

# Hillfield Conservation Area

## Character Assessment and Policy Statement

# SPG 3.4

May 2000

Produced by Haringey  
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### Summary

The Hillfield estate was developed at the turn of the century as a single phase of building development. The Conservation Area comprises Hillfield Avenue and the subsidiary Harold Road. The Conservation Area designation reflects the unity of the estate, its architectural quality and the fact that Hillfield Avenue is the best complete Edwardian street in the Hornsey Vale area.

The purpose of designating this as a Conservation Area is to retain the unity of the estate, to protect the individual properties from disfiguring alterations and to avoid the demolition of significant character forming elements including architectural features and whole buildings.

The Conservation Area was declared on 29 November 1994 and covers an area of 4.9 hectares.

### Historical Development

The Conservation Area was constructed between 1894 and 1904. The 1894 O.S. 25" map shows the streets in the area laid out but with no housing developed in Hillfield Avenue. The north side of Harold Road is shown as already constructed. By 1898 the Dutch gabled houses at the bottom of Hillfield Avenue were occupied (nos. 1-37 and 2-10 are shown as occupied in Kelly's Directory for 1897-8). Also occupied were nos 92-114. In 1899-1900 numbers 12-42, 86-90 and 116-120 were finished and in 1900-01 both the remaining odd numbers (east side) and the grand house at no.122. This was originally called Carleton House and later renamed The Kitchener Memorial Home. Finally in 1904-5, Melrose House, no. 124, was occupied.

### Special Historical Character and Appearance

Hillfield Avenue is a late Victorian and Edwardian street built in soft red brick with rich ornament yielding a streetscape of considerable character. It was constructed in a single phase of development and remains intact without any properties having been demolished. It lies immediately to the south of the central part of Hornsey Village and occupies the north side of a substantial hill. The road winds and turns as it rises to reduce the gradient and in so doing creates a picturesque streetscape, revealing the buildings at the top as one ascends.

At the bottom next to Hornsey High Street there are on each side of the road, terraces of elaborate Edwardian houses with Dutch gables capped by ball finials (nos. 2-10 and 1-39). The gables which are such a prominent and characteristic feature of this end of the road are framed with three Doric pilasters and imitation stone banding. Between the pilasters are sash windows with lights set in a 'six over one' pattern. Below there is a horizontal band of red gauged and carved bricks. The first floor consists of three windows of equal size each having eight semi opaque small lights in the upper two thirds of the upper sash. Above this the soft red bricks have been formed into soldier arches capped with a white mock stone keystone. The soft red bricks and pointing are of high quality. The ground floors have a projecting bay window and porch with typically Edwardian carved brackets, Ogee patterned lintels and four Doric pilasters. The windows continue the style of the first floor with eight opaque small lights in the upper sashes. Although some houses have been altered most of the original detailing remains and what is lost could be easily restored.

Higher up the hill, there is a central section of Hillfield Avenue. All the houses have square dormers, but they are constructed in two styles. Type 1 ( nos.41-81 and 58-120) comprises most of the street, whilst a second style (type 2) can be found at nos. 12-56. Type 1 is characterised by Ogee patterned lintels to the first floor windows and zig-zag tooting on the chimneys. The eaves are bracketed in imitation stone and the upper sashes have an opaque external border of small panes of glass in squares and rectangles. The lower windows and porch are divided by Doric pilasters and the porch has a double ogee moulding. The front gardens are frequently bounded by glazed brickwork capped with glazed hemispheres. Minor variations exist between the houses especially in the joinery to the porch surrounds and the coloured fanlights, many of which display elaborate Art Nouveau floral patterns (see for example nos 77 and 81), many of the houses retain stone steps with original iron ventilation grille work to coal cellars below.

At the top of the hill the houses become individual in character and are much larger. On the east side the style is similar to those below but the houses are larger and more ornate (nos. 83 -95). Unfortunately the vicarage

at no.97 was demolished many years ago and this site is not included in the Conservation Area. On the west side no. 124 (Melrose Court) has a classical porch with hung tiled gable offset, built in 1904 it was the last house in the street to be constructed. It retains an interesting lead bay roof and ornamental glass in the porch. Number 122 is undoubtedly the finest house in the area presenting a double gabled symmetrical façade with two enormous chimney stacks and an immense swept roof. It was constructed between 1901 and 1902 and it has been locally listed for a number of years and adds a fantasy Edwardian character to the views up Harold Road and Hillfield Avenue.

Harold Road is a continuation of the same estate with buildings in similar soft red bricks, but with a slightly lower standard of quality. Door cases are often arched with ornamental porch tiles, whilst doors retain a similar richness of coloured glass. At the eastern end of Harold Road the Police Station and an attractive residential home of modern design provide a finish to the street. The later includes an exceptionally well landscaped communal setting out garden fronting onto Tottenham Lane which retains the garden and ornamental Edwardian iron work gates from the previous building in an interesting modern re-landscaped space. The Police Station also adds character to the area, being a good functional building with projecting chimney breasts in a Tudor vernacular style and red sandstone keystones and red sandstone banding to match the red brickwork.

### **What is a Conservation Area**

Conservation Areas are areas of special architectural or historic interest whose character the Council wants to preserve or enhance. Haringey has 27 Conservation Areas covering town centres, private and public housing estates and including parks and gardens. Conservation means caring for and looking after buildings, streets and open spaces.

Haringey's Conservation Areas are fragile and subject to complicated urban pressures. They need sensitive and responsible action to ensure that the special character of each area is protected and restored and not eroded and fragmented.

Designation as a Conservation Area introduces a general control over the demolition of unlisted buildings and provides the basis of policies designed to preserve and enhance all aspects of character or appearance that define an area's special interest.

This guidance assesses the character of the Hillfield Conservation Area and sets out particular policies which will be used in the determination of planning applications.

### **Policies in the Unitary Development Plan**

The main policies in the UDP affecting existing properties in the Hillfield Conservation Area are:

DES 1.11	Extensions and Alterations.
DES 2	To preserve and enhance the character and appearance of Conservation Areas.
DES 2.2	Preservation and enhancement of Conservation Areas.
DES 2.3	Applications in Conservation Areas.
DES 2.4	Demolition partial demolition and changes to the appearance of buildings in Conservation Areas.
DES 2.5	Alterations and extensions in Conservation Areas.
DES 2.6	Materials
DES 5.3-5.8	Housing Alterations and Extensions
DES 6	Shopfront Conservation Design.

### **Conservation Area Policies for managing the Hillfield Conservation Area**

The Council's policies for the area are to protect its architectural appearance and historic character. In particular the Council will:

HLF 1	Resist alteration of frontages which form part of a uniform terrace and which would be detrimental to the unified architectural character of the terrace.
HLF 2	Resist demolition of whole buildings which contribute to the character of the area.

HLF 3	Resist the introduction of hardstandings for car parking in front gardens.
HLF 4	In consultation with local residents, seek to remove permitted development rights enabling painting of brick-work or minor alterations to frontages.
HLF 5	Encourage the reinstatement of lost architectural features contribution character in particular from frontages.
HLF 6	Protect street furniture and surfaces of traditional character

**Schedule of addresses**

Hillfield Avenue	1-95, 2-124
Harold Road	Complete
Tottenham Lane	Police station, private gardens adjacent to Harold Road.

**Glossary of terms**

Art Nouveau	A style of art and architecture of the 1890's, characterised by sinuous outlines and stylised natural forms.
Doric pilasters	A pilaster is a shallow rectangular column on the front of a wall. Doric pilasters are those in the early Doric Greek style with flutings, no base plinth and a simple capital above.
Eaves	The lower edge of a sloping roof which overhangs the face of a wall.
Finial	The ornament which terminates pinnacles, canopies, gables or the top of bench ends.
Gable	The upper part of an end wall above the eaves level.
Ogee	Pointed arch with double curve - convex and concave