those at the western end of Crouch Hall Road and detracts from this part of the conservation area.
- 10.17 Nos. 36 to 60 (even) Coolhurst Road are a relatively consistent group of two storey detached and semi-detached Victorian villas with an attic floor. The properties are constructed of red brick with slate roofs and all have white stringcourses at ground and first floor window head level that incorporate decorative keystones above the windows. The street frontages include square bay windows, which are surmounted by shaped gables at attic level. The detached properties at Nos. 46 to 60 (even) Coolhurst Road also incorporate canted bay windows at ground floor level. The majority of dwellings in this group retain their original features except for No. 42 Coolhurst Road, which has a white wooden side entrance bay and white-painted flank elevation and No. 46 Coolhurst Road, which incorporates a prominent inappropriately designed wide dormer. However, as a group the buildings are considered to make a positive contribution to the conservation area.

Avenue Road

- 10.18 Avenue Road is a straight flat road which forms the south western boundary of the Crouch End Conservation Area. The northern side of the road is lined with semi-detached Victorian dwellings, most of which are constructed of red brick. A strong and important aspect of this group is the well-planted and maintained front gardens and largely intact front boundaries. The southern side of the road is lined with a range of blocks of flats dating from the post war period, including

Eleanor Rathbone House, a tower block that dominates the eastern end of the street. Consequently, only the northern side of Avenue Road is included within the conservation area.

- 10.19 Avenue Hall, on the northern side of the green at the eastern end of Avenue Road on the junction with Coolhurst Road is an undistinguished 1960s block of three storey flat roofed flats. Its impact is partly mitigated by boundary planting, but it is considered to detract from the conservation area.
- 10.20 Nos. 4 and 6 Avenue Road, at the eastern end of the street, are detached two storey red brick properties with an attic floor in hipped clay tiled roofs with terracotta ridge tiles and finials. They have large full height rectangular bay windows surmounted by triangular gables with carved bargeboards. Their asymmetric facades feature yellow brick stringcourses and decorated white painted lintels and they have eyelid dormer windows set within the roofs. These houses are considered to make a positive contribution to the conservation area.
- 10.21 Most of the other properties on the street are identical in architectural style. Nos. 8 to 14 (even), Nos. 20 & 22, Nos. 28 to 38 (even) and Nos. 44 to 58 (even) are large two storey red brick semi-detached Victorian villas with an attic floor in steep hipped slate roofs, many of which incorporate decorative terracotta ridge tiles. Their facades are dominated by wide full height canted bays with prominent white lintels that are surmounted by large red brick gables with triple sash dormer windows under a wide cambered brick arch. These dwellings are of a similar design to properties elsewhere in the Conservation Area, including those situated on Coolhurst Road and Haslemere Road and may have been designed by W. J. Collins. In particular they all include front doors with diamond mullion motifs and coloured glazing. They make a positive contribution to this part of the conservation area.
- 10.22 Nos. 16 & 18 Avenue Road are a semi-detached pair of three storey red brick Victorian villas, which are simpler in form than other properties on the street, but they have ground floor square bays with groups of three windows set above and wide sloping dormer windows. Nos. 24 & 26 Avenue Road are similar, but with first floor triple sashes and gabled dormer windows with bargeboards set within their slate roofs. These houses also make a positive contribution to the conservation area.
- 10.23 Nos. 60 to 66 (even) Avenue Road form a three storey terrace with the appearance of two joined pairs of semi-detached Victorian properties similar to the majority of dwellings on Avenue Road and identical in form to the terrace at Nos. 1 to 7 (odd) Coolhurst Road. The properties are constructed of red brick, although Nos. 66 & 68 have subsequently been painted white. All have slate roofs with terracotta ridge tiles and a series of dormer windows. They make a positive contribution to the character and appearance of this part of the conservation area. The western end of Avenue Road, at the junction with

Stanhope Road is dominated by the playing field adjacent to the St Aloysius' College Sports Field.

- 10.24 Greville Lodge, which is situated between No. 38 and No. 44 Avenue Road is a three storey block of flats constructed of yellow brick with projecting rectangular bays and a flat roof. It is the only non-Victorian property on the northern side of the road. It detracts from the street scene due to inappropriate design, scale and use of materials.

Hurst Avenue

- 10.25 Hurst Avenue is a wide, street with a quiet character emphasised by audible birdsong. Whilst the substantial, mostly detached, properties on the northern side of the avenue are generally of limited architectural interest, they are set within large, well-maintained gardens with some original boundary walls. The southern side is undeveloped, comprising the raised flat St Aloysius' College Sports Ground. Although there are no street trees the avenue has a tree-lined appearance resulting from the many mature trees and hedges planted within substantial front gardens, particularly at the eastern end and along the boundary of the sports ground. Hurst Avenue was the last significant road in the Crouch End Conservation Area to be laid out and developed and it retains 1930s style lamp standards similar to, but plainer than, the original cast iron lamp standards remaining within some of the older streets in the conservation area. It retains its original granite kerbstones and interlocking artificial stone paving slabs, which are generally in good condition with a few broken or uneven sections and some granite setts crossovers. The mature trees, well kept boundary hedges and a diversity of planting predominantly define its suburban character.
- 10.26 The eastern end of Hurst Avenue is dominated by tall mature trees, although the flank and rear elevations to properties fronting Coolhurst Road are also prominent in the streetscene, specifically the imposing four storey block of Hurst Lodge. In addition, a row of visually unattractive garages is situated to the rear of Hurst Lodge, which detract from the streetscene.
- 10.27 On the northern side of the road, Nos. 1 to 17 (odd) Hurst Avenue are large detached Edwardian dwellings most of which are constructed of red brick with clay tiled roofs, white-painted rough-cast upper sections and forward projecting sections with half-timbered Tudor style gables. As a group they are all considered to make a positive contribution to the conservation area.
- 10.28 No. 1 Hurst Avenue is a two storey property set within a large front garden and its façade is partially obscured by a willow tree. No.3 to 9 (odd) Hurst Avenue are also of the same basic style of two storey dwellings with red brick and pebble dashed upper sections and a prominent red tiled hipped roof. Unlike the adjacent buildings, No. 5 Hurst Avenue has unpainted brown rough-cast and an attic floor with gabled and flat topped dormers. All of these properties have central tiled porches adjacent to a projecting square bay, as well as traditional

timber sash windows.

- 10.29 No. 11 Hurst Avenue is a white painted, two storey property with a modest half-timbered gable. No. 15 is a two storey Edwardian property constructed of red brick with white painted upper sections. Their facades are dominated by two square bays with two triangular gables and Tudor-style detailing. The gables are separated by a cat-slide clay tiled roof that slopes to ground floor level. The adjacent house, No.17 is a two storey red brick house with a white-painted first floor level and an attic floor with a hipped dormer in a prominent hipped red clay tiled roof that has a half-hipped gable over a forward projecting section that dominates the front elevation. The house also has timber casement windows with leaded lights and, unlike most properties on Hurst Avenue the front garden has been extensively paved.
- 10.30 Nos. 19 & 21 are a symmetrical pair semi-detached double-fronted red brick dwellings of two storeys with full-height canted bay windows, parapets and shallow sloping clay tiled roofs. Their facades are unadorned except for white painted timber door surrounds and hoods. Both houses retain their traditional sash windows and are considered to make a positive contribution to the conservation area. No. 23 Hurst Avenue is similar in form to the properties at the eastern end of the road. It is a two storey red brick house with white painted first floor level and hipped clay tiled roof with a forward projecting hipped section and a brick chimney stack. The ground floor has a prominent red brick entrance porch and garage front. This group of buildings also make a positive contribution to this part of the conservation area.
- 10.31 Nos. 25 to 31 (odd) Hurst Avenue are two pairs of 1960s three storey semi-detached town-houses. They are constructed of yellow brick with white rendered upper floor. Their shallow pitched concrete tiled roofs extend over centrally paired projecting two storey bays with garages at ground floor level and large first floor 'picture' windows. They have a neutral effect upon the conservation area.
- 10.32 No. 33 at the western end of Hurst Avenue is a small single storey white painted stucco cottage with an attic floor with a centrally positioned half-gable in a shallow hipped slate roof. It is situated to the rear of No. 17 Stanhope Road and partly concealed from view behind a tall dark brick wall, which incorporates a wide white painted garage door and a pedestrian gate. The ground floor incorporates round headed windows and the attic window has a pair of casements with Gothic style glazing bars. The building makes a positive contribution to the conservation area.
- 10.33 The southern side of Hurst Avenue is dominated by St Aloysius' College Sports Ground, which is a substantial open space containing a series of sports pitches that is surrounded by mature Poplar trees that contributes towards the suburban feel of Hurst Avenue. The buildings situated in the vicinity of Crouch End Hill, specifically Eleanor Rathbone House on Avenue Road, are visible in views south

across the sports ground from Hurst Avenue.

Stanhope Road

- 10.34 Stanhope Road is a wide road with no street trees that rises to meet Shepherd's Hill in the north and forms the western boundary of the Crouch End Conservation Area where it abuts the adjoining Highgate Conservation Area. It is lined with properties of a range of architectural styles and origins, including Victorian properties at the junction with Hurst Avenue, and more recent blocks of flats to the north and south. The south eastern section of the street is dominated by the St Aloysius' College Sports Ground and the adjacent playing field, which occupies the area to the east of Stanhope Road. The substantial front gardens are well planted and include many mature trees on front boundaries that give it a tree-lined appearance. The road retains five original cast iron lamp standards with others replaced by modern lighting columns, original granite kerbstones and interlocking artificial stone paving slabs. There is a cast iron Post Office pillar box inscribed VR on the junction with Shepherd's Hill.

Stanhope Road (east side)

- 10.35 On the eastern side of Stanhope Road and to the north of the playing field, Nos. 1 to 11 (odd) Stanhope Road form a consistent group of large two storey Edwardian dwellings with semi-basements and attic floors in hipped red clay tiled roofs. The properties were originally constructed of red brick, although the upper sections to Nos. 5 to 11 (odd) have subsequently been painted white. They have square bay windows at ground and first floor level surmounted by large decorated gables as well as hexagonal bay windows and red brick porches at ground floor level. Nos. 1 & 3 incorporating white painted pillars and surrounds on their porches, terracotta panels at first floor level and white painted lintels at ground and first floor level. They make a positive contribution to this part of the conservation area.
- 10.36 Nos. 13 & 15 Stanhope Road, at the junction between Stanhope Road and Hurst Avenue, are a pair of symmetrical two storey semi-detached properties with semi-basements and attic floors in steep hipped roofs, similar in form to the adjacent group of dwellings. The large houses are constructed of red brick and are dominated by ornate carved white painted wooden balconies and gables, which surmount full-height canted bays at attic level. They make a positive contribution to the conservation area.
- 10.37 On the north side of the junction with Hurst Avenue are Nos. 17 to 21 (odd) Stanhope Road an imposing group of three Victorian villas, similar in style and materials to the other groups of properties in the street. No. 17 Stanhope Road is a grand double-fronted detached two storeys red brick property with a semi-basement and an attic floor with gable ends in a hipped clay tiled roof. It has full-height canted bays, which are surmounted by pyramidal tiled roofs surmounted by gables with elaborately fretted bargeboards. The ground floor has an arched central entrance with a white painted surround. Further north, Nos. 19 and 21 are

similar two storey red brick dwellings with semi-basements and attics with gables and sloping dormers in hipped clay tiled roofs. The upper sections to No. 19 Stanhope Road have subsequently been painted white. Each house has a full-height canted bay surmounted by a large triangular gable, which in the case of No. 21 is decorated with half timber detailing. This group of buildings make a positive contribution to the conservation area.

10.38 The northern section of Stanhope Road is mostly lined with late 20th Century blocks of flats and are surrounded by relatively dense planting including mature trees. Only the eastern side of this section of the street is situated within the Crouch End Conservation Area, the western side is within Highgate Conservation Area. Hillcourt is a three storey late 20th Century yellow brick block of flats with a hipped slate roof and casement windows. A large central panel of glass bricks cladding the staircase tower above the main entrance to the property dominates its simple symmetrical façade. To the north, No. 23 is a functional four storey flat roofed block of flats faced in pale red bricks with a recessed entrance bay constructed of darker brickwork. The façade includes large single-paned 'picture' windows and a projecting section that is surmounted by a second floor roof terrace. The building is set behind a small car park which contains large mature trees. No. 25 Stanhope Road is a mid to late 20th Century two storey house with an attic floor in a slate roof. It is constructed of stock brick with a white-painted ground floor level. The design of the facade includes casement windows, a panel of glass bricks adjacent to the front door and a large prominent dormer window. It is set within a front garden enclosed by mature trees. This group of buildings have a neutral effect on the conservation area.

10.39 The northern section of Stanhope Road is dominated by the rear and flank elevations to Shepherd's House, which is an imposing four storey block of flats, which fronts Shepherd's Hill within Sub Area 8.

Stanhope Road (west side)

10.40 At the southern end of the street, No. 22 Stanhope Road is a mid to late 20th Century three storey block of flats, which is white painted with large single pane windows. The building comprises a northern and southern section, which are connected by an overhanging glazed bay. The northern section of the building is surmounted by a tiled mansard roof, whilst the southern section has a shallow sloping tiled roof.

10.41 Nos. 24 to 28 (even) Stanhope Road are a group of mid to late 20th Century bungalows with an attic floor with wide dormers in steeply sloping tiled roofs. They provide this section of the street with a uniform sense of scale, although they are of varying architectural design. No. 24 Stanhope Road is painted light green and has large dark wood windows. No. 26 has a yellow painted façade and a forward projecting section with a half-timbered gable. Its dormer is surmounted by a series of small decorative pediments. No. 28 Stanhope Road is a smaller bungalow of more traditional style, which is constructed of red brick with white

- painted upper sections and a clay tiled hipped roof. Its front elevation includes large square bay windows with casements and is dominated by a large hipped dormer window with casements. The property includes a small single storey extension with a hipped roof to the north. This group of buildings have a neutral effect on the conservation area.
- 10.42 Further north, Nos. 30 & 32 Stanhope Road are large semi-detached Edwardian properties of two storeys with an attic floor. The dwellings are constructed of red brick with unpainted rough-cast upper sections and white painted joinery detailing. Their frontages include square bay windows at ground and first floor level that are surmounted by large dormer windows with hipped roofs and balconies. Their prominent feature is their elongated cat-slide roofscape that slopes to ground floor level to both the north and south of the dwellings and incorporates a range of dormer windows at first and attic floor level. The buildings are considered to make a positive contribution to the conservation area.
- 10.43 Nos. 34 to 40 (even) Stanhope Road are substantial semi-detached red brick properties of two storeys with an attic floor and gables in a shared hipped slate roof with terracotta ridge tiles. The front elevations are dominated by square bay windows which are surmounted by triangular gables. The properties retain their traditional timber sash windows which are decorated with white painted lintels and the second floor window are surmounted by curved terracotta panels. These houses make a positive contribution to the conservation area.
- 10.44 Nos. 42 Stanhope Road, situated on the south side of the junction with Stanhope Gardens is a three storey red brick 1930s block of flats with a parapet and flat roof. The undecorated facades include wide full-height canted bays and metal casement windows. The building has a neutral effect on the conservation area.
- 10.45 To the north of the junction with Stanhope Gardens is Viewside Lodge, No. 44 Stanhope Road a late 20th Century four storey block of flats with a flank elevation fronting Stanhope Road. It is a white-painted building with large single paned windows, recessed balconies and a curved roof, which is prominent in the streetscene. It has a neutral effect on the conservation area.
- 10.46 Nos. 46 & 48 Stanhope Road are large three storey red brick Victorian villas with an attic floor with gables and dormers in a slate roof. , which are set behind tall mature trees. They have full-height canted bays and white painted lintels and central entrance doors with projecting porches. They are considered to make a positive contribution to this part of the conservation area.



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Sub Area Boundary and Heritage Assets Appraisal

-  Sub Area Boundary
-  Open Space
-  Positive Contribution Building
-  Detractor

Sub Area 8: Shepherds Hill

11. SPATIAL AND CHARACTER ANALYSIS

Sub Area 8. Shepherds Hill

Overall character and appearance

11.1 Shepherd's Hill is situated at the north western corner of the Crouch End Conservation Area and incorporates Shepherd's Hill, Broughton Gardens and Shepherd's Hill Heights. The area is primarily characterised by its elevated topography and the associated views north to Muswell Hill and south towards Crouch End Hill. Shepherd's Hill is a wide street lined with mature deciduous trees. A large proportion of the properties flanking it are apartment blocks that have replaced earlier Victorian villas. These large blocks are interspersed with mostly detached properties of varying origins. Accordingly, the area is relatively consistent in terms of the large scale of buildings, though is mixed in relation to their ages and architectural design. In addition, large gaps separate the apartment blocks and houses on Shepherd's Hill and afford views north towards Muswell Hill and Alexandra Palace. Several of the properties within this Sub Area are of limited architectural merit, but the views between them and their settings amongst mature London Plane trees and well maintained gardens form the dominant traits that contribute to the character of the area.

Shepherd's Hill

11.2 Shepherd's Hill is a wide, busy street with car parking lining both sides and many mature street trees that rises towards its western end and follows the ridge that forms the conservation area's north western boundary. The original granite kerbstones remain and some interlocking artificial stone slabs, but much of the pedestrian pavement is now patched tarmac and the original cast iron lamp standards have been replaced by modern lighting columns. There are some granite sett crossovers. Most of the buildings towards the western end of this section of Shepherd's Hill are large blocks of flats, whilst those towards the eastern end are smaller residential premises, many of which retain original boundary walls. Large gaps between the buildings allow expansive views to the north, as does Shepherd's Hill Garden open space.

Shepherd's Hill (north side)

11.3 Fitzroy Court, Nos. 57 & 59 Shepherd's Hill, situated at the north western corner of the conservation area opposite the entrance to Stanhope Road, is an imposing H plan mid to late 20th Century six storey light red brick block of flats with a flat roof. Its Shepherd's Hill elevation includes prominent white banding, large windows and projecting balconies. Further east, No. 61 Shepherd's Hill is a similar mid to late 20th Century four storey block of flats built in grey brick. The Shepherd's Hill façade includes large windows above white painted wooden panels and glass balconies. The top floor is set back, reducing its mass and scale and also providing a large roof terrace. Both of these buildings detract from the character and appearance of this part of the conservation area.

- 11.4 The adjacent property, at No. 63 Shepherd's Hill is a detached early 20th Century two storey dwelling with a clay tiled roof and unpainted grey rough-cast. It has a full-height projecting square bay that is surmounted by a triangular gable that incorporates a diamond-shaped motif. It is set within a well-maintained, well planted mature garden and makes a positive contribution to the conservation area.
- 11.5 Nos. 65 to 75 (odd) Shepherd's Hill form a group of early to mid 20th Century two storey detached red brick dwellings with pyramid shaped steeply hipped clay tiled roofs with prominent brick chimney stacks. Most of their façades have full-height forward projecting central entrance bays that extend beyond eaves level with a stepped parapet and have white painted door surrounds and hoods at ground floor level with arched sash windows at first floor level. They are set within steeply sloping maturely planted gardens and are considered to make a positive contribution to this part of the conservation area. The small gaps between these properties allow glimpsed views north towards Muswell Hill from this section of Shepherd's Hill.
- 11.6 Shepherd's Hill Gardens, located between No. 75 & No. 77 Shepherd's Hill, form a large pleasant public space, densely planted adjacent to the roadside, that slopes down to a more open area to the north west towards the Shepherd's Hill allotments and sports ground beyond. The Gardens punctuate the streetscene as a quiet oasis and also allows extensive views to Muswell Hill to the north. There is a Council interpretation board that gives an extensive description of the area and its history in addition to information about views north from the Gardens. The inscription reads: "Shepherd's Hill Gardens were once part of Rowledge Farm in the Manor of Hornsey, which had belonged to the Bishop of London before the Norman Conquest of 1066. Originally most of the estate was wooded and used for hunting, but a large area was later cleared for cultivation. Local people seem to have been allowed to grow their own crops on some of this land which was divided into long and narrow individual strips known as the 'ridge and furrow' system. You can see the remains of a ridge along the ground in front of this sign. From the 15th Century onwards, local people were turned off this land as it was more profitable to have sheep. By the early 19th Century, it was mostly used by tenant farmers for grazing both sheep and cows to provide Londoners with meat and milk. One of the farms was called Shepherd's Cot and its farmhouse stood at what is now the junction of Shepherd's Hill and Coolhurst Road. Shepherd's Hill itself was formerly a ridgeway bridle path through fields and did not become a road until 1882. In the late 1880s rapid housing development round Crouch End aroused local concern about losing open space. In 1893 much of this land was saved by a private company set up by the local residents and sports clubs. Although now hidden by trees, sometimes you can hear the sound of willow on leather from the cricket clubs below to your right. In 1928 Hornsey Borough Council acquired adjoining land for the use of local people. This was turned into Shepherd's Hill Gardens, providing a green space with magnificent views and a large number of allotments along the slope below. On the horizon on the far left

you can just see the canopy of Highgate Wood, then Queen's Wood and in the centre, the spire of St James' Church in Muswell Hill. On the far right you can see Alexandra Palace, built in 1873 as 'The People's Palace' for recreation and entertainment."

- 11.7 Highgate Heights, No. 77 Shepherd's Hill, is a large mid to late 20th Century six storey block of flats that is similar in scale and form to Fitzroy Court at Nos. 57 & 59 Shepherd's Hill. The building is constructed of dark red brick with white banding and translucent green panels between the large casement windows. The top floor is set back to provide a roof terrace as at No. 61. A large gap between the block and the adjacent dwelling at No. 79A Shepherd's Hill provides additional expansive views to the north, but the building itself is considered to detract from the appearance of this part of the conservation area.
- 11.8 No. 79A Shepherd's Hill is a late 20th Century single storey detached dwelling with a shallow mono-pitched roof and white painted façade that incorporates large windows, an arched entrance bay and a prominent garage. To the rear of the dwelling, Nos. 1 to 5 (consecutive) Shepherd's Hill Heights are small late 20th Century two storey pink brick properties that have simple facades and flat roofs and are accessed to the west of No. 79A Shepherd's Hill. This group of buildings has a neutral effect on the conservation area.
- 11.9 Mellor Court, No. 79 Shepherd's Hill, is a large functional light red brick mid to late 20th Century five storey block of flats with a flat roof. Its façade is dominated by large horizontal bands of windows and projecting balconies. No. 81 Shepherd's Hill is a smaller four storey mid to late 20th Century grey brick block of flats with white painted banding and recessed balconies built on the site of the former St Andrew's Church. The building is set behind a mature planted raised garden. Nos. 79 & 81 both detract from the character and appearance of this part of the conservation area.
- 11.10 Nos. 83 & 85 Shepherd's Hill are early to mid 20th Century two storey brown brick residential properties with red hipped tiled roofs.. Their facades include full-height curved bay windows with pyramidal roofs and arched entrances, but otherwise are similar in scale design and materials to Nos. 65 to 75 (odd) Shepherd's Hill. No. 83 Shepherd's Hill has some white painted render at first floor level and a recessed balcony. Their small domestic scale is dwarfed by the large blocks of flats to the west and south, but they make a positive contribution to the conservation area.

Shepherd's Hill (south side)

- 11.11 Stanhope House, Nos. 38 & 40 Shepherd's Hill on the southern side of the junction with Stanhope Road, is a substantial late 20th Century complex of connected five storey blocks of red brick flats with a shallow pitched roof and wide gabled dormers. The Shepherd's Hill elevation has large balconies with dark wooden railings. The main entrance is marked by a large mono-pitched

- porch, set within a recessed bay and is surmounted by a vertical row of windows to the staircase tower. The building detracts from the conservation area.
- 11.12 The adjacent property, No. 42 Shepherd's Hill is a grand double-fronted two storey Victorian villa with a decorated half-hipped slate roof and an attic floor with canted dormers topped by tall pyramidal slate roofs and cast iron finials. The façade includes square bay windows at ground and first floor level as well as white painted lintels, traditional sash windows and a prominent square porch. It makes a positive contribution to this part of the conservation area.
- 11.13 Nos. 44 to 48 (even) and Nos. 50 to 54 (even) Shepherd's Hill are two relatively consistent terraces of early to mid 20th Century white painted three storey properties with flat roofs. Although the dwellings are relatively undecorated they are set within well-planted and well-maintained gardens. They form part of a group of properties built in the Modern/International style that includes the adjoining Broughton Gardens. They make a positive contribution to the character of the conservation area.
- 11.14 Nos. 1 to 9 (consecutive) Broughton Gardens is a small cul-de-sac between No. 48 and No. 50 Shepherd's Hill that has early to mid 20th Century white-painted three storey dwellings similar in style to those at Nos. 44 to 48 (even) and Nos. 50 to 54 (even) Shepherd's Hill. They include projecting balconies and recessed upper sections to provide roof terraces. No. 5, terminating the view along Broughton Gardens, is constructed of yellow stock brick and has a flat roof. It presents a blank elevation to the street unworthy of its key position in the cul-de-sac, failing visually to adequately enclose Broughton Gardens. Never the less, the group of buildings is considered to make a positive contribution to the conservation area.
- 11.15 Further east, No. 56, Panorama Court and No. 58, Jameson Lodge, Shepherd's Hill are functional mid 20th Century blocks of flats. Panorama Court is a four storey red brick block with a flat roof, whilst Jameson Lodge is a three storey yellow brick block with large casement windows. Both buildings are set behind planted boundaries with some mature trees that partly screen small car parking areas. They have a neutral effect on the conservation area.
- 11.16 No 60 Shepherd's Hill is a large detached two storey red brick Edwardian dwelling with an attic floor with a large gable end in a steep clay tiled roof. The first floor and gable have unpainted rough-cast. The property has large leaded sash windows and a prominent central window to the staircase above the entrance doorcase and hood. The adjacent dwelling at No. 62 Shepherd's Hill is also a large detached villa. It is a substantial two storey red brick Victorian building with an attic floor in a hipped slate roof with dormers and a prominent central gable with white painted rough-cast and decorative Tudor-style half-timber detailing. The ground floor has an overhanging tiled porch that extends across most of the frontage. It has an original lava brick front boundary wall that is covered with ivy

and retains some mature trees and planting that partly screen hard standing for vehicular parking. These two buildings make a positive contribution to this part of the conservation area.

- 11.17 Further east, Nos. 64 & 66 Shepherd's Hill are two large six storey blocks of flats probably built in then 1960s or 1970s. They are built of dark brown brick with flat roofs and white banding between storeys and No. 66 Shepherd's Hill also has projecting balconies. They both detract from the character and appearance of the conservation area.
- 11.18 Dale Lodge, No. 68 Shepherd's Hill, is a four storey mid 20th Century red brick block of flats with a flat roof and wide metal casement windows in an unadorned façade. Although it is set back behind a boundary of mature trees and shrubs, it is considered to detract from the conservation area.
- 11.19 By contrast, the adjacent property at No. 70 Shepherd's Hill is a very large two storey Victorian property of grey brick with red brick lintels and prominent full-height canted bay windows. The building retains its original sash windows, but two large dormer windows have been introduced into the steeply sloping slate roof. It has a neutral effect on this part of the conservation.
- 11.20 Altior Court, Nos. 74 & 76 Shepherd's Hill, is a large functional mid to late 20th Century six storey block of flats with an unadorned façade and flat roof. It is built from light red brick with white banding and has large windows and projecting balconies. The scale and mass is partly offset by the large mature trees along the front boundary. The building detracts from the conservation area.
- 11.21 At the eastern end of the street are Nos. 78 & 80 Shepherd's Hill, large double-fronted two storey red brick Victorian villas with a semi-basement and attic floor. They are raised high above road level within densely planted gardens. Their facades incorporate full-height square and canted bay windows and central ornate painted timber arched porches surmounted by balconies. The hipped slate roofs are dominated by prominent gables above the square bays and smaller gabled dormers. No. 80 Shepherd's Hill, at the junction with Coolhurst Road, is also known as the Thomas Barlow Home, and includes an additional canted bay on the Coolhurst Road elevation that successfully addresses its corner location. These two buildings make a positive contribution to the character and appearance of this part of the conservation area.

12. AUDIT

Introduction

12.1 An audit of the fabric of the Crouch End Conservation Area has been undertaken to identify 'designated heritage assets' (listed buildings, local listed buildings of merit, unlisted buildings that make a positive contribution to the character and appearance of the conservation area), together with shopfronts of merit and elements of streetscape interest. In addition, elements that detract from its character and appearance have been identified.

STATUTORY LISTED BUILDINGS

12.2 A statutory listed building can be a building, object or structure that has been judged by English Heritage to be of national historic or architectural interest. Listing gives statutory protection to historic buildings and allows their special interest to be taken into account before any changes are made to them that affect their character. Grade I and II* listed buildings are a small proportion (about 6 % nationally) of all listed buildings and are particularly important built heritage assets, their significance is beyond dispute. Grade II listed buildings include the majority of listed buildings representing a major element in the historic quality of Haringey.

The main criteria for listing are:

- architectural design, decoration and craftsmanship; also important examples of particular building types and techniques and significant plan forms
- illustrations of important aspects of the nation's economic, cultural or military history
- close historical association with nationally important people or events
- group value especially where buildings comprise an important architectural or historic group or a fine example of planning such as squares, terraces or model villages.

The older a building is, and the fewer the surviving examples of its kind, the more likely it is to have historic importance. All buildings built before 1700 which survive in anything like their original condition, and most buildings built between 1700 and 1840 are listed. Only the best examples of particular building types of definite quality and character erected after 1840 are listed. Post 1945 buildings have to be exceptionally important to be listed and normally have to be over 30 years old to be eligible for listing.

Address	Date First Listed	Grade
The Broadway		
Former Hornsey Town Hall	16.1.81	II*
Former Electricity Board Office and Showroom	16.1.81	II
Broadway House (Nos. 1 to 4 consecutive)	16.1.81	II
Crouch End Clock Tower	10.5.74	II

Crouch End Hill Christ Church	10.5.74	II
Crouch Hill No. 120	10.5.74	II
Haringey Park Hornsey Central Library	23.3.01	II
Tottenham Lane No. 26 (The Queens Head Public House)	23.11.73	II*

LOCAL LISTED BUILDINGS OF MERIT

12.3 A local listed building is a building or structure of architectural or historic interest which does not qualify for inclusion in the statutory list, but which in the opinion of the Council makes a valuable contribution to the character of an area. The Local List includes buildings originally included as Grade III in the Provisional Lists and also includes buildings identified as being of local merit as part of then UDP. Under PPS5 local listed buildings within a conservation area with an adopted Appraisal are considered to be 'designated heritage assets', with additional conservation considerations given to the alteration of these buildings. The Council will seek to ensure that the special character of such buildings is protected and enhanced.

Address	Date First Listed
Back Lane Nos. 1 to 6 (consecutive) Topsfield Cottages	27.01.86
The Broadway No. 6	27.01.97
Crescent Road Nos. 6 to 12 (even)	11.06.73
No. 18	11.06.73
No. 22	11.06.73
Nos. 15, 17 & 19	11.06.73
Crouch End Hill Nos. 83 & 85	01.05.04
Former railway bridge over Parkland Walk	01.05.04
Disused railway station platforms in Parkland Walk	01.05.04

Crouch Hill	
No. 113	01.09.76
No. 145 (Park Chapel)	01.09.76
No. 118 (Montague Cottage)	01.09.76
Former Floral Hall adjacent to No. 132	27.01.97
Haringey Park	
Nos. 13 to 15 (consecutive)	01.09.76
Nos. 29 to 32 (consecutive)	01.09.76
Haslemere Road	
Nos. 2 & 4	01.09.76
Hornsey Lane	
Nos. 139 to 145 (odd)	01.09.76
Middle Lane	
Nos. 9 to 35 (odd)	11.06.73
New Road	
Nos. 1 & 3	11.06.73
Nos. 2 to 26 (even)	11.06.73
Park Road	
Nos. 26 to 40 (even)	01.09.76
Weston Park	
Nos. 14 & 16	27.01.97

POSITIVE CONTRIBUTION BUILDINGS

- 12.4 In addition to those buildings that are on the statutory list and local list of buildings of merit there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Crouch End Conservation Area as a whole. Even though some of these buildings may have experienced minor alterations over the years they still make a positive contribution to the conservation area as part of a group. Again, under PPS5 positive contribution buildings within a conservation area with an adopted Appraisal are considered to be 'designated heritage assets', with additional conservation considerations given to the alteration of these buildings. The assessment of whether a building makes a positive contribution to the special architectural and historic interest of a conservation area is based on Appendix 2 of 'Guidance on Conservation Area Appraisals'; English Heritage, February 2006.

Address

Aubrey Road

Nos. 1 to 11 (odd)

Nos. 2 to 10 (even)

Avenue Road

No. 1

Nos. 4 to 38 (even)

Nos. 44 to 66 (even)

Bedford Road

Nos. 1 to 19 (odd)

Nos. 2 to 24 (even)

Berkeley Road

Nos. 1 to 27 (odd)

Nos. 2 to 12 (even)

Nos. 14 to 54 (even)

Birchington Road

Nos. 1 to 13 (odd)

Nos. 15 to 49 (odd)

Nos. 2 to 14 (even)

Nos. 16 to 40 (even)

Bourne Road

Nos. 1 to 15 (consecutive)

Nos. 16 to 28 (consecutive)

The Broadway

Nos. 1 to 19 (odd)

Nos. 35 to 39 (odd) Waitrose (former Woolworth's store)

Nos. 41 to 61 (odd)

Nos. 2 & 4

Nos. 28 to 54 (even)

Broughton Gardens

Nos. 1 to 9 (consecutive)

Bryanstone Road

Nos. 1 to 35 (odd)

Nos. 2 to 28 (even)

Cecile Park

Nos. 1 to 63 (odd)

Nos. 65 to 71 (odd)

Nos. 75 to 79 (odd)

Nos. 8 to 52 (even)

Nos. 56 to 100 (even)

Christ Church Road

Redleaf and Canberra

Nos. 2 to 12 (even)

Nos. 3 to 17 (odd)

Clifton Road

Nos. 1 to 13 (odd)

Nos. 15 to 45 (odd)

Nos. 2 to 14 (even)

Nos. 16 to 40 (even)

Coleridge Road

Nos. 1 to 13 (odd)

Nos. 17 to 57 (odd)

Nos. 59 to 87 (odd)

Nos. 2 & 4

Nos. 6 to 24 (even)

Nos. 26 to 42 (even)

Nos. 52 & 54

Coolhurst Road

Nos. 1 to 9 (odd)
Nos. 15 to 23 (odd)
Nos. 27 to 45 (odd)
Nos. 2 to 28 (even)
Nos. 36 to 60 (even)

Crescent Road

No. 15A
No. 21 (Alyn Bank)
Nos. 25 & 27

Crouch End Hill

Nos. 2 to 58 (even)
No.1 Nat West Bank
No.77 Coleridge Primary School extension (former TUC Training Centre)

Crouch Hill

Nos. 82 to 100 (even)
No. 104 Kestrel House School (former Cecile House & Montview Theatre School)
Nos. 108 to 116 (even)
Nos. 126 to 130 (even)
Nos. 132 to 146 (even)
Nos. 103 to 111 (odd)
No. 115 to 137 (odd)
Nos. 147 to 153 (odd)

Crouch Hall Road

Nos. 1 to 23 (odd)
Nos. 29 to 69 (odd)
Nos. 2 to 72 (even)

Drylands Road

Nos. 1 to 27 (odd)
Nos. 2 to 28 (even)

Edison Road

Nos. 1 to 17 (consecutive)
Nos. 18 & 19 (Christ Church Cottages)
No. 20 Hall
No. 21 (Malpas) & 22
No. 23 (Parish Hall)

Elder Avenue

Nos. 1 to 23 (odd)
Nos. 29 to 51 (odd)
Nos. 2 to 16 (even)
No. 18 Earl Haig Memorial Hall
Nos. 22 to 38 (even)

Fairfield Road

Nos. 1 to 23 (odd)
Nos. 2 to 32 (even)

Felix Avenue

Nos. 1 to 27 (odd)
Nos. 2 to 16 (even)

Gladwell Road

Nos. 12 to 36 (even)
Nos. 23 to 29 (odd)

Glasslyn Road

Nos. 1 to 71 (odd)
Nos. 2 to 72 (even)

Haringey Park

Nos. 1 to 4 (consecutive)
Nos. 18 to 20 (consecutive)
Nos. 1 to 32 (consecutive) Ravensdale Mansions (western and eastern blocks)
Nos. 33 to 42 (consecutive)

Haslemere Road

Nos. 6 to 16 (even)
Nos. 28 to 38 (even)
No. 3
Nos. 7 to 17 (odd)

Hatherley Gardens

Nos. 1 to 11 (odd)
Nos. 2 to 10 (even)

Hornsey Lane

No. 137 and No. 145

Hurst Avenue

Nos. 1 to 23 (odd)
No. 33

Ivy Gardens

Nos. 1 to 12 (consecutive)

Landrock Road

Nos. 12 to 36 (even)

Nos. 15 to 51 (odd)

Lynton Road

Nos. 1 to 29 (odd)

Nos. 2 to 12 (even)

Nos. 16 to 22 (even)

Middle Lane

Nos. 1 to 7 (odd)

Nos. 1 to 13 (consecutive) Topsfield Arcade

Nos. 10 to 40 (even)

Nos. 1, 2, 2A & 3 Middle Lane Mews & Globe House

Montenotte Road

Nos. 2 to 10 (even)

Nos. 3 to 13 (odd)

New Road

Nos. 5 & 7

Park Road

Nos. 1 to 9 (odd)

Nos. 21 to 59 (odd)

Nos. 2 to 8 (even)

Nos. 42 to 48 (even)

Nos. 68, 68A & 70

Russell Road

Nos. 1 to 25 (odd)

Nos. 2 to 10 (even)

Shanklin Road

Nos. 1 to 21 (odd)

Nos. 2 to 22 (even)

Shepherd's Hill

Nos. 63 to 75 (odd)

Nos. 83 & 85

Nos. 42 to 54 (even)

Nos. 60 & 62

Nos. 78 & 80

Stanhope Road

Nos. 1 to 21 (odd)
Nos. 30 to 40 (even)
Nos. 46 & 48

Tivoli Road

Nos. 1 to 11 (odd)
Nos. 21 to 33 (odd)
Nos. 2 to 36 (even)

Tottenham Lane

Nos. 1 to 25 (consecutive) Broadway Parade
Nos. 14 to 30 (consecutive) Topsfield Parade
No. 31 Topsfield Parade and hall at rear (former Queen's Opera House,
Hippodrome Variety Theatre and Gaumont Cinema)
Nos. 32 to 44 (consecutive) Topsfield Parade

Waverley Road

Nos. 9, 9C & 9D
Victorian Building formerly part of TUC Education Centre

Weston Park

Development & Learning Centre (former Clinic) at the rear of Hornsey Town Hall
Electricity Sub-station at rear of Hornsey Town Hall
Nos. 5 to 73 (odd)
Nos. 8 to 12 (even)
Nos. 18 to 84 (even)

Wolseley Road

Nos. 1 to 45 (odd)
Nos. 12 to 30 (even)

SHOPFRONTS OF MERIT

12.5 Within the Crouch End Conservation Area there are a number of shop frontages that have been identified as being of townscape merit.

Address

The Broadway

No. 6

No. 32

Crouch End Hill

No. 72

Crouch Hill

No. 126

No. 132

Nos. 151 & 153

Middle Lane

Nos. 18 & 20

Park Road

No. 47

No. 59

Topsfield Parade

Nos. 1 & 2

No. 11

Nos. 27, 28 & 29

No. 38

Tottenham Lane

No. 11

No. 16

No. 23

ELEMENTS OF STREETScape INTEREST

- 12.6 Elements within the public realm contribute greatly to the quality of the Crouch End Conservation Area in addition to its buildings. These include original granite kerbstones and gutters, pedestrian pavement surfacing materials, front gardens with boundary walls, hedges, trees, shrubs, and flowers, cast iron lamp standards and bollards, signage, cast iron Royal Mail pillar boxes, street trees and other areas of trees and planting.

Address

Aubrey Road

2 Cast iron lamp standards
Granite kerbstones and gutters
Granite sett crossover to Sloan Mews
Some interlocking artificial stone paving slabs

Avenue Road

Granite kerbstones
Some interlocking artificial stone paving slabs
Cast iron Post Office pillar box inscribed EVIIR at west end near Stanhope Road
Original boundary walls
Poplar trees within the boundary of St Aloysius' College Playing Field

Back Lane

Granite kerbstones
Interlocking artificial stone paving slabs
Cast iron street name plaque on flank elevation of No. 26 New Road
Green space with red bricks pavements and bench
Several mature trees

Bedford Road

4 Cast iron lamp standards
Granite kerbstones and gutters
Granite setts at entrance to street from Russell Road
Granite setts crossover at rear of No. 36 Crouch Hall Road
Mature and young street trees

Berkeley Road

Cast iron lamp standards
Granite kerbstones and gutters
3 Cast iron drain covers with granite sett surrounds in centre of the road at the junction with Russell Road and Shanklin Road

Birchington Road

Cast iron lamp standards
Granite kerbstones and gutters
Interlocking artificial stone paving slabs
Granite setts at entrance to street from Russell Road
Red granite sett crossovers
Mature street trees

Bourne Road

Granite kerbstones and gutters
Many young street trees

The Broadway

Granite kerbstones
Cast iron street name plaque on No.6
Cast iron street name plaque on No. 61
4 Cast iron lamp standards in the Town Hall square
Stone fountain in the Town Hall square
3 mature and 2 young trees in the Town Hall square
Street trees around the Clock Tower
Street trees at the junction with Crouch Hill and Crouch End Hill

Broughton Gardens

Granite kerbstones
Granite sett crossovers
Interlocking artificial stone paving slabs
Trees in central reservation

Bryanstone Road

5 Cast iron lamp standards
Granite kerbstones and gutters
Interlocking artificial stone paving slabs
Granite setts at entrance to street from Shanklin Road
2 Cast iron drain covers with granite sett surrounds in the centre of the road between Nos. 27 & 28
Granite sett crossovers
Cast iron street name plaque on flank wall of No. 14 Shanklin Road

Cecile Park

Granite kerbstones and gutters
Some interlocking artificial stone paving slabs
Several granite sett crossovers
Cast iron Post Office pillar box inscribed VR opposite junction with Womersley Road
Many mature and young street trees

Christ Church Road

Granite kerbstones and gutters
Many original boundary walls
Cast iron Post Office pillar box inscribed VR at junction with Crouch Hill

Clifton Road

9 Cast iron lamp standards
Granite kerbstones and gutters
Some interlocking artificial stone paving slabs
Many original boundary walls
Granite setts crossovers at the rear of No. 7 and side of No. 8 Crouch Hall Road

Coleridge Road

Granite kerbstones and gutters
Some interlocking artificial stone paving slabs
Granite sett crossover at entrance to Coleridge Lane
Cast iron street name plaque on flank of No. 1 The Broadway
Cast iron inscribed drain covers
Several mature street trees in the central and western sections and 1 small street tree at the east end

Coolhurst Road

Granite kerbstones
Many original boundary walls
Cast iron Post Office pillar box with no inscription near the flank of No. 80 Shepherds Hill
Cast iron Post Office pillar box inscribed GVIR at junction with Crescent Road
Many mature trees in front gardens

Crescent Road

Granite kerbstones
Granite sett gutters at southern section
Some interlocking artificial stone paving slabs
Many original boundary walls
Many mature trees in front gardens
Green space at the junction with Avenue Road with mature horse chestnut trees
Green space with trees at entrance to Parkland Walk near junction with Crouch End Hill

Crouch End Hill

Granite kerbstones
Cast iron street name plaque at first floor of No. 2 King's Head PH
Green space in front of Coleridge School
Mature trees at southern end within church and school grounds
Bridge over Parkland Walk and concrete former station signpost

Crouch Hall Road

Granite kerbstones
Interlocking artificial stone paving slabs
Many original boundary walls
Cast iron street name plaque on front elevation of No. 22
Cast iron Post Office pillar box with no inscription outside No. 20
Mature London Plane and Lime street trees

Crouch Hill

Borough boundary marker stone outside No. 103
Granite kerbstones
Cast iron street name plaque above vehicular access north of No. 146
10 Tuscan column style cast iron bollards on east side
4 Obelisk style cast iron bollards on west side
Several mature street trees on the west side and 2 street trees on the east side near the junction with Haringey Park

Drylands Road

Granite kerbstones and gutters
Interlocking artificial stone paving slabs
Many mature and young street trees

Edison Road

4 Cast iron lamp standards
Granite kerbstones and gutters
Cast iron street name plaque on flank wall of 57 Coleridge Road
Granite setts at entrance to Christ Church Cottage
Granite setts at entrance to Tara Mews
Mature and young street trees

Elder Avenue (northern part)

Granite kerbstones
6 Cast iron bollards on junction with Middle Lane
4 Cast iron bollards on junction with Tottenham Lane
2 young street trees at west end

Elder Avenue (southern part)

Granite kerbstones
Cast iron Post Office pillar box with no inscription near the flank of No. 44 Weston Park
Mature and young street trees

Fairfield Road

Granite kerbstones and gutters
Cast iron lamp standards
Street trees

Felix Avenue

Granite kerbstones and gutters
Granite setts in alleyway adjacent to No. 1
Granite setts in alleyway to rear of Tottenham Lane properties
4 Cast iron street name plaques on flank walls on Nos. 14 & 16 Weston Park
Young street trees

Gladwell Road

Cast iron lamp standards
Granite kerbstones and gutters
Cast iron inscribed drain cover near junction with Landrock Road
Some mature street trees

Glasslyn Road

Granite kerbstones and gutters
Some interlocking artificial stone paving slabs
Cast iron Post Office pillar box inscribed GVIR on junction with Tivoli Road
Cast iron street name plaque on flank walls on No. 22 Tivoli Road
Several mature and some young street trees

Haringey Park

Granite kerbstones and gutters
Some interlocking artificial stone paving slabs
Cast iron bollards at junction with Bourne Road
Granite sett crossovers at entrance to No 14 and Harcourt House, Ravensdale
Mansions and garages at eastern end of road
Cast iron Post Office pillar box inscribed EIRR on junction with Ivy Gardens
Pool with fountain and statue at west side of Hornsey Central Library
Mature trees in front of library

Haslemere Road

Granite kerbstones
Many original boundary walls
Granite setts at entrance to Oakfield Court
Several granite sett crossovers
Cast iron finger post footpath sign indicating Vicarage Path
Several mature London Plane street trees and young street trees

Hatherley Gardens

Granite kerbstones and gutters
Some interlocking artificial stone paving slabs
2 street trees at southern end

Hornsey Lane

Granite kerbstones
Some original boundary walls

Hurst Avenue

Granite kerbstones
Interlocking artificial stone paving slabs
Granite setts at entrances to properties
Some original boundary walls
Mature trees within front gardens at eastern end of road

Ivy Gardens

Granite kerbstones and gutters
Granite setts across entrance to street
Interlocking artificial stone paving slabs
1 large London Plane street tree and 1 small street tree

Landrock Road

Granite kerbstones
Many semi-mature street trees

Lynton Road

Granite kerbstones and gutters
Interlocking artificial stone paving slabs
22 obelisk style cast iron bollards near junction with Park Road
8 Tuscan column style cast iron bollards near junction with Middle Lane
Cast iron Post Office pillar box with no inscription on junction with Middle Lane
Silver birch street trees and many young street trees
Green space at the junction with The Grove with mature trees

Middle Lane

Granite kerbstones and gutters
6 Cast iron obelisk style bollards
Interlocking artificial stone paving slabs on west side
Cast iron street name plaque on No. 1 Topsfield Parade
Painted advertisement on gable of no.1 Topsfield Parade
Cobbled crossover to Middle Lane Mews

Montenotte Road

Granite kerbstones
Interlocking artificial stone paving slabs
Several red granite sett crossovers

New Road

Granite kerbstones and gutters
Interlocking artificial stone paving slabs
Several mature street trees

Parkland Walk

Amenity space
Disused railway platforms
Crouch End Hill road bridge over the walk
Mature trees

Park Road

Granite kerbstones
Many varied styles of cast iron bollards
Cast iron street name plaque on first floor of No. 1

Russell Road

4 Cast iron lamp standards
Granite kerbstones and gutters
Granite setts across road at junction with Berkeley Road and Birchington Road
Cast iron drain covers with granite sett surrounds in centre of the road
1 young street tree at western end outside No.10

Sandringham Gardens

2 Cast iron lamp standards
Granite kerbstones
Some interlocking artificial stone paving slabs
Grass verges
Cast iron inscribed drain cover
Mature and semi-mature Hawthorne street trees
Open space at southern end

Shanklin Road

5 Cast iron lamp standards
Granite kerbstones and gutters
Cast iron Post Office pillar box inscribed VR on junction with Park Road
Red granite crossovers to workshops at the rear of Nos. 47 & 49 Park Road
2 Cast iron drain covers with granite sett surrounds in centre of the road at the junction Bryanstone Road

Shepherd's Hill

Granite kerbstones
Some granite sett crossovers
Some interlocking artificial stone slabs
Original boundary walls
Shepherd's Hill Gardens open space
Many mature street trees

Stanhope Road

5 Cast iron lamp standards

Granite kerbstones

Interlocking artificial stone paving slabs

Cast iron Post Office pillar box inscribed VR on junction with Shepherd's Hill

Many mature trees on front boundaries

Tivoli Road

Granite kerbstones and gutters

Cast iron street name plaque on front elevation of No. 1

Mature and young street trees

Tottenham Lane

Granite kerbstones

Cast iron street name plaque at first floor level on No.1

Waverley Road

Granite kerbstones

London Plane trees in front gardens

1 street tree on the junction with Crouch End Hill

Weston Park

Granite kerbstones

Cast iron street name plaque on flank wall of No. 48 The Broadway

11 Cast iron bollards around junction with Aubrey Road and Bourne Road

Mature and young street trees

Wolseley Road

Granite kerbstones

Many original boundary walls

Many mature street trees

DETRACTORS

- 12.7 Inevitably there are buildings that detract from the character and appearance of the Crouch End Conservation Area. This may be due to a building's scale, materials, relationship to the street or due to the impact of alterations and extensions. There are also structures and elements of streetscape (e.g. visual clutter from excessive signage or advertisements) that impinge on the character and quality of the conservation area.

Address

Avenue Road

No. 2 (Avenue Hall)

Nos. 40 & 42 (Greville Lodge)

Back Lane

Car Park

Berkeley Road

Garages adjacent to No. 12

Garages opposite No. 52 at the rear of No. 45 Wolseley Road

The Broadway

Nos. 21 to 33 (odd)

Bryanston Road

Garages adjacent to No. 28

Cecile Park

No. 63C and No. 73

Group of garages to north (accessed from Gladwell Road)

Group of garages to the rear of Nos. 27 to 47 (odd)

Clifton Road

Garages to the rear and side of No. 8 Crouch Hall Road

Coleridge Road

Nos. 44 to 50 (even)

Garages adjacent to No. 6

Garages opposite No. 23

Coolhurst Road

No. 13 (Brook Lodge)

Courtside Car park

No. 25 (Hurst Lodge) and garages to the rear

Nos. 30 to 34 (Charlotte Court)

Nos. 62 to 70 (even)

Crescent Road

Northern Heights
Williams Close
Highgate Spinney
Alyn Court
No. 29
Crescent Court
No. 20
No. 22A
Thornhill Court
Corrib Heights

Crouch End Hill

No. 7
Coleridge Primary School

Crouch Hall Road

Birchington Court
Surgery to the rear of No. 48

Crouch Hill

Nos. 139 to 143 (odd)
Ivor Court
Garages to the rear of No. 98
No. 106

Fairfield Road

Garages adjacent to No. 2

Haringey Park

Ravensdale Mansions (central block on corner of Sandringham Gardens)
Harcourt House
Car parking to the rear of the public library and town hall
Pre-fabricated building to the rear of the town hall

Haslemere Road

Midhurst Court
No. 5

Hatherley Gardens

Public toilets adjacent to No. 2

Lynton Road

Clarence Court
Paved area and flank elevation adjacent to No.16

Middle Lane

Nos. 2 to 6 (even)

No. 8

Park Road

Nos. 11 to 19 (odd)

Nos. 61 to 87 (odd)

Russell Road

Garages adjacent to No. 21

Shepherd's Hill

Nos. 57 & 59 (Fitzroy Court)

No. 61

Nos. 77, 79 & 81

Nos. 38 & 40 (Stanhope House)

Nos. 64 & 66

No. 68 (Dale Lodge)

Nos. 74 & 76 (Altior Court)

Waverley Road

No. 1

No. 3

No. 5

Weston Park

John Clifford House

Allenson House

Wolseley Road

Garages adjacent to No.60

13. PLANNING POLICY FRAMEWORK

National

- 13.1 The primary legislation relating to the conservation of the Historic Environment remains unchanged: The Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compensation Act 1991 and the Planning and Compulsory Purchase Act 2004. The 1990 Act requires local planning authorities to:-
“have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest”
and:-
“to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.”
These legal requirements for the protection of the Historic Environment remain in place with the issue of PPS5.
- 13.2 On 23rd March 2010 the Government released a suite of documents prepared by the Department for Communities and Local Government (DCLG) detailing its updated planning policies and guidance on the conservation of the historic environment. This includes “The Government’s Statement on the Historic Environment for England 2010”; “Planning Policy Statement 5: Planning for the Historic Environment” (PPS5); and “PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide”.
- 13.3 These documents replace "Planning Policy Guidance 15: Planning and the Historic Environment" (PPG 15) and "Planning Policy Guidance 16: Archaeology and Planning" (PPG 16), bringing all Historic Environment Assets together as part of the DCMS/EH Heritage Protection Review.
- 13.4 Compared to the relatively concise PPG15 the format and use of language in PPS5 is more generic, requiring reading together with its associated documents, and with the relevant parts of other PPS documents to obtain a comprehensive understanding of current national planning policy and guidance. A fourth document, “English Heritage Guidance on the Setting of Heritage Assets” will follow soon.
- 13.5 These documents should be read alongside each to obtain a comprehensive understanding of current national planning policy and guidance on the Historic Environment.

The Government's Statement on the Historic Environment for England 2010

- 13.6 This puts forward a vision and six broad strategic aims:-
“The Vision: That the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation.”
- “The Aims: Strategic Leadership; Protective Framework; Local Capacity; Public Involvement; Direct Ownership; Sustainable Future.”*
- 13.7 The Statement emphasises that the historic environment is made up of irreplaceable assets that make a real contribution to our quality of life and our quality of places and that it is important that they are understood, conserved and, where appropriate, enhanced as markers of our past. Also, the historic environment, alongside the best in new design, is an essential element in creating distinctive, enjoyable and successful places in which to live and work and in recognising this the Government intends it to play an important role in driving economic growth, attracting investment and tourism, and providing a focus for successful regeneration.
- 13.8 It also promotes the inherent sustainability of historic buildings and their surroundings and the evidence of past low carbon economies that can be used to help make progress in mitigating and adapting to climate change. Using what is already there can be both environmentally more efficient and result in high quality schemes which retain a unique valuable sense of character. The use of locally sourced development materials supports investment in local industries and their communities and lowers transport costs. Investment in the repair and reuse of historic buildings can be energy efficient by saving the energy associated with demolition and disposal of old building materials, the creation and delivery of new materials and the building process.
- 13.9 It is also recognised that:-
“Heritage can be a significant focus for local community, helping to bring people together, to define local identities and to foster a new understanding of ourselves and those around us.”

Planning Policy Statement 5: Planning for the Historic Environment” (PPS5) & Practice Guide

- 13.10 The Practice Guide is intended to assist local authorities, owners, applicants and other interested parties in the interpretation of the policies of PPS5.
- 13.11 PPS5 sets out the Government's national policies on different aspects of spatial planning in England, setting out planning policies on the conservation of the historic environment. Its policies are consistent with the United Kingdom's obligations as a signatory to the Council of Europe's 'Granada' Convention (The Convention for the Protection of the Architectural Heritage of Europe), 'Valetta'

Convention (The European Convention on the Protection of the Archaeological Heritage), the 'Florence' Convention (The European Landscape Convention) and the 1972 UNESCO World Heritage Convention.

- 13.12 PPS5 emphasises the importance of those parts of the historic environment that have 'significance', bringing a new integrated approach by removing the distinction between buildings, archaeological remains and landscapes and identifying them all as 'heritage assets'. Its principles clearly recognise the vital social, economic and environmental benefits of all 'heritage assets' and maintain the robust framework of heritage protection. The value of irreplaceable heritage assets to this and future generations is their 'significance' because of the real contribution that they make to our quality of life and our quality of places. That interest may be archaeological, architectural, artistic or historic, and it is important that they are understood, conserved and, where appropriate, enhanced as markers of our past. The historic environment, alongside the best in new design, is an essential element in creating distinctive, enjoyable and successful places in which to live and work and in recognising this the Government intends it to play an important role in economic growth, attracting investment and tourism, and providing a focus for successful regeneration.
- 13.13 Some of these heritage assets possess a level of interest that justifies national designation, while others are of local interest. All are to be considered of heritage interest and are thus a material planning consideration.
- 13.14 **Designated Heritage Assets:**
Listed Buildings; Registered Parks and Gardens; Conservation Areas
Which possess a level of interest that justifies 'designation' and particular procedures apply to decisions that involve them. Local listed buildings within conservation areas, and buildings identified within an adopted Character Appraisal as making a positive contribution to a conservation area, are considered to be **designated heritage assets** because they form an integral part of the 'significance' of conservation areas.
- 13.15 **Non-Designated Heritage Assets:**
Local Listed Buildings including Sites of Industrial Heritage Interest; Archaeological Priority Areas; Local Historic Green Spaces
Which have been identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing), are of heritage interest and are thus a material planning consideration.
- 13.16 The English Heritage document "Conservation Area Practice" and consultative guidance documents produced for the Department for Culture Media and Sport (DCMS), Office of the Deputy Prime Minister (ODPM) & Planning Advisory Service (PAS) in February 2006 "Guidance on the Management of Conservation Areas" and "Guidance on Conservation Area Appraisals" all reinforce and bring up to date the required approach to conservation areas in line with the legislative and

planning policy framework resulting from Government reform of the planning system. Local authorities are now required to replace their Unitary Development Plan (UDP) with a more flexible Local Development Framework (LDF). Within this structure a Supplementary Planning Document (SPD) will be produced to detail conservation area policies covering all of Haringey's conservation areas. The SPD will be supported by adopted and published Appraisals and proposed Management Strategies for each conservation area. These cannot by themselves be an SPD.

- 13.17 A three-part heritage “Best Value Performance Indicator” (BV219) issued by the ODPM in February 2005 to monitor local authorities’ performance in relation to Sections 71 & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 resulted in the need for local planning authorities to have up-to-date adopted and published Appraisals and related Management Proposals for all its conservation areas that should be reviewed every five years.
- 13.18 It is, therefore, even more important than before that there should be a clear definition, recorded in some detail, of what constitutes the special architectural or historic interest that warranted the designation of every conservation area.
- 13.19 The involvement of the public in deciding ‘what (in the historic environment) is valuable and why’ has become increasingly important, especially in the wake of “Power of Place”, a report produced by a 20-strong steering group representing a wide range of interests lead by E H in December 2000. In response to this, E H have updated their guidance to take onboard new approaches to identifying and sustaining the values of place in line with the Government’s heritage protection reform proposals and have produced a document “Conservation Principles, Policies and Guidance”.
- 13.20 In March 2007 the white paper “Heritage Protection for the 21st Century” was published by the DCMS and presented to Parliament. The document set out a programme of reform of the current legislation and guidance relating to protecting the historic environment, providing the first step towards simplifying and clarifying the heritage protection system. Unfortunately, this has not become primary legislation.

Regional

13.21 The Mayor of London's "London Plan: Spatial Development Strategy for Greater London (Consolidated with Alterations February 2008)" forms part of the statutory plan for the Borough. It contains a range of policies relating to 'Built heritage and views' and 'Biodiversity and natural heritage', all of which have relevance to conservation areas.

13.22 Policy 4B.11 'London's built heritage' confirms that:-
"The Mayor will work with strategic partners to protect and enhance London's historic environment."

Development Plan Document (DPD) policies should seek to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy both through tourism and the beneficial use of historic assets, and to the well-being of London's people while allowing for London to accommodate growth in a sustainable manner."

13.23 Policy 4B.12 'Heritage conservation' recommends:-

"Boroughs should:

- *ensure that the protection and enhancement of historic assets in London are based on an understanding of their special character, and form part of the wider design and urban improvement agenda, including their relationship to adjoining areas, and that policies recognise the multi-cultural nature of heritage issues*
- *identify areas, spaces, historic parks and gardens, and buildings of special quality or character and adopt policies for their protection and the identification of opportunities for their enhancement, taking into account the strategic London context*
- *encourage and facilitate inclusive solutions to providing access for all, to and within the historic environment and the tidal foreshore."*

13.24 Policy 4B.13 'Historic conservation-led regeneration' emphasises that:-

"The Mayor will, and boroughs should, support schemes that make use of historic assets, including the waterways heritage, and stimulate environmental, economic and community regeneration where they:

- *bring redundant or under-used buildings and spaces into appropriate use*
- *secure the repair and re-use of Buildings at Risk*
- *help to improve local economies and community cohesion*
- *fit in with wider regeneration objectives*
- *promote inclusiveness in their design*
- *respect and enhance waterside heritage including the tidal foreshore."*

- 13.25 Policy 4B.15 ‘Archaeology’ states that:-
“The Mayor, in partnership with English Heritage, the Museum of London and boroughs, will support the identification, protection, interpretation and presentation of London’s archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their DPDs for protecting scheduled ancient monuments and archaeological assets within their area.” (PPG16)
- 13.26 Policy 4B.16 ‘London View Management Framework’ contains strategically important views, of which London Panorama I (from Alexandra Palace to central London) Landmark Viewing Corridor centred on St Paul’s Cathedral, passes through the western part of the Borough.
“The Mayor will keep the list of designated views under review.”
- 13.27 Policy 4C.3 ‘The natural value of the Blue Ribbon Network’ has relevance to the Borough through the River Lee Navigation and Moselle Brook.
“The Mayor will, and boroughs should, protect and enhance the biodiversity of the Blue Ribbon Network by:
- *resisting development that results in a net loss of biodiversity*
 - *designing new waterside developments in ways that increase habitat value*
 - *allowing development into the water space only where it serves a water-dependent purpose or is a truly exceptional case which adds to London’s world city status*
 - *taking opportunities to open culverts and naturalise river channels*
 - *protecting the value of the foreshore of the River Thames.”*
- 13.28 Policy 4C.20 ‘Development adjacent to canals’ points out that:-
“The Mayor will, and relevant boroughs should, require developments adjacent to canals to respect the particular character of the canal. Wherever possible, new developments close to canals should seek to maximise water transport for bulk materials, particularly during demolition and construction phases. While recognising the navigation functions, opportunities should be taken to improve the biodiversity value of canals.”

Local

- 13.29 Haringey's Unitary Development Plan (UDP) adopted by the Council on 17 July 2006 replaced the earlier UDP adopted in March 1998. The UDP sets out the planning policy framework for the development of the Borough and development control decisions. It contains a range of policies to preserve and enhance the character or appearance of special architectural or historic interest relating to 'Strategy'; 'Development and Urban Design' and 'Conservation'. "Both the conservation of the built environment, (in terms of preserving cultural heritage and insuring the efficient use of land and building materials), and good design (which is acknowledged as contributing to people's quality of life) are seen as integral components of sustainable development."
- 13.30 Policy G1: Environment:-
"Development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources."
- 13.31 Policy G2: Development and Urban Design:-
"Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment."
- 13.32 Policy G10: Conservation:-
"Development should respect and enhance Haringey's built heritage in all its forms."
- 13.33 Policy UD4: Quality Design:-
"Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality."

The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval. The following, often inter-related, elements should be addressed in a positive way:

- a) urban grain and enclosure;*
- b) building lines;*
- c) form, rhythm and massing;*
- d) layout;*
- e) height and scale;*
- f) landform, soft and hard landscape, trees and biodiversity;*
- g) fenestration (i.e. window design together with the positioning, or arrangement of the window openings in the wall);*
- h) architectural style, detailing and materials;*
- i) historic heritage context, including listed buildings and their setting, locally listed buildings, conservation areas and archaeological areas;*
- j) living frontages and public realm;*

- k) *any identified local views;*
 - l) *designing out crime and fear of crime (including designing out graffiti, where feasible);*
 - m) *walkability; new housing, shops, public buildings and places of work need to be located and designed so that they can be reached easily on foot.”*
- 13.34 Policy CSV1: Development in Conservation Areas:-
“The Council will require that proposals affecting Conservation Areas:
- a) *preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area;*
 - b) *recognise and respect the character and appearance of Conservation Areas;*
 - c) *protect the special interest of buildings of architectural or historic interest.*
- 13.35 Policy CSV2: Listed Buildings:-
“There is a presumption in favour of the preservation of listed buildings. The Council will require that proposals affecting statutory listed buildings:
- a) *preserve or enhance the historic character and qualities of the buildings;*
 - b) *recognise and respect the character and appearance of listed buildings;*
 - c) *protect the special interest of buildings of architectural or historic interest;*
 - d) *do not adversely affect the setting of listed buildings;*
 - e) *retain the original use of a listed building wherever possible.*
- 13.36 Policy CSV3: Locally Listed Buildings & Designated Sites of Industrial Heritage Interest:-
“The Council will maintain a local list of buildings of architectural or historic interest, including Designated Sites of Industrial Heritage Interest with a view to giving as much attention as possible to buildings and features worthy of preservation.”
- 13.37 Policy CSV4: Alterations & Extensions to Listed Buildings:-
“The Council will require that alterations or extensions to listed buildings:
- a) *are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building’s interior and exterior;*
 - b) *relate sensitively to the original building;*
 - c) *do not adversely affect the setting of a listed building.”*
- 13.38 Policy CSV5: Alterations & Extensions in Conservation Areas:-
“The Council will require that alterations or extensions to buildings in Conservation Areas:
- a) *preserve or enhance the character of the Conservation Area;*
 - b) *retain or reinstate characteristic features such as doors, windows or materials of buildings.*

- 13.39 Policy CSV6: Demolition of Listed Buildings:-
“The Council will protect Haringey’s listed buildings by refusing applications for their demolition. In the case of internal demolition work the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building’s interior.”
- 13.40 Policy CSV7: Demolition in Conservation Areas:-
“The Council will seek to protect buildings within Conservation Areas by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.”
- 13.41 Policy CSV8: Archaeology:-
“Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:
 a) *applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development;*
 b) *development proposals will preserve in situ, protect and safeguard important archaeological remains and their settings, and where appropriate, provide for the permanent display and interpretation of the remains.*
The Council will ensure the proper investigation, recording of sites and publication of the results is conducted by a suitably qualified archaeological contractor as an integral part of a development programme where it is considered that preservation in situ is not appropriate.”

Supplementary

- 13.42 Supplementary Planning Guidance (SPG2) ‘Conservation and Archaeology’ is a draft consultation document available in association with the UDP providing additional information.
- 13.43 A leaflet produced by the Victorian Society supports the importance of conservation and highlights the continuing threat to historic buildings:-
“It’s hard to believe that not so long ago people thought that Victorian buildings were ugly and old fashioned. They said that they were not suited to modern requirements, and so they tore them down and put up new ones. They ripped the heart out of our historic city centres and dispersed the communities who lived there, and soon many places looked much the same as anywhere else.

But today we have found that many of the new buildings lasted less well than the buildings they replaced, and are now themselves being torn down.

Would you really want to lose the attractive Victorian terraces in your neighbourhood, the Victorian church at the end of your road or the ornate pub on the high street? Yet still today many such buildings are threatened with demolition or insensitive alteration. Victorian buildings reflect the history of places and their occupants, and too often it is only after they have gone that people recognise their value.

Still there are many good Victorian buildings at risk. Neglect is bad enough, but sometimes well-meant 'improvements' such as plastic windows or stone cladding may destroy a building's historic character and create maintenance headaches for the future. The Victorian Society produces a number of publications about the proper care of Victorian and Edwardian houses to enable owners to be custodians of their buildings for the future.

Worse still is the threat of demolition, as developers do not stop to understand what is special about Victorian buildings, and how they are cherished and valued by their communities. No one would tear up a 100 year-old book, but 100 year-old buildings are often pulled down without a second thought, and all these years of history lost.

Most buildings are perfectly capable of re-use: often imagination is the key ingredient to give an old building new life. Yet people often forget that demolishing and rebuilding in energy-hungry materials such as glass and aluminium is very wasteful. It also destroys the special character that old buildings impart to areas, and a sense of local distinctiveness is lost.

We are not against all change. We think there is a place for good modern design too – indeed high quality new developments can make a positive contribution to the setting of historic buildings. But building for the future should not ignore the importance of the past.”

14. CHALLENGES, PRESSURES & OPPORTUNITIES FOR DEVELOPMENT

Design Considerations

- 14.1 The importance of good design that takes full account of the historic environment is essential when considering proposals affecting the Crouch End Conservation Area. The use of good external materials, in particular good quality facing brickwork, is of the greatest importance. The Council encourages good quality development, including the provision of affordable housing, but in all such proposals design and conservation considerations must be primary parameters from the outset. This objective can be achieved effectively by the combined work and commitment of the Council's Development Management and Design and Conservation Teams.

Traffic Management

- 14.2 The retail and commercial core of the conservation area concentrated on Crouch End Broadway is affected by the high intensity of both public and private transport and of service vehicle traffic that passes through it from all directions. This, together with the high volume of pedestrian traffic movements between the Broadway facilities, has a crucial influence on the area's character and appearance.
- 14.3 Any highway management schemes including vehicular crossovers should be of materials sympathetic to their surroundings and should be properly 'joined' to the surrounding footpaths/roads. All work on the highway should be carried out in accordance with the Council's street design guide "Streetscape Manual; London Borough of Haringey; Summer 2006" which promotes high quality design related to local character.

Streetscape and Public Realm Improvements

- 14.4 Crouch End has a fairly uniform and intact historic area with a rich, historic fabric at its core. However, some of its streetscape is cluttered and lacking in consistency or co-ordination. Many areas contain a jumble of traffic signs, bins, bollards, guard rails and street furniture in a variety of different designs set in a mix of different surfaces of pedestrian pavements including some original rectangular interlocking artificial stone paving slabs, small square concrete paving, brick pavements and areas of tarmac, frequently patched, uneven or broken. This is an unsatisfactory situation for the treatment of the public realm within one of the Borough's key conservation areas. Further investment in the public realm would be desirable to improve the overall character and appearance of the conservation area and the setting of its designated heritage assets.
- 14.5 *"Investment in the public realm is a key to the regeneration of many run-down areas by restoring confidence in their economic future, attracting inward investment and restoring civic pride. Environmental improvements which are well-designed can help to nurture this local distinctiveness and revitalise local communities."* (Streets For All: A Guide to the Management of London's Streets).

Landscape and Floorscape

- 14.6 It is not only an area's buildings but also the streets and spaces between them that are important to the character of an area. It is important that the roads and pedestrian pavements form a neutral setting for the buildings within the conservation area. The materials used to pave footways and other surfaces are of prime importance especially in conservation areas. High quality natural materials such as York stone and granite setts can greatly add to the visual interest of an area and should be used throughout the core area of the conservation area (sub area 1).
- 14.7 Pedestrian pavements should be of uniform materials, ideally traditional, which are visually distinguishable from the road surface (which should ideally be black tar-macadam, unless original cobbles or granite setts exist). They should be visually subordinate within the townscape, providing a coherent character throughout the conservation area.
- 14.8 All original granite kerb stones and areas of historic stone paving should be kept if practicable where they form part of a significant composite scheme. Any works affecting these surfaces should be made good, reusing wherever possible the original materials, or if this is not possible, using matching materials and traditional construction techniques.
- 14.9 Ideally, new paving should be large rectangular slabs of York stone or artificial stone of a uniform colour laid in a traditional interlocking pattern.
- 14.10 The Council has adopted the use of tactile paving surfaces where necessary at pedestrian crossings. Utmost care and attention to detail is required to ensure that tactile paving and its associated dropped kerbs are seamlessly integrated into the surrounding paving and the context of the wider floorscape.

Street Furniture

- 14.11 Haringey Council produced a Historic Street Furniture List and a Streetscape Manual in 2006. These two documents help to identify historic assets in the public realm and set out a vision for the Borough's conservation areas. This vision focuses on the reduction of clutter and provision of attractive and robust street furniture. The Design and Conservation Team will seek to work with the Highways Team and TfL to pursue this objective.
- 14.12 The Council is committed to improving the street scene. The aim is to promote high quality design and to eliminate visual clutter by removing redundant items of street furniture. All work on the highway should be carried out in accordance with high quality street design related to local character and the retention and refurbishment of historic items of street furniture.

- 14.13 Many of the original 'Hornsey Borough' style cast iron lamp standards have been removed from parts of the Borough's conservation areas. Unfortunately, this has been part of a programme of replacement based on the grounds of safety and insufficient lighting output. Where this has taken place the original character of the streetscape has been degraded. Reinstatement of repaired and upgraded original lamp columns, or introduction of newly cast replicas of the original design, would greatly enhance the character and appearance of the conservation area to the benefit of the local streetscape. The installation of more sympathetically designed lighting columns and lanterns should take place when the opportunity arises.
- 14.14 Historic cast iron bollards add to the visual character of an area and should be retained where they have survived. Damaged originals can often be repaired and reused, but where this is not possible an original bollard can be used to model new castings for replicas which can then also be used where additional bollards are required to reinforce local distinctiveness. Where a conservation area has no original bollards, and generally throughout the Borough, all unsatisfactory modern bollards will be replaced with appropriately designed bollards that can be adopted by the Council to be used as the standard. The use of all other bollards will be discontinued. Stainless steel bollards will be limited to specially designated schemes.
- 14.15 Careful consideration should be given to the number and location of street signs, so as to avoid clutter. These should be reviewed with a view to reducing the number of columns by fixing signs to lamp posts etc.
- 14.16 The few remaining cast iron or enamel street name plates should if possible be retained. Several of these have been identified within the core sub area 1.

15. DEVELOPMENT CONTROL ISSUES

15.1 The potential future pressures for development that can diminish and harm the character and appearance of the Crouch End Conservation Area are highlighted below. Potential opportunities where enhancement of the character and appearance of the area could be achieved are also identified.

Shopfronts

15.2 Many of the original shopfronts have been lost from the retail and commercial shopping parades in Crouch End. However, they have retained a large proportion of their original shop surrounds with all or most of their traditional elements intact. These comprise two pilasters with capitals and corbel brackets, between which is an entablature made up of an architrave, fascia and cornice that may incorporate a box housing for a canvas retractable blind.

15.3 Where shops retain their original features they contribute to the interest and vibrancy of the streetscene at ground level. In most cases where shopfronts have been replaced within the conservation area they have maintained the subdivision of the buildings shown on their upper floors and are of generally appropriate proportions.

15.4 However, a few replacement shopfronts detract from the overall quality of their frontages because they have:

- inappropriately proportioned fascias (too wide, too deep or covering original features);
- inappropriate signage on the fascias (internally illuminated boxes, oversized lettering and signboards);
- a visual clutter of advertisements;
- prominent shopfront security (externally fixed roller shutters);
- fixed plastic canopies.

15.5 To preserve and enhance the character and appearance of the commercial frontages within the Crouch End Conservation Area the shopfronts of merit and other elements of interest should be retained wherever possible. New shopfronts and fascias should be sympathetic to the proportions and balance of the overall frontage. Signage should have clear simple lettering of an appropriate size and be contained within the fascia. Prominent shopfront security (roller shutters), fixed plastic canopies and internally illuminated box signs should be avoided.

Residential Areas

15.6 Incremental changes to the architectural features, materials and details of domestic properties have been the primary cause of change to the character and appearance of the residential streets within the Crouch End Conservation Area. Much of the development that has occurred does not, however, fall within the remit of planning control as single dwelling houses have permitted development rights. The main issues are set out below.

- **Forecourt Parking and Vehicular Crossovers**

15.7 The Council has 'Vehicle Crossover Application Guidance Notes' approved in 2007. There is considerable parking pressure within the Borough, which has resulted in an increased demand for forecourt parking. This can have a detrimental effect on the character and amenity value of the streetscape and should be avoided wherever possible. The introduction of hard-standings for forecourt parking within the front gardens of properties (where space allows) has led to the loss of front garden walls and a reduction in the amount of soft landscaping on the frontage in a number of isolated locations. The loss of front gardens and their features, boundary treatments and the sense of enclosure these give, damages the uniform appearance of terraces and groups of houses. This is most evident in the streets closest to the town centre. The effect is to disrupt the visual continuity and enclosure of the street frontages, eroding its character and appearance. Unfortunately, this work can be carried out without the need for planning permission. The construction of a garage within a front room of a double-fronted house has also occurred in some locations, detrimentally interrupting the fenestration pattern of the street.

15.8 The London Assembly has carried out a study that shows that front gardens equivalent to an area of about 12 square miles have been paved over within the city. The London front garden, mostly set back from the road behind a low brick wall, was known for its neatly clipped privet hedge, bedding plants and patch of lawn, but the trend to pave over the garden to provide forecourt parking is increasing the possibility of flash floods and increased local temperature. The result is a dirtier environment, a reduced amount of greenery in the city, and more car noise and pollution. The more the ground is covered by hard surfaces, the less rainfall will soak into the ground, and drains will overflow, discharging into rivers and putting extra pressure on the already overloaded Victorian sewerage and drainage systems. The creation of a vehicular access will, therefore, be resisted where the proposal will be detrimental to the environment of the area or where it will be likely to affect road and pedestrian safety or reduce the level of available on-street parking. The Town and Country Planning (General Permitted Development) (Amendment No. 2) Order 2008 introduced a requirement that:-
“either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous surface within the curtilage of the dwellinghouse.”

15.9 The creation of forecourt parking can result in the loss of on-street parking. This increases the potential for on-street parking stress, which can result in double parking and obstruction of the highway. This has a serious consequential effect on the health and safety of local residents, both directly and indirectly through the obstruction of emergency/social service vehicles. The maintenance of a safe and attractive environment for pedestrians and cyclists is also of primary importance and vehicular access to properties via footway crossovers conflicts with these aims. Consent for permanent crossovers and new vehicle access is needed under highway legislation. In considering a request for crossovers under highway powers, the Council will likewise give particular attention to safety requirements.

- **Original Features**

15.10 Loss of original features, materials and details is evidence throughout the conservation area. In particular the removal or alteration of timber sash windows, timber panelled front doors (often with stained glass panels), decorative timber porches and brackets, chimney stacks and pots, ridge tiles and finials and decorative plasterwork are amongst the most important noticeable changes that can diminish the quality, richness and visual cohesion of the house frontages.

- **Brickwork and Stonework, Painting, Render and Cladding**

15.11 The painting, rendering and cladding of brickwork and stonework within consistent streets with brick and stone elevations has occurred in a number of areas within the conservation area. This has had a detrimental effect on the appearance, integrity and consistency of frontages in a number of locations. Other changes that have affected the consistent appearance of the frontages include the re-cladding of roofs in non-original materials and to a lesser extent the infilling of recessed doorways and porches.

- **Dormer Windows**

15.12 Dormer windows have been introduced or enlarged on front roof slopes of terraces in some locations. These are prominent and disruptive in the street scene unless they are part of the original design. The introduction of new or enlarged dormers within the front slope of a roof of a building within a conservation area currently needs planning permission.

- **Inappropriate Future Change**

15.13 Boundary walls facing the public way that exceed 1 metre in height cannot be demolished without first obtaining planning permission. However, permitted development rights mean that the potential for future change to residential areas remains and is likely to result from the same pattern of incremental change that can be seen at present. This may lead to the further loss of front boundary walls of under 1 metre in height where hard-standings for vehicular parking areas are installed, the replacement of original timber windows, doors and porches, and the painting and rendering of frontages that are currently beyond the scope of

planning control. The replacement of original timber windows with inappropriately designed UPVC windows may be greatest on the frontages to busy roads.

- 15.14 There may also be a pressure to enlarge and extend existing dwellings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets.
- 15.15 The impact of any future changes of use to properties in residential areas would need to be carefully considered in relation to the impact on the character and appearance of the street resulting from the amalgamation of properties, the impact and requirement for parking, signage and the loss of original details.

Opportunity Sites

- 15.16 These are areas where visual improvements are desirable and could be achieved through redevelopment or refurbishment. Where these sites are identified, the potential for redevelopment will be judged against criteria suitable for a conservation area. New buildings should contribute positively to the visual quality of the area, and preserve or enhance the character and appearance of the area. In considering proposals for new buildings in conservation areas, amongst the principal concerns should be the appropriateness of the mass, scale of the architectural elements and its relationship with its context. A good new building should be in harmony with, or complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding development in the conservation area. A new building that does not respect its context is not a good building.
- 15.17 There has been sustained pressure for the redevelopment of brown-field back-land lock-up garage court sites within the predominantly residential sub areas of the conservation area. This has now been resolved by permissions for sympathetic small scale residential development being given by Appeal Inspectors. These will replace existing back-land buildings and structures that are either redundant or detract from the character and appearance of the conservation area, respecting the relatively open and well planted nature of such areas.
- 15.16 In addition to the 'detractors' previously identified, the public realm of the Crouch End Broadway core area would benefit from an upgrade and refurbishment to promote high quality design and to eliminate visual clutter by removing redundant items of street furniture. These works could involve the reintroduction of high quality natural materials such as large rectangular paving slabs of York stone or artificial stone of a uniform colour laid in a traditional interlocking pattern and granite setts as appropriate; the retention and refurbishment of original cast iron lighting columns and historic cast iron bollards. An opportunity should also be taken to review the current provision of seating, trees and open planted areas.

16. CONSERVATION AREA BOUNDARY REVIEW

Introduction

- 16.1 The boundary of the Crouch End Conservation Area has been reviewed as part of this study.
- 16.2 The principal issue in undertaking a review of a conservation area is whether the boundary should be amended. If areas under consideration outside the existing conservation area can be seen to have the same character and appearance that should be preserved or enhanced '*demonstrably special architectural and historic interest*'¹ the conservation area should be extended to include the new areas. If areas within the existing conservation area have lost the qualities that originally merited their inclusion by being eroded by changes, they no longer have the same character and appearance and they should be excluded from the conservation area.
- 16.3 The following tests have been applied in reviewing the boundary of the Crouch End Conservation Area:

Test 1 Boundary

- Is there a clearly defined edge to the existing boundary (i.e. a definite change in character and quality between the two areas)?
- Is the area part of the setting of the conservation area?
- Is the area clearly beyond the defined edge of the conservation area?

Test 2 Architectural Quality and Historic Relevance

- Is the area of similarly, 'demonstrable special architectural or historic interest' as the rest of the conservation area?

The following have been considered:

- i) Whether the area reflects the architectural style and details present within substantial parts of the conservation area;
- ii) Whether the development within the area dates from a similar period to substantial parts of the conservation area;
- iii) Whether the uses within the area reflect prevailing or former uses of substantial parts of the conservation area;
- iv) Whether the development is the work of the same architect/developer active elsewhere within significant parts of the conservation area;
- v) Whether the development is of similar massing, bulk, height and scale to a significant proportion of the development within the conservation area;
- vi) Whether the development within the area is of notable architectural and historic interest in its own right.

¹ Conservation Area Practice – English Heritage

Test 3 Townscape Quality

Consideration is also given to the quality of area and whether there is the justification for the introduction of additional controls. In particular;

- What proportion of the buildings within the area would be defined as positive contributors if located within the conservation area;
- Whether there is evidence of significant alteration to the street/area as a result of:
 - i) loss of soft landscaping of front gardens to parking on hard-standings;
 - ii) removal of front boundary walls;
 - iii) alterations to the roofs;
 - iv) loss of original details (doors; windows; porches; stucco detailing; decorative panelling; chimney stacks; rendering, cladding or painting of stonework or brickwork);
 - v) removal of original shopfronts;
 - vi) alterations and extensions (introduction of inappropriate dormers; infilling between properties; prominent rear extensions).

Review

- 16.6 In general, the boundary of the Crouch End Conservation Area has been found to be clearly defined on the ground. There are, however, a few areas where further consideration has be given to whether or not the conservation area boundary should be extended to include a similar adjoining area of development or reduced to exclude an area that is no longer of conservation area quality.
- 16.7 Since the last extension to the conservation area in 1994 there has been a considerable increase in pressure for development and change and as a result it is considered that further extensions can be justified.
- 16.8 However, in view of the current Central Government policies with regard to public service spending and their effect upon local government resources, particularly the associated implications for action by the Planning Enforcement Team, it is considered that proposed changes to the existing Crouch End Conservation Area boundary will not be considered as part of the 2010 review. The recommendations for changes previously contained within the draft Appraisal could potentially be reconsidered as a separate process at a later stage when the financial climate has improved.

17. POTENTIAL FOR ARTICLE 4 DIRECTIONS

Introduction

- 17.1 'Permitted Development' (PD) is the term used to describe those works that can be carried out to a property without needing specific planning permission. Such works include some types of small extensions, porches, garages and fences. However, there are detailed 'rules' to comply with and flats do not have any 'PD rights' at all. These detailed rules are set out in the Town and Country Planning (General Permitted Development) Order 1995 (GPDO).
- 17.2 It must be noted that PD rights only provide an automatic grant of Planning Permission. Before building work can be carried out it may well be necessary to deal with property restrictions (such as ownership, covenants, or rights of light) and health restrictions (such as Building Regulation Approval). There may also be legal considerations such as the 'Party Wall Act 1996' to take into account. If the building is statutory listed, building work will probably also need Listed Building Consent.
- 17.3 Permitted Development (PD) rights are more restricted in conservation areas, and the local planning authority can further withdraw these rights in specific cases.
- 17.4 Directions authorised by Article 4 of the GPDO are used by local authorities to remove certain permitted development rights from single family dwellings in conservation areas where change would be harmful to the character and appearance of an area. As noted in the Introduction, local authorities also have a statutory duty to preserve and enhance the character and appearance of their conservation areas.
- 17.5 To date there are no Article 4 Directions within the Crouch End Conservation Area.

Current Permitted Development Issues

- 17.6 In residential areas some of the main causes of change that are having an impact on the character and appearance of the Crouch End Conservation Area are not currently subject to planning control. Consideration of the relevance of Article 4 Directions to the preservation and enhancement of the Crouch End Conservation Area has focussed upon the potential for harmful change. The types of permitted developments that have occurred in the recent past include:
- i) changes to the appearance of properties as a result of the loss of original features (especially windows, doors, porches and brackets, decorative plasterwork (pargetting), terracotta (finials, hip and ridge tiles), tile hanging and chimney stacks and pots;
 - ii) painting, cladding and rendering of frontages within consistent brick fronted street elevations;
 - iii) re-roofing in inappropriate materials and colours;
 - iv) loss and replacement of original front boundaries;

- v) removal of front boundary walls below one metre in height and loss of soft landscaping of front gardens to form hard-standings for vehicle parking.
- 17.7 These changes are permitted for single dwelling houses under Schedule 2; Parts 1 and 2 of the Town and Country Planning General Development Order 1995 (GPDO).
- Impacts on the Character and Appearance of Crouch End**
- 17.8 Paragraph 4.23 of PPG 15 advises that Article 4 Directions should only be made where they are backed by a clear assessment of an area's special architectural and historic interest, where the importance to that special interest of the features in question is established, where the local planning authority can demonstrate local support for the Direction, and where the Direction involves the minimum withdrawal of permitted development rights (in terms of both area and types of development) necessary to achieve its objective.
- 17.9 Much of the special architectural and historic interest of Crouch End's residential areas that date from the late 19th and early 20th Centuries derives from the richness of the detailed treatment of the properties, the consistency of that treatment and the sense of visual cohesion that results from the use of common materials and repeated details and forms. An essential component of the historical character and appearance of the frontages is also the relationship of the properties to the street, set back from the pavement by small front gardens behind low boundary walls.
- 17.10 The elements that contribute to the special, and to a degree unaltered, character of much of Crouch End are vulnerable to change arising from home 'improvements', inadequate maintenance and pressure for parking that are enabled by permitted development rights. Once these alterations have occurred it is unlikely that they will be reversed.
- 17.11 The potential exists for the erosion of the special interest of parts of the conservation area as a result of permitted development rights. The introduction of parking areas within front gardens and the removal of front garden walls have the potential to diminish the character and appearance of the Crouch End Conservation Area over time. The streets or frontages considered to be most vulnerable are those in which the front boundary walls are largely intact and have a substantially uniform treatment.
- 17.12 The draft Conservation Area Appraisal for Crouch End produced by Nathaniel Lichfield & Partners on 23 May 2003 contained extensive recommendations for the introduction of Article 4 Directions throughout much of the conservation areas. These suggested including restrictions covering any alterations affecting front elevations; roofs; the erection of porches; provision of vehicular hard-standings; alterations to front boundary enclosures and painting of walls.

- 17.13 Where the loss or alteration of original features has occurred there has been a diminution in the character and quality of the frontages of houses within the conservation area. However, it is felt that these changes have not been on a sufficient scale to significantly undermine the integrity of the street scene in the Crouch End Conservation Area.
- 17.14 The most significant effect on the character and appearance of frontages within the conservation area is the removal of front boundary walls and the loss of soft landscaping from small front gardens as a result of the creation of vehicular hard-standings. This is most harmful where the houses have relatively narrow frontages and generally uniform front boundary treatment. The resultant loss of the planting in these front gardens plays a role in the deterioration of the quality of the character of the street. The removal of walls disrupts the unity of the front boundaries, affects the sense of enclosure of the street and alters the traditional transition between the public street and private garden. The loss of planting creates a harder, more urban edge to the street to the detriment of the generally leafy, suburban character of the area.

Recommendations

- 17.15 Where pressure for vehicular hard-standings within front garden areas is great this can best be controlled under the Highways Act. The refusal of permission to create a vehicular cross-over to provide access to a vehicle hard-standing within a front garden area can be justified because of the loss of potential off-street parking spaces. Refusal also negates the remove of front boundary walls and soft landscaping.
- 17.16 Experiences in other London boroughs have shown that the introduction of Article 4 Directions to remove permitted development rights, particularly with regard to the loss of potential off-street parking spaces by the formation of vehicle hard-standings, has resulted in substantial claims for compensation against the Council where there has been a loss in the value of properties that have been denied this facility. The Council could face the possibility of compensation claims being made by Crouch End residents over similar restrictions where the introduction of an Article 4 Direction would not be supported by the residents within the restricted areas.
- 17.17 The introduction of Article 4 Directions covering all of the areas identified within the consultant's recommendations is unacceptable because its scale would have serious implications on the Council's enforcement resources and because some of the areas suggested for inclusion have already lost their special character since the initial report of 2003.
- 17.18 The potential for harm to the character and appearance of the Crouch End Conservation Area is noted, but the rate of incremental change to the elevations of properties is unclear and on the whole the residential areas identified appear to be generally well-maintained.

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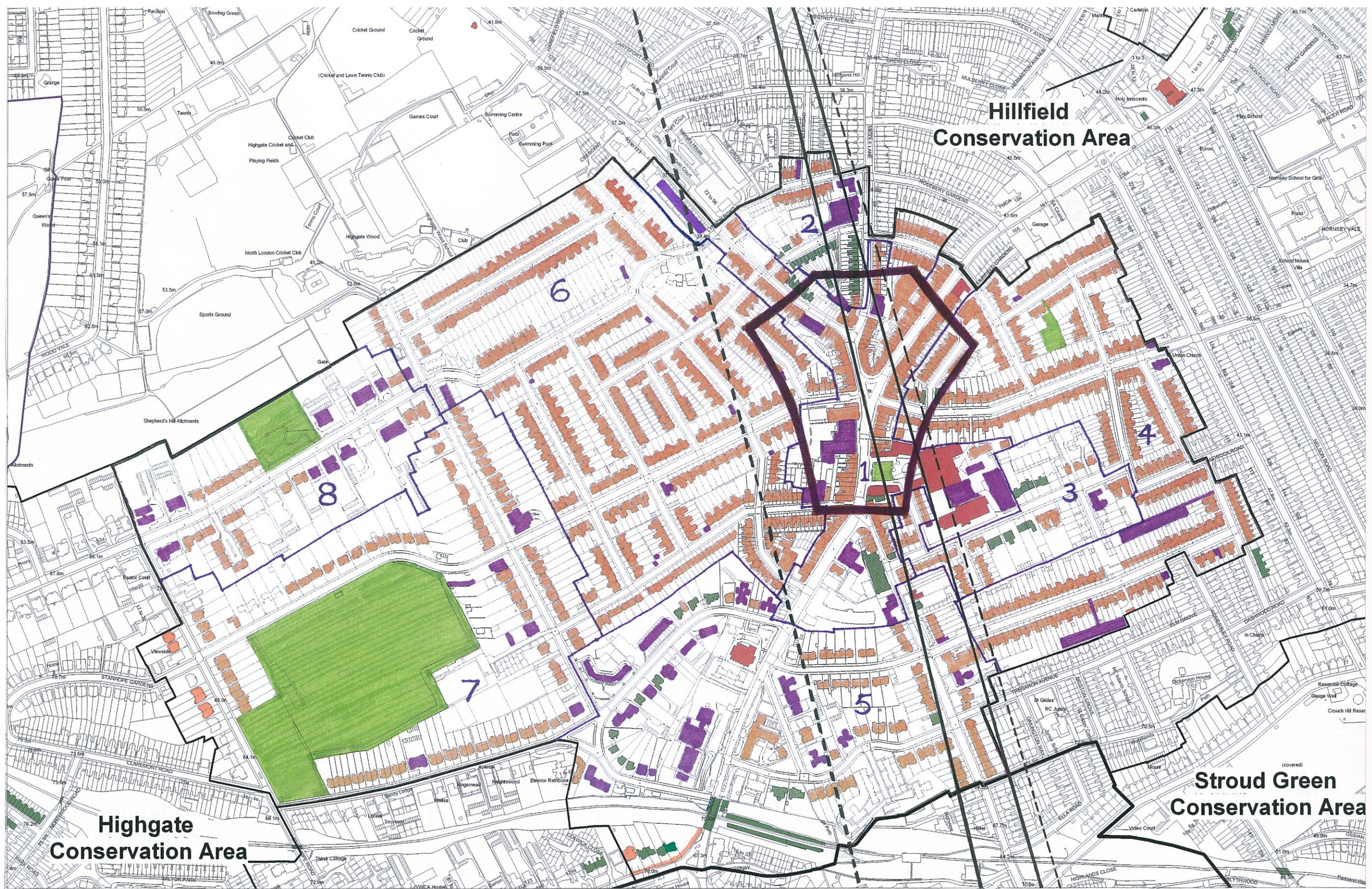
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18. PLANS

1. Conservation Area Boundary, Sub Areas, Heritage Assets Appraisal and Possible Boundary Changes.

This document is based on work undertaken for the London Borough of Haringey by:

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Conservation Area Boundary, Sub Areas and Heritage Assets Appraisal

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|---|------------------------------|---|--------------------------------|---|---|
|  | Conservation Area Boundary |  | Statutory Listed Building |  | Detractor |
|  | Sub Area Boundary |  | Local Listed Building of Merit |  | Open Space |
|  | Archaeological Priority Area |  | Positive Contribution Building |  | Strategic View Corridor & Wider Setting |