Highgate Conservation

Area

Character Appraisal and Management Plan





Acknowledgements

"This document has been produced by the local community led by Highgate Conservation Area Advisory Committee and Highgate Society with the support of the Borough Council's own conservation officers and planning team. In particular, contributors included Susan Rose, Marius Reynolds, Cyril Meadows, Elspeth Clements, Michael Hammerson, Tony Baker, Gail Waldman, Richard Webber, Gordon Forbes, and Claudio Novello."



North Road c1906 Photograph courtesy: Michael Hammerson



Highgate High Street c1936 Photograph courtesy: Michael Hammerson



Archway Road c1910 Photograph courtesy: Michael Hammerson

Foreword

"It is with great pleasure that I am able to present the Highgate Conservation Area Appraisal and Management Plan. It is hoped that this document will play a significant role in guiding all aspects of the future management of Highgate Conservation Area. In doing so, it is hoped that the document would guide developers, residents, planners and the Planning Inspectorate in any future planning decisions.

Given the varied architectural and historic quality, the conservation area has been divided into 7 sub-areas. The resultant analysis not only captures the essential ingredients that make the particular sub-areas so special, but also identify scope for improvement by highlighting positive and negative contributors within the conservation area.

The final two chapters of the document examines the current pressures and problems faced by the conservation area and gives recommendations and proposals for its future management.

This document has been prepared working very closely with community groups such as Highgate Conservation Area Advisory Committee and the Highgate Society, whose invaluable input and cooperation has broken new grounds. The essence of this approach lies in the benefits of community engagement in local decision making. The preparation of this document has brought together a range of expert and community views to produce a fully integrated understanding of Highgate, evaluating the built environment, public realm and landscape, which together form the vital character of the area. This 'holistic' and partnership approach will be the only way that Highgate's precious heritage can be protected for future generations."



Cllr Joseph Ejiofor

Cabinet Member for Planning and Enforcement

Executive Summary

1.1 Introduction

- 1.1.1 Highgate was designated as a conservation area on 21st December 1967. The original conservation area boundary included the village core and the Bishopswood area, the Gaskell Estate, together with the area bounded by Southwood Lane, Jacksons Lane, the central part of Archway Road, Muswell Hill Road, and Wood Lane up to Queen's Wood.
- 1.1.2 The conservation area is divided between the London Boroughs of Camden and Haringey. The Camden side includes part of Highgate Village, Fitzroy Park, Waterlow Park, Highgate Cemeteries and Whittington Hospital.
- 1.1.3 The conservation area boundary was extended on the eastern side on 27th September 1990, to include the upper and lower parts of the Archway sub-area, together with the Miltons and Shepherd's Hill sub-areas. The final relatively small boundary extension was on the eastern side to include part of Stanhope Road in the Shepherd's Hill sub-area on 29th November 1994.

1.2 Purpose of the Appraisal

1.2.1 The purpose of this character appraisal is to provide a description of the significance of Highgate Conservation Area, in terms of its architectural and historic interest. It seeks to increase public awareness and involvement in the preservation and enhancement of the area. It also provides a framework for future planning decisions within the area and an opportunity to identify potential for its improvement.

1.3 Statement of Significance

- 1.3.1 The character of the Highgate Conservation Area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green open spaces and distant views.
- 1.3.2 The village itself is a fine grained traditional settlement crowning one of the twin hills to the north of London. Highgate's proximity to London, combined with the benefits of its elevated position, providing clean air, spring water and open spaces, has ensured that from its earliest beginnings in about the fourteenth century, it has been a very popular place to live or visit.
- 1.3.3 The early village High Street is characterised by its seventeenth, eighteenth and nineteenth century small-scale terrace houses and traditional shop frontages. Buildings here have a relatively fine grain pattern of late medieval burgage plot sizes and their Georgian frontages may conceal the existence of earlier structures behind. Pond Square, on the Camden side, remains the heart of the village. Here, large and fashionable historic houses from the seventeenth, eighteenth, nineteenth and twentieth centuries cluster around the historic core.
- 1.3.4 Archway Road, the nineteenth century route to the north, fronted by late Victorian and Edwardian retail parades of diverse independent shops, with flats over appears more urban than the village core.
- 1.3.5 The adjacent high quality residential areas of Victorian, Edwardian and early twentieth century terrace housing off Archway Road such as the Cholmeleys, the Miltons, and Shepherd's Hill are fine

- examples of planned development of their period.
- 1.3.6 Further diversity is apparent in the large imposing detached houses of the Bishops sub-area, laid out within generous large plots, with landscaped front and rear gardens and mature trees, some of which back onto Highgate Golf Club.
- 1.3.7 The eclectic mix of earlier buildings and fine examples of 20th Century buildings by renowned architects such as the High Point 1 & 2 by Berthold Lubetkin further add to the architectural diversity of the area.
- 1.3.8 The setting of the conservation area is enhanced by a wealth of open spaces and green surroundings such as Highgate Wood, Queen's wood, Hampstead Heath and Highgate Cemetery. Within Haringey's side of the designated area, Highgate Bowl and Highgate Golf Course are major open spaces that provide a marked contrast to the fine grained development of the Village, maintaining the connection to its agricultural past.
- 1.3.9 From various parts of the conservation area, there are long distance views to Central London, the Olympic Park and Alexandra Palace forming an attractive backdrop.

1.4 Problems and Pressures

1.4.1 The conservation area is facing unprecedented pressure for new residential and institutional development within existing and currently unbuilt sites such as along Archway Road and Highgate Bowl. This often involves the demolition of existing buildings or single family dwellings and replace them with blocks of apartments or luxury residences of high specification with potentially inappropriate scale and design for the character of the area.

- 1.4.2 In the Bishops area there has been intense pressure for complete demolition and re-development of houses. In recent years many original houses have been replaced with modern, contemporary, or new 'reproduction' style ones. It is now evident that some of these replacement houses are too big, too wide, and too deep, and together with their large basements are over scaled compared to the size of the original houses, leaving little opportunity for any planting or landscaping on the side boundary and the characteristic visual gaps between houses. The effect of this is eroding the special early twentieth architectural and historic interest of the conservation area.
- 1.4.3 Within the village itself, both Highgate School and Channing School are facing considerable pressure for new school buildings and facilities, as well as the refurbishment of their existing historic school buildings.
- 1.4.4 Incremental changes to the architectural features, materials and details of domestic properties have been a primary cause of change to the character and appearance of the residential streets within Highgate 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. 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.

1.5 Management Plan

- 1.5.1 The Appraisal includes as its final chapter, a Management Plan and Design Guide, to provide guidance to residents, developers and members of public on the type and quality of design and development considered to be appropriate in the Highgate Conservation Area. This should be read in conjunction with the previous chapters describing the various sub-areas of the conservation area.
- 1.5.2 It is hoped that these guidelines would provide consistency in the standard of design and development which meets the needs of the residents and ensures the conservation of the historic and architectural character of Highgate.

Table of Contents

Chapter No	Name	Page No
1	Introduction and Statement of Significance	15
2	Origin and Development	19
3	Location and Setting	27
4	Character Analysis- Subarea 1 (Village Core)	31
	4.1 Introduction	31
	4.2 General Character	31
	4.3 Topography	32
	4.4 Streetscape character analysis	33
	* Highgate High Street	33
	* Highgate Hill	40
	* North Road	43
	* North Hill	47
	* Southwood Lane	55
	4.5 Key Views and Vistas	61
	4.6 Trees, open spaces and landscaping	62
	4.7 Public realm	63
	4.8 Positive contributors	64
	4.9 Negative contributors	64
	4.10 Summary	65
	Subarea 2 (Village Core) Map	67
5	Character Analysis- Subarea 2 (Highgate Bowl)	69
	5.1 Introduction	69
	5.2 General Character	69
	5.3 Topography	70
	5.4 Streetscape character analysis	70
	* The Bowl	70
	* Cholmeley Park	71
	* Kingsley Place	72
	* Somerset Gardens	73

Chapter No	Name	Page No
	* Southwood Park	73
	* Duke's Point	74
	* Land behind 62-64 High Street	74
	 Land behind 4 and 6 Southwood Lane 	74
	5.5 Key Views and Vistas	74
	5.6 Trees, open spaces and landscaping	75
	5.7 Public Realm	75
	5.8 Positive contributors	75
	5.9 Negative contributors	75
	5.10 Summary	75
	Subarea 2 (Highgate Bowl) Map	77
5	Character Analysis- Subarea 3 (Archway)	79
	6.1 Introduction	79
	6.2 General Character	79
	6.3 Topography	79
	6.4 Streetscape character analysis	79
	* Archway Road	80
	* Southwood Avenue	89
	* Southwood Lawn Road	90
	* Highgate Avenue	92
	* Jackson's Lane	93
	* Southwood Lane	95
	* Hillside Gardens	96
	* Church Road	97
	* Bishops Road	97
	* Bloomfield Road	98
	* Talbot Road	98
	* The Park	100
	* Highgate Hill	101
	* Cholmeley Park	101
	* Cholmeley Crescent	104
	* Causton Road	106
	* Cromwell Avenue	106
	* Cromwell Place, Winchester Road and Winchester Place	108
	* Tile Kiln Lane	109

6.5 Key Views and Vistas 6.6 Trees, open spaces and landscaping 110 6.7 Public realm 110 6.8 Positive contributors 111 6.9 Negative contributors 111 6.10 Summary 112 Subarea 3 (Archway) Map 113 7 Character Analysis—Subarea 4 (Miltons) 115 7.1 Introduction 115 7.2 General Character 115 7.3 Topography 116 * Milton Park, Milton Avenue and Milton Road * Hornsey Lane Gardens 117 * Langdon Park Road 118 * Tudor Close 119 * Wembury Road 119 * Northwood Road 119 * Northwood Road 119 * Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Stanhope Gardens 122 * Stanhope Gardens 123 7.5 Key Views and Vistas 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 125 Subarea 4 (Miltons) Map 127 8 Character Analysis—Subarea 5 (Shepherds Hill) 8.2 General Chracter 129 8.3 Topography 129	Chapter No	Name	Page No
6.7 Public realm 110 6.8 Positive contributors 111 6.9 Negative contributors 111 6.10 Summary 112 Subarea 3 (Archway) Map 113 7 Character Analysis—Subarea 4 (Miltons) 115 7.1 Introduction 115 7.2 General Character 116 7.3 Topography 115 7.4 Streetscape character analysis 116 • Milton Park, Milton Avenue and Milton Road 116 • Hornsey Lane Gardens 117 • Langdon Park Road 118 • Tudor Close 119 • Wembury Road 119 • Northwood Road 119 • Northwood Road 120 • Holmesdale Road 121 • Claremont Road 122 • Stanhope Gardens 122 • Stanhope Gardens 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis—Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		6.5 Key Views and Vistas	110
6.8 Positive contributors 111 6.9 Negative contributors 111 6.10 Summary 112 Subarea 3 (Archway) Map 113 7 Character Analysis— Subarea 4 (Miltons) 115 7.1 Introduction 115 7.2 General Character 115 7.3 Topography 115 7.4 Streetscape character analysis 116 * Milton Park, Milton Avenue and Milton Road 116 * Hornsey Lane Gardens 117 * Langdon Park Road 118 * Tudor Close 119 * Wembury Road 119 * Northwood Road 119 * Northwood Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Stanhope Gardens 122 * T.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.9 Negative contributors 124 7.9 Negative contributors 125 Subarea 4 (Miltons) Map 127		6.6 Trees, open spaces and landscaping	110
6.9 Negative contributors 111 6.10 Summary 112 Subarea 3 (Archway) Map 113 7 Character Analysis—Subarea 4 (Miltons) 115 7.1 Introduction 115 7.2 General Character 115 7.3 Topography 115 7.4 Streetscape character analysis 116 * Milton Park, Milton Avenue and Milton Road 116 * Hornsey Lane Gardens 117 * Langdon Park Road 118 * Tudor Close 119 * Wembury Road 119 * Northwood Road 119 * Northwood Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Stanhope Gardens 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis—Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character		6.7 Public realm	110
6.10 Summary 112 Subarea 3 (Archway) Map 113 7 Character Analysis- Subarea 4 (Miltons) 115 7.1 Introduction 115 7.2 General Character 115 7.3 Topography 115 7.4 Streetscape character analysis 116 * Milton Park, Milton Avenue and Milton Road 116 * Hornsey Lane Gardens 117 * Langdon Park Road 118 * Tudor Close 119 * Wembury Road 119 * Northwood Road 119 * Northwood Road 119 * Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Hornsey Lane 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis- Subarea 5 (Shepherds Hi		6.8 Positive contributors	111
Subarea 3 (Archway) Map		6.9 Negative contributors	111
7 Character Analysis— Subarea 4 (Miltons) 7.1 Introduction 115 7.2 General Character 115 7.3 Topography 115 7.4 Streetscape character analysis 116 * Milton Park, Milton Avenue and Milton Road 116 * Hornsey Lane Gardens 117 * Langdon Park Road 118 * Tudor Close 119 * Wembury Road 119 * Northwood Road 119 * Northwood Road 119 * Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis— Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character		6.10 Summary	112
7.1 Introduction 115 7.2 General Character 115 7.3 Topography 115 7.4 Streetscape character analysis 116 * Milton Park, Milton Avenue and Milton Road 116 * Hornsey Lane Gardens 117 * Langdon Park Road 118 * Tudor Close 119 * Wembury Road 119 * Northwood Road 119 * Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Hornsey Lane 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		Subarea 3 (Archway) Map	113
7.1 Introduction 115 7.2 General Character 115 7.3 Topography 115 7.4 Streetscape character analysis 116 * Milton Park, Milton Avenue and Milton Road 116 * Hornsey Lane Gardens 117 * Langdon Park Road 118 * Tudor Close 119 * Wembury Road 119 * Northwood Road 119 * Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Hornsey Lane 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129			
7.2 General Character 115 7.3 Topography 115 7.4 Streetscape character analysis 116 * Milton Park, Milton Avenue and Milton Road 116 * Hornsey Lane Gardens 117 * Langdon Park Road 118 * Tudor Close 119 * Wembury Road 119 * Northwood Road 119 * Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129	7	Character Analysis- Subarea 4 (Miltons)	115
7.3 Topography 115 7.4 Streetscape character analysis 116 * Milton Park, Milton Avenue and Milton Road 116 * Hornsey Lane Gardens 117 * Langdon Park Road 118 * Tudor Close 119 * Wembury Road 119 * Northwood Road 119 * Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.2 General Character 129		7.1 Introduction	115
7.4 Streetscape character analysis * Milton Park, Milton Avenue and Milton Road * Hornsey Lane Gardens 117 * Langdon Park Road 118 * Tudor Close 119 * Wembury Road 119 * Northwood Road 119 * Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Stanhope Gardens 122 7.5 Key Views and Vistas 7.6 Trees, open spaces and landscaping 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 125 Subarea 4 (Miltons) Map 129 8.1 Introduction 129 8.2 General Character 129		7.2 General Character	115
* Milton Park, Milton Avenue and Milton Road * Hornsey Lane Gardens 117 * Langdon Park Road 118 * Tudor Close 119 * Wembury Road 119 * Northwood Road 119 * Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Hornsey Lane 7.5 Key Views and Vistas 7.6 Trees, open spaces and landscaping 7.7 Public realm 123 7.8 Positive contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 129 8.1 Introduction 129 8.2 General Character 118 118 110 110 111 111 112 113 114 115 115 116 117 118 118 111 110 111 111 112 113 114 115 115 116 117 118 118 119 119 119 119 110 110		7.3 Topography	115
* Hornsey Lane Gardens 117 * Langdon Park Road 118 * Tudor Close 119 * Wembury Road 119 * Northwood Road 119 * Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Hornsey Lane 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		7.4 Streetscape character analysis	116
* Langdon Park Road 118 * Tudor Close 119 * Wembury Road 119 * Northwood Road 119 * Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis—Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		 Milton Park, Milton Avenue and Milton Road 	116
* Tudor Close * Wembury Road * Northwood Road * Northwood Road * Orchard Road * Holmesdale Road * Claremont Road * Stanhope Gardens * Hornsey Lane * Hornsey Lane * Hornsey Lane * 122 * Hornsey Lane 123 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis—Subarea 5 (Shepherds Hill) 8.1 Introduction 129 8.2 General Character		 Hornsey Lane Gardens 	117
* Wembury Road 119 * Northwood Road 119 * Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		 Langdon Park Road 	118
* Northwood Road 119 * Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		* Tudor Close	119
* Orchard Road 120 * Holmesdale Road 121 * Claremont Road 122 * Stanhope Gardens 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis—Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		* Wembury Road	119
# Holmesdale Road 121 # Claremont Road 122 # Stanhope Gardens 122 # Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis—Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		 Northwood Road 	119
* Claremont Road 122 * Stanhope Gardens 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis—Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		* Orchard Road	120
* Stanhope Gardens 122 * Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		* Holmesdale Road	121
* Hornsey Lane 122 7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis—Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		* Claremont Road	122
7.5 Key Views and Vistas 123 7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		 Stanhope Gardens 	122
7.6 Trees, open spaces and landscaping 123 7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		* Hornsey Lane	122
7.7 Public realm 123 7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		7.5 Key Views and Vistas	123
7.8 Positive contributors 124 7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		7.6 Trees, open spaces and landscaping	123
7.9 Negative contributors 124 7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		7.7 Public realm	123
7.10 Summary 125 Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		7.8 Positive contributors	124
Subarea 4 (Miltons) Map 127 8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		7.9 Negative contributors	124
8 Character Analysis – Subarea 5 (Shepherds Hill) 129 8.1 Introduction 129 8.2 General Character 129		7.10 Summary	125
8.1 Introduction 129 8.2 General Character 129		Subarea 4 (Miltons) Map	127
8.1 Introduction 129 8.2 General Character 129	8	Character Analysis - Subarea 5 (Shenherds Hill)	129
8.2 General Character 129			
		8.3 Topography	129

Chapter No	Name	Page No
	8.4 Streetscape character analysis	130
	* Shepherds Hill	131
	* Priory Gardens	132
	* Wood Lane	133
	* Parkwood Mews	134
	* Muswell Hill	134
	* Summersby Road	135
	* South Close	135
	8.5 Key Views and Vistas	135
	8.6 Trees, open spaces and landscaping	135
	8.7 Public realm	135
	8.8 Positive contributors	135
	8.9 Negative contributors	135
	8.10 Summary	136
	Subarea 5 (Shepherds Hill) Map	137
9	Character Analysis- Subarea 6 (Gaskell)	139
	9.1 Introduction	139
	9.2 General Character	139
	9.3 Topography	139
	9.4 Streetscape character analysis	139
	 Kenwood Road, Gaskell Road, Storey Road, Yeatman Road 	139
	* Toyne Way	140
	* North Hill	140
	9.5 Key Views and Vistas	141
	9.6 Trees, open spaces and landscaping	141
	9.7 Public realm	141
	9.8 Positive contributors	141
	9.9 Negative contributors	141
	9.10 Summary	141
	Subarea 6 (Gaskell) Map	143

Chapter No	Name	Page No
10	Character Analysis - Subarea 7 (Bishops)	145
	10.1 Introduction	145
	10.2 General Character	145
	10.3 Topography	145
	10.4 Streetscape character analysis	145
	* Compton Avenue	145
	* Courtenay Avenue	146
	* Hampstead Lane	146
	* Highgate Close	147
	* North Grove	147
	* Sheldon Avenue	148
	* Stormont Road	149
	* Denewood Road	150
	* Bishopswood Road	151
	* Broadlands Road	153
	* Broadlands Close	155
	* Grange Road	155
	* View Road	156
	* Aylmer Road	157
	10.5 Key Views and Vistas	157
	10.6 Trees, open spaces and landscaping	157
	10.7 Public realm	157
	10.8 Positive contributors	157
	10.9 Negative contributors	158
	10.10 Summary	158
	Subarea 7 (Bishops) Map	159
11	Problems, Pressures and Enhancement Opportunities	161
2	Management Plan and Design Guide	165
	Appendices	179

1. Introduction and Statement of Significance

1.1 Introduction

- 1.1.1 Highgate was designated as a conservation area on 21st December 1967. The original conservation area boundary included the village core and the Bishopswood area, the Gaskell Estate, together with the area bounded by Southwood Lane, Jacksons Lane, the central part of Archway Road, Muswell Hill Road, and Wood Lane up to Queen's Wood.
- 1.1.2 The conservation area is divided between the London Boroughs of Camden and Haringey. The Camden side includes part of Highgate Village, Fitzroy Park, Waterlow Park, Highgate Cemeteries and Whittington Hospital.
- 1.1.3 The conservation area boundary was extended on the eastern side on 27th September 1990, to include the upper and lower parts of the Archway sub-area, together with the Miltons and Shepherds Hill sub-areas.
- 1.1.4 The final relatively small boundary extension was on the eastern side to include part of Stanhope Road in the Shepherds Hill sub area on 29th November 1994.

1.2 Purpose of the Appraisal and Management Plan

1.2.1 The purpose of this character appraisal is to provide a description of the significance of Highgate Conservation Area, in terms of its architectural and historic interest. It seeks to increase public awareness and involvement in the preservation and enhancement of the area. It is hoped that the document would provide a framework for future planning decisions within the area and an

- opportunity to identify potential for its improvement.
- 1.2.2 A review of the current planning policy context, the purpose of Conservation Areas, and the purpose and status of this Conservation Area appraisal, are set out in Appendix 1.

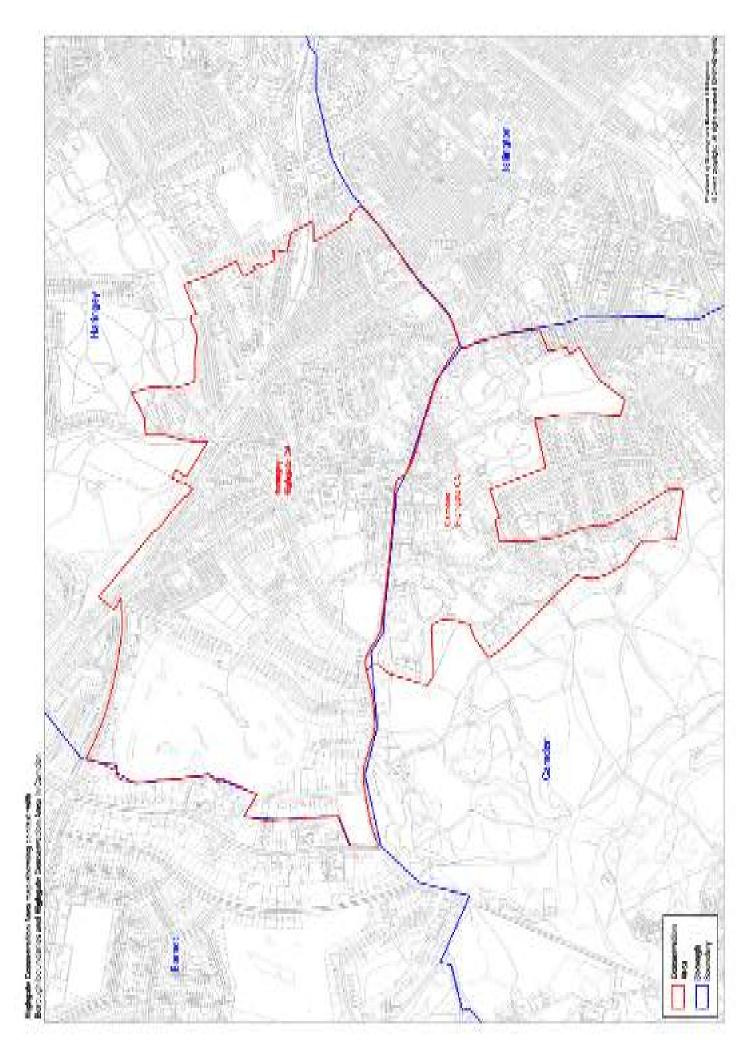
1.3 Statement of Significance

- 1.3.1 The character of the Highgate
 Conservation Area is formed by the
 relationship of its historic pattern of
 development, its high percentage of
 buildings of architectural merit, its
 topography, its green open spaces and
 distant views.
- 1.3.2 The village itself is a fine grained traditional settlement crowning one of the twin hills to the north of London.

 Highgate's proximity to London, combined with the benefits of its elevated position, providing clean air, spring water and open spaces, has ensured that from its earliest beginnings in about the 14th Century, it has been a very popular place to live or visit.
- 1.3.3 The early village High Street is characterised by its 17th, 18th and 19th Centuries small-scale terrace houses and traditional shop frontages. Buildings here have a relatively fine grain pattern of late medieval burgage plot sizes and their Georgian frontages may conceal the existence of earlier structures behind. Pond Square, on the Camden side, remains the heart of the village. Here, large and fashionable historic houses from the 17th, 18th and 19th Centuries cluster around the historic core.
- 1.3.4 Archway Road, the nineteenth 19th Century route to the north, fronted by

- late Victorian and Edwardian retail parades of diverse independent shops, with flats over appears more urban than the village core.
- 1.3.5 The adjacent high quality residential areas of Victorian, Edwardian and early 20th Century terrace housing off Archway Road such as the Cholmeleys, the Miltons, and Shepherds Hill are fine examples of planned development of their period.
- 1.3.6 Further diversity is apparent in the large imposing detached houses of the Bishops sub-area, laid out within generous large plots, with landscaped front and rear gardens and mature trees, some of which back onto Highgate Golf Club.
- 1.3.7 The eclectic mix of earlier buildings and fine examples of 20th Century buildings by renowned architects such as the High Point 1 & 2 by Berthold Lubetkin further add to the architectural diversity of the area.
- 1.3.8 The setting of the conservation area is enhanced by a wealth of open spaces and green surroundings such as Highgate Wood, Queen's wood, Hampstead Heath and Highgate Cemetery. Within Haringey's side of the designated area, Highgate Bowl and Highgate Golf Course are major open spaces that provide a marked contrast to the fine grained development of the Village, maintaining the connection to its agricultural past.
- 1.3.9 From various parts of the conservation area, there are long distance views to Central London, the Olympic Park and Alexandra Palace forming an attractive backdrop.
- 1.3.10 The area is also associated with historic figures such as:

- Sir Thomas Bennett (1887-1980)-Architect of Savile Theatre, Hillcrest Estate etc resided at 19 North Road between 1932-1980;
- Sir John Betjeman (1907-1984)- Poet Laureate, went to Highgate School and family resided at 31 Highgate West Hill (London borough of Camden) between 1907-18;
- Samuel taylor Coleridge (1772-1834)
 Poet, lived at 14 South Grove and 3
 The Grove (London Borough of Camden;
- Gracie Fields (1898-1979) Entertainer, lived at the The Towers,
 Bishops Avenue between 1929-31;
- Sir Alexander Fleming (1881-1955)-Scientist, lived at 75 Shepherds Hill between 1941-42;
- Ernö Goldfinger (1902-1987)-Architect, lived at 3 Highpoint between 1935-38;
- Mary Kingsley (1862-1900) Ethnologist, sociologist, traveller,
 liver with her father at 22 Southwood
 Lane between 1863-79;
- Andrew Marvel (1621-78)- Poet and politician, reputedly lived in a cottage between Lauderdale House and Fairseat in the 1670s;
- Yehudi Menuhin (1916-1999) Musician, lived at 2 The Grove between 1959-83
- John B Priestly (1894-1984)- Writer, lived at 3 The Grove between 1933-39;
- Sir William Rothenstein (1872-1945)-Artist, lived at Highpoint in 1938; and
- John James Sainsbury (1844-1928)-Founder of the grocery firm lisved at Bishopsfield and 14 Broadlands Road between 1899-1928.



2. Origins and development

2.1 Archaeology

2.1.1 There are two designated Areas of Archaeological Interest (AAI) within the boundary of Highgate conservation area. These are: the medieval Bishops' hunting lodge in Highgate Golf Course and Highgate village, the boundary of which includes the whole of the High Street and Highgate Hill, as well as North Road and Southwood Lane up to Castle Yard. These AAI boundaries are shown on the Council's 2006 UDP map and the Proposals map under the emerging Local Development Framework.

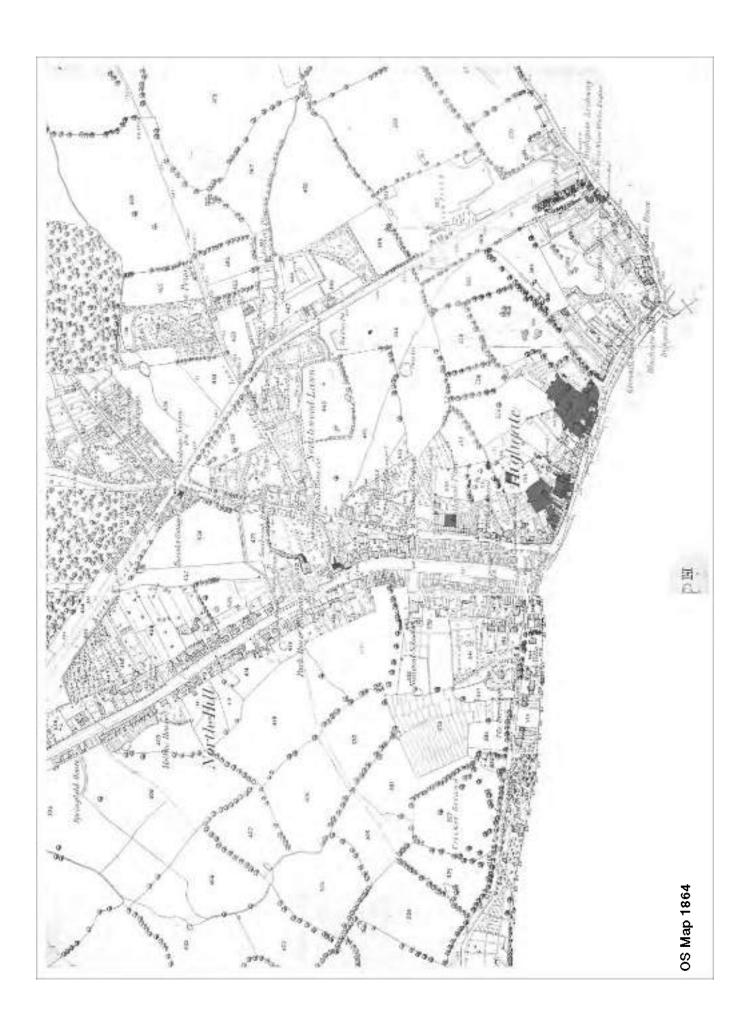
2.2 Historic development

- 2.2.1 The centre of the Highgate settlement lay around Pond Square, which today is a tranquil green open area. The ponds supplied drinking water until 1864 when they were filled in.
- 2.2.3 The historic boundary between the parishes of St. Pancras and Hornsey along the middle of Highgate High Street still exist and divide the modern London boroughs of Camden and Haringey. The consequent difference in local government and management through the ages has also been a formative element in the character of Highgate village. Various institutions and individuals also shaped the way in which the village core and the wider area have been developed. The two largest landowners were the Church of England (later the Church Commissioners) and Highgate School.

Before 1813

2.2.4 The village of Highgate originated as a hamlet at the south-eastern entrance to the medieval Bishop of London's estate. The

- area of Highgate was within the diocese of the bishop of London, which eventually became divided between the parishes of St Pancras and Hornsey. The bishops used the parkland to the northwest of the hamlet for hunting, from 1227 until at least the 1660s, and owned the land until the late 19th Century. During this time, a stone moated lodge was built within the grounds. The land was also used for other agricultural uses.
- 2.2.5 By 1380, a new road with a steep incline was in use, coming up from the city via Holloway and up Highgate Hill. A direct route to the north was opened in 1386 as a toll road by the bishop of London. This was located at the top of the hill and was probably known as High Gate, from where the area derives its name. Southwood Lane provided an alternative route northward for those not prepared to pay the toll. It led to a spring of water famous for its curative powers and attracted many pilgrims to the Mus Well, which was on one of the main medieval roads to the north.
- 2.2.6 There is evidence of buildings in Highgate village from the Cantelowes Manor court rolls that date from the 15th Century; the structure of at least one medieval jettied building is known in the High Street, and others may be expected. There was some ribbon development along Highgate Hill in the sixteenth and seventeenth centuries. It became a popular spot for the wealthy to build their country retreats. By 1553, there were five licensed inns in Highgate, reflecting the numbers travelling through the area.
- 2.2.7 Highgate School, located on top of the hill, was founded in 1565 by Sir Roger Cholmeley as a free grammar school for

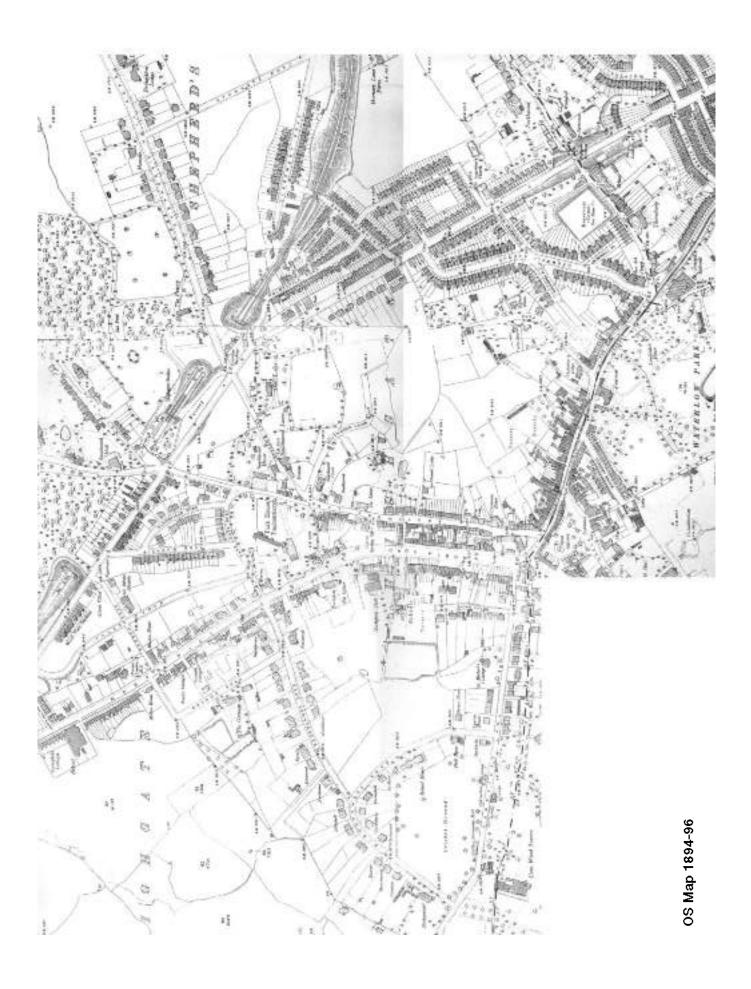


- local boys. During the 19th Century, new school buildings were erected and land was later acquired for playing fields. The new chapel and 'old' school building in the 2.2.12 St. Michael's National School was built in Victorian Gothick style, were built to celebrate the tercentenary of Highgate School in 1865.
- 2.2.8 Highgate, with its fine situation on the hill, attracted many well to do residents. In 1664 it already contained 161 houses, while the rest of Hornsey contained only 62. The village was the home of many parliamentarians.
- 2.2.9 The expansion of the village occurred in the 18th Century. West Hill, connecting to St. Pancras in the south, was not constructed until the end of the 17th Century. As Highgate had become one of the main routes from the north to London, it acted as a major stopping place on the road. This facilitated numerous flourishing trades and inns such as the Gate House, the Angel, the Flask, serving the needs of travellers.

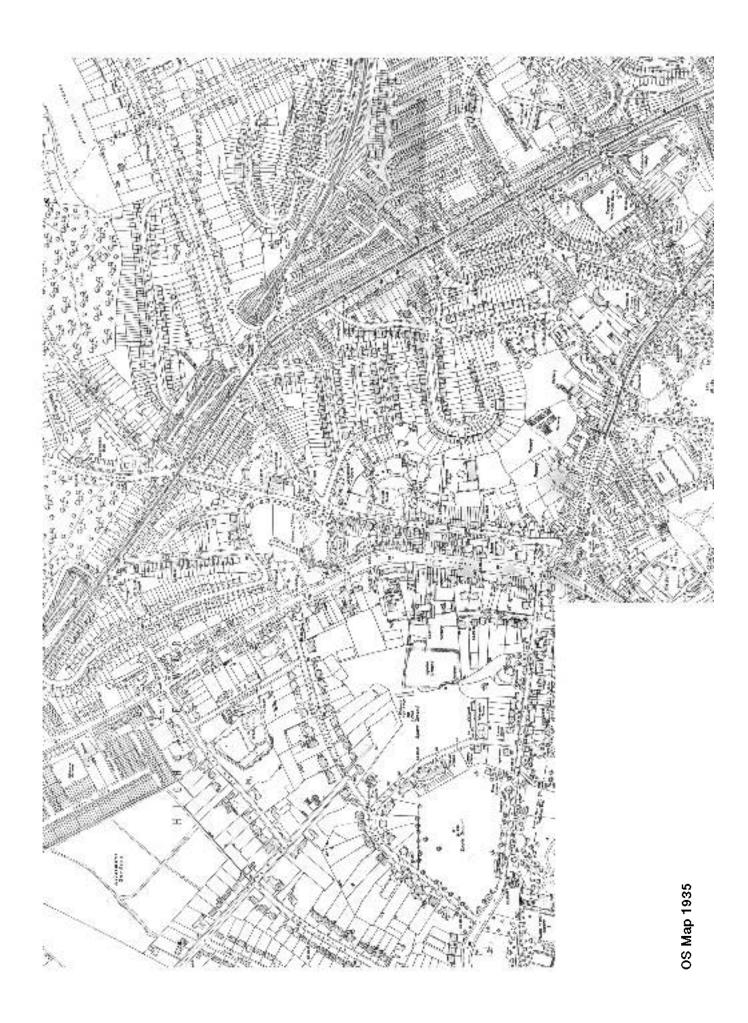
1813 - 1896

- 2.2.10 The main period of the development of Highgate occurred during the 19th Century by which time a handsome Georgian village had been created. In the 19th Century, Highgate continued one of the most desirable parts of London with smaller scale houses being built among the fine 18th Century residences. In the course of time Highgate Hill became too busy and congested with traffic.
- 2.2.11 In response to this, Archway Road was opened in 1813 as a by-pass, to avoid the 2.2.16 Highgate Woods were saved from steep gradients up to Highgate village, and to provide a more direct route between Archway and the Great North Road. As a result, Archway Road stimulated facilities to service passing trade with two new public houses (the Wellington in 1812 and the Woodman in 1828; the former demolished for a petrol

- station expansion in the 1980s, the latter still existing).
- 1833 in Southwood Lane to cater for poor local boys and to absorb the girls' charity school started alongside in the Wollaston Pauncefort Almshouses. In 1852, it moved to a new site in North Road.
- 2.2.13 Fronting onto Pond Square the Highgate Literary and Scientific Institution was founded in 1845 and developed as a resource for Highgate's social and cultural life.
- 2.2.14 As the 19th Century progressed, Highgate was to be developed mainly on its southeast side. The 1864 Ordnance Survey (OS) map shows Archway Road still running through open fields, except where it skirted the Queen's Wood and Highgate Wood. Increased traffic on the Archway Road meant that the narrow bridge across Hornsey Lane designed in 1812 by the renowned classical architect John Nash, was an impediment and it was rebuilt under powers obtained in 1894 by the London County Council. The replacement single span bridge was built next to the old arch which was then dismantled. The new bridge was opened in 1900.
- 2.2.15 The opening up of Highgate railway station in 1867 enabled the boundaries of Highgate to be extended, spreading to the south, east and north, to connect with the neighbouring communities of Muswell Hill and Crouch End.
- destruction by speculative builders towards the end of the Victorian era, and secured for public enjoyment in 1887 through the efforts of H R Williams and others. On the opposite side of the road, the neighbouring Queens Wood, another important ancient woodland, was purchased from the Ecclesiastical







Commissioners by the Hornsey Urban District Council 1898. The semi-rural nature of the neighbourhood remained preserved.

2.2.17 By the 1890s, the Miltons area in the southern part was constructed. Shepherds Hill became a road instead of a bridle path with large houses being developed on its south side by 1882. To the west of the village, Broadlands Road and Bishopswood Road had been substantially developed before 1894.

1896 - 1967

- 2.2.18 The OS maps of 1896 and 1913 illustrate the extent of residential development of the area during this period. The Gaskell estate off the west side of North Hill was developed between 1902 and 1913. The Ecclesiastical Commissioners started developing the area from c.1900, with the Bishops'Avenue (which destroyed the important ancient Bishops' Wood), extending eastwards through the 1930s.
- 2.2.19 Development of the west of the Bishops Wood area happened mainly during the period 1906 to 1930, as a suburb of large detached houses on large individual plots overlaid on a landscape with many ancient veteran oak trees, relics of the earlier hedgerows, field boundaries and the Bishops Wood
- 2.2.20 During the 20th Century there were some important architectural contributions to Highgate. On North Hill, Highpoint 1 and 2 were designed by Berthold Lubetkin and Tecton partnership in 1935 and 1938. Some houses were also designed by architects for their own occupation in Highgate. They tended, therefore, to be low-budget houses, but embodied original thinking about construction and lifestyles.
- 2.2.21 Opposite Highpoint, on the east side of North Hill, in 1948, Hornsey Council built

the Hillcrest estate, a residential estate of 116 flats, on the site of the demolished Regency mansion Park House and its spacious grounds. The seven residential blocks were named after World War II leaders. The pattern of the demolition of original large historic houses set in spacious landscaped gardens, and their replacement by the construction of private large blocks of flats and houses, continued.

1967 - present day

- 2.2.22 A notable modern development of 1967
 was Kingsley Place, a housing
 development off Southwood Lane, by
 Architects Co-partnership, which won a
 Civic Trust award the same year. Dyne
 House, the Highgate School five storey
 and basement building with auditorium in
 a prominent location on Southwood Lane,
 was also opened the same year.
- 2.2.23 In response to the Civic Amenities Act 1967 the Council designated Highgate as its first conservation area on 21 December 1967, in recognition of its special historic and architectural interest. Camden designated its part of Highgate a conservation area the following year.

Location and Setting

3.1 Location

3.1.1 Highgate is situated in north London and occupies the southwest corner of the borough of Haringey. Highgate village, located on top of Highgate Hill, is divided between the London boroughs of Haringey and Camden. The southern edge of the conservation area follows the borough boundary along Hampstead Road, runs along the middle of Highgate High Street, and down Highgate Hill. The London Borough of Barnet lies on the western edge of the conservation area and the London Borough of Islington on its southeast edge.

3.2 Topography

3.2.1 The village of Highgate lies at the top of Highgate Hill. Highgate School and The Gatehouse public house on North Road stand at a level of 129.7 m. above sea level and 4.3 m. below the highest point of London, in Hampstead, to the west. The highest parts of the hills are covered by sand and gravel while the lower reaches gradually change to London clay. The area has many springs, streams and ponds draining into the River Lee and River Fleet basins.

3.3 General Character

- 3.3.1 The Highgate Village has a varied townscape and character. The historic village, centred around the High Street, has a relatively organic pattern of development with deep burgage type plots. The area also contains late Georgian and Victorian developments which conform to a regular plot sizes, typical of speculative developments of the period.
- 3.3.2 The tight knit and informal development, and the early 19th Century speculative

development are in marked contrast with the later suburban development where large houses are set within generous landscaped gardens.

3.4 Use

3.4.1 The buildings are predominantly residential with commercial frontages along main traffic routes such as the Highgate Hill, the High Street and Archway Road.

Community uses include education buildings such as Channing School and Highgate School. The open spaces around and within the conservation area and remnants of its rural past.

3.5 Sub-areas

3.5.1 For the purposes on this appraisal, the Highgate Conservation Area has been divided into seven sub areas. These sub areas are based on historical patterns of development of the settlement, land ownership, and the architectural styles of the buildings within them. A spatial and character analysis of each sub area is found in their individual sections.

3.5.2 The sub areas are as follows:

Sub area 1: Village core— Highgate High Street, Highgate Hill, North Road, Castle Yard, Southwood Lane, North Hill Avenue, Baker's Lane, part of North Grove, Bramalea Close, Hillcrest.

Sub area 2: Highgate Bowl— Somerset Gardens, Kingsley Place, Southwood Park, Duke's Point, open land.

Sub area 3: Archway— Archway Road, part of Hornsey Lane, Cromwell Place, Cromwell Avenue, Winchester Place, Winchester Road, Cholmeley Park,

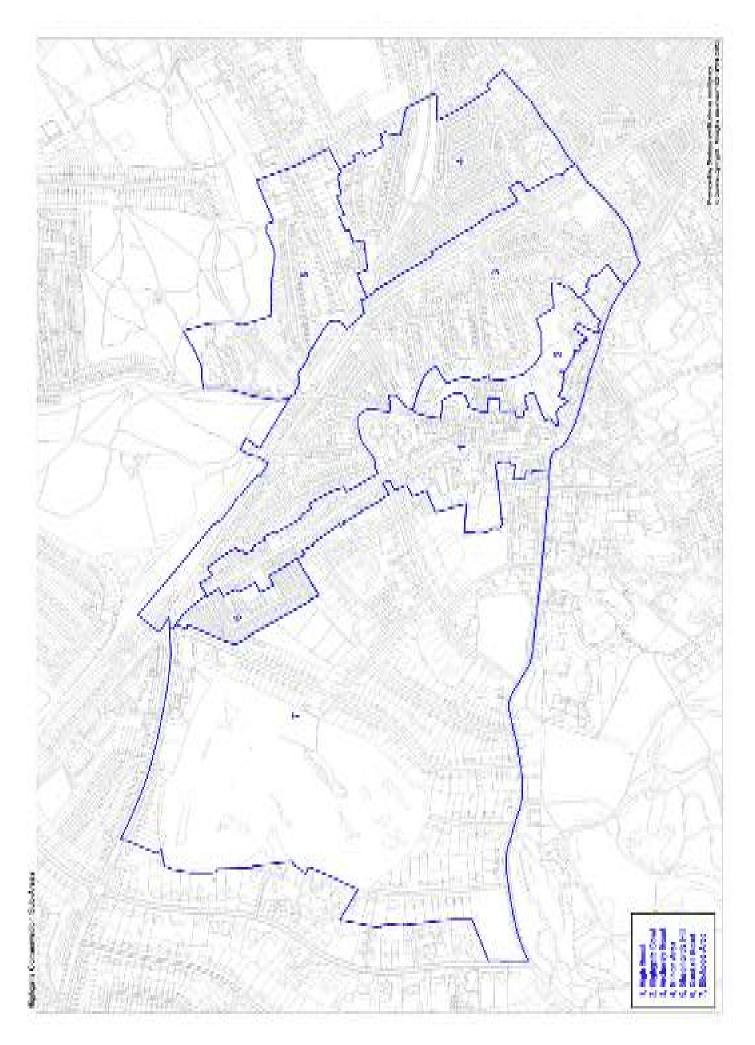
Cholmeley Crescent, Causton Road, Southwood Lawn Road, Southwood Avenue, Highgate Avenue, Jackson's Lane, Hillside Gardens, part of Southwood Lane, The Park, Bishop's Road, Bloomfield Road, Church Road, Talbot Road.

Sub area 4: Miltons— Part of Hornsey Lane, Hornsey Lane Gardens, Milton Park, Milton Road, Milton Avenue, Langdon Park Road, Wembury Road, Northwood Road, Orchard Road, Holmesdale Road, Claremont Road, Stanhope Gardens.

Sub area 5 : Shepherds Hill— Shepherds Hill, Shepherds Close, Priory Gardens, Wood Lane, Douth Close, Summersby Road

Sub area 6: Gaskell — Yeatman Road, Gaskell Road, Kenwood Road, Storey Road, Toyne Way, nos. 193-215 North Hill.

Sub area 7: Bishops— Hampstead Lane, Courtenay Avenue, Compton Avenue, Sheldon Avenue, Stormont Road, Bishopswood Road, Denewood Road, View Road, Aylmer Road, Broadlands Road, Grange Road, View Close, Highgate Close, part of North Grove, Broadlands Close



4. Character Analysis

Sub area 1- Village Core

4.1 Introduction

- 4.1.1 Sub area 1 forms the historic core, essentially focussed along the historic routes which developed to serve travellers along the north-south approaches to London from at least the Middle Ages. The High Street was part of a primary route to and from the City of London, while Southwood Lane has medieval or earlier origins.
- 4.1.2 This part of the conservation area has the most intensive development, rich in built form and architectural detailing. It has a variety of uses expected within a village, with a shopping frontage along the High Street, inns, cafes, grand houses, terraced town houses as well as small scale cottages. There is a series of strong edges that define the village core, around which the rest of Highgate area has developed.

4.2 General Character

- 4.2.1 The layout of Highgate village centre is focused around the intersection of historic routes which converge at the top of Highgate Hill and head north out of London. The area has a rich and varied historic townscape quality. Whilst the narrow street width along High Street gives a sense of enclosure, the wider and landscaped street frontage along North Road provide a suburban, if still historic residential context.
- 4.2.2 In the village centre, the street widths, building heights, profiles of roof pitches, dormers, parapets and chimneys provide a pleasing silhouette against the skyline. The rhythm of narrow building frontages and vertically proportioned door and window openings and

- fenestration patterns along the street is accentuated by the harmony and richness of external facing materials.
- 4.2.3 The continuity of the linear layout of the High Street and Hill is highly significant and is characterised by three storey narrow fronted terrace townhouses, with shop frontages at street level, typical of the historic terraces along high streets. The regularity of the roofline is broken by an occasional dormer, mansard, or chimneys that give interest to the uniform skyline. Along the street, the varying street widths and gaps at intersections add to the variety of spatial experiences.
- 4.2.4 From the wide junction of the High Street and South Grove, there are important views to Pond Square on the Camden side. This is a quiet and tranquil backwater lying close to the heart of the village. It is an informal gravelled square with a shady enclosure of mature trees with an area of grass at its centre. It is a retreat from the bustle of the High Street, a place for community congregation, and is the venue for the annual Highgate Village Fair.
- 4.2.5 From the intersection with the High Street, North Road, continued by North Hill, starts as a wide tree lined avenue, flanked by Highgate School on the east and by a range of three storey Victorian houses set back from the road on the west. Being a major route out of London, buildings along the road developed almost like a hamlet from a relatively early date.
- 4.2.6 This has resulted in a very varied streetscape with a variety of architectural styles. Moreover, houses were erected at wide intervals along the road; thus the



Pond Square, LB Camden

earlier buildings are not grouped together but are found dispersed amongst more recent developments, often set well back from the road. Yet, this mix of styles has created a harmonious streetscape within Highgate. The building types vary from long and short terraces to semidetached, detached properties of a wide range of ages and blocks of flats.

- 4.2.7 Of particular importance to its character and appearance is the considerable green space and tree cover among and between the properties and lining North Road and North Hill. There are also views between the buildings to the landscaped rear gardens and other densely planted areas. The great majority of buildings are well maintained. It is also notable that from the beginning the houses were not intended for one social class but are a mixture, ranging from those intended for quite affluent families to those built for working men or by charities or local authorities as social housing. This has created a diverse community which is still one of the strengths of the road and makes an important contribution to its character.
- 4.2.8 In comparison, Southwood Lane originally has a quiet, semi-rural appearance, with denser 18th and 19th Century development closer to the High Street, and larger houses and some

modern development beyond. However, between Jackson's Lane and the Park, the road becomes much narrower and retains much of its historic semi-rural character.

4.3 Topography

- 4.3.1 The village core with landmark buildings such as The Gatehouse and Highgate School, stands at 129.7m on the top of Highgate Hill, the second highest point in London. At this point, North Hill turns south east into the High Street, with a shallow gradient passing Southwood Lane. This shallow gradient continues all the way down the High Street until the junction with Highgate Hill at a level of 118.8m. Thereafter, the gradient of the Hill is notably steeper down to the borough boundary with the London Borough of Islington, at a level of 100.3m.
- 4.3.2 From the level of 129.7m outside
 Highgate School there is a barely
 perceptible gradient in the falling level of
 North Road until it turns northwest at the
 junction with North Hill at a level of
 126.9m. Here there is a pronounced
 gradient as North Hill continues
 downward to the junction with Baker's
 Lane at a level of 93.5m. Thereafter it



North Road junction with High Street, Highgate School at the left side and Gatehouse at the right

follows a shallow gradient to the junction with Archway Road at a level of 91.9m.

4.3.3 Southwood Lane, at a level of 127.6m at the junction with the High Street, runs on the ridge of the Hill, with a shallow slope downwards. At the junction with Castle Yard it is at a level of 125.5m, and, passing Southwood Park, at a level of 123.7m. At Bank Point House the lane is much narrower with a tree clad bank on the west side skirting the wooded grounds of Hillcrest. The slope down the lane is much steeper afterwards to Archway Road at a level of 105.5m.

4.4 Streetscape character analysis

Highgate High Street

4.4.1 The western end of the High Street is the focal point of the Highgate village, with a concentration of landmark buildings such as The Gatehouse (grade II listed) and Highgate West Hill (both within London Borough of Camden), the 19th Century buildings of Highgate School (grade II listed) and the churchyard. It is an architecturally and historically complex area, which has developed organically, with larger-scale buildings along the wider roads of Hampstead Lane and North Hill, and the small scale building along the narrower High Street, resulting in a more village



Highgate School, c1905 Photograph courtesy: Michael Hammerson



Highgate High Street junction with South Grove, c1910
Photograph courtesy: Michael Hammerson

like appearance. It forms a gateway both to the village core and to the roads and avenues leading to the north. The organic growth of this area has nevertheless produced interrelationships within various land uses and built forms, which combine to produce a delicate balance resulting in its unique character.

- 4.4.2 At the junction with Hampstead Lane, The Gatehouse public house (grade II listed), an Edwardian mock-Tudor rebuild of a 17th Century inn, combines with the splendid High Victorian Chapel and the 'Big School' (both listed grade II) of Highgate School, to define the approach to Highgate village. The former building is within London Borough of Camden.
- 4.4.3 Founded in 1565, the Highgate School Campus, clearly visible through 1947 Memorial gates, appears redolent of a typical old English rural public School. The present Highgate School chapel, restored in 2013, was designed in 1865-6 by Frederick Pepys Cockerell. The building is in red brick with stone dressings and decorations and steep slate roof. The windows have round arched lancets with central cusped lights set between buttresses under a parapet of open stone tracery.
- 4.4.4 The chapel, with the imposing 'Big School' hall, also restored in 2013, was part of the mid-19th Century school expansion. Together with the churchyard and the War Memorial, the group forms an impressive group of buildings on the approach to High Street from North Road and Hampstead Lane. The leafy Churchyard, tree lined North Hill, imposing Victorian and earlier buildings along High Street and the open space at Pond Square in London Borough of Camden, combine to create the core of a historic village centre.
- 4.4.5 The corner of High Street and Southwood Lane is occupied by three buildings which, while only three storeys like the adjoining terrace to the south, have a slightly more imposing scale than its neighbours and therefore sensitively frames the view to the south. No. 88 is an interesting building, with a pitched roof and oriel windows on the Southwood Lane frontage. The façade is probably early 19th Century, though



Southwood Lane junction with Highgate High Street



Highgate High Street, LB Camden

the form, with its pitched roof, cobbled access yard and covered gateway leading to the rear on the Southwood Lane frontage, suggests an earlier origin. The 'traditional' style shop front dates from the 1930s. This is a locally listed building and makes a very positive contribution to this important corner.

The built-up part of the High Street 4.4.6 extends on the Camden side, along the opposite side of the road to the Chapel, to West Hill. On the Haringey side it commences at the junction with Southwood Lane. Though fine grained and terraced in nature, the scale is generally low. Both sides of the street consist mainly of brick-built shops with accommodation above. Many plot patterns along High Street are typical of medieval style 'burgage plots' occupying narrow but very deep sites, opening up dramatically at the edge of the Highgate Bowl. While the

- architectural character of the façades is mainly 18th and 19th Century, many of the buildings, such as No 46, may well have cores or structures of much earlier date, possibly late medieval.
- 4.4.7 No. 86, the grade II listed Rose and Crown public house (now Le Pain Quotidien), recorded as an inn since 1730, has an important wooden Victorian pub exterior at ground floor level. The narrow no. 84 (1800 or earlier), with its white-painted brickwork and characteristic Victorian shopfront accessed from the street by three high stone steps, is one of a few examples still surviving in the High Street. It forms the transition of the High Street frontages to the lower terraced aspect of the next stretch of buildings.
- 4.4.8 No. 82 was a butcher's shop and slaughterhouse from at least 1813 to the 1960s. Its timber canopy, projecting across the entire pavement and supported on columns bedded to the kerb, was typical of 19th Century butchers' shops but is now a very rare survival in London. A further special feature of the frontage is the elegant Regency bowed window at first floor level, while the simple panelled shop front at ground floor level probably dates from the 1830s. The main building, including the timber-framed slaughterhouse forming the rear section, has recently been carefully restored for domestic use.
- The general uniformity of the mainly 19th 4.4.9 Century three storey row from nos. 82 to 66 (all listed grade II) is in itself a defining feature of the High Street. However, this uniformity is gently modified by minor variations in the colours of the yellow stock bricks used, fenestration patterns and architectural detailing. The roofscape, though varying slightly in its treatment from property to property, is low-scale and barely visible from ground level in the



No 86, Highgate High Street



No 82, Highgate High Street



No 76 Highgate High Street



Highgate High Street, general uniformity broken by slightly varying colours of brick facades

- High Street. Several original chimney stacks remain.
- 4.4.10 No 76 has an original Victorian shop front with three fanlights dating from 1830s, while nos. 74 and 72 have a later circa 1900 shop front. Some modern shop fronts (such as nos. 80 and 78) including alterations to the upper floors are considered insensitive to the character of the High Street.
- 4.4.11 No 60 is a two-storey early 19th Century weather-boarded former corn chandler's establishment, with its asymmetric pair of gables and the door and hoist to the hayloft above the cartway. It is a remarkable survival for London, and is a highly important reminder of Highgate's village origins.
- 4.4.12 The smaller-scale three storey rendered brick frontage of no. 58, which shares an important 19th Century shopfront with no. 60, dates from the late nineteenth 19th Century. However, investigation has revealed that this façade conceals substantial remains of a late medieval timber framed building, which is perhaps one of Highgate's oldest structures. The surviving fabric indicates that the building was originally jettied.
- 4.4.13 The form, height and texture of the terrace changes with the High Victorian interventions at nos. 56 to 54, at which point the slope of Highgate Hill starts to become steeper and more apparent. The rendered four storey no. 56 is an imposing example of a Victorian bank building with neo-Renaissance overtones and a Dutch gable. No. 54, of similar date but slightly lower, retains its red brick façade with decorative horizontal stone banding. Both are of a slightly larger scale, but nevertheless make an architecturally interesting contribution to the historic development of the High Street.



No 60, Highgate High Street



Nos 56-54, Highgate High Street



No 46, Highgate High Street

- 4.4.14 The lower scale of no. 54 forms the lead -in to the resumption of the predominant small scale and fine grain scale of the High Street. The tall three-storey no. 50, with its altered mid-Victorian façade may conceal an earlier structure. It has a notable 1930s metal shopfront, which adds interesting historical variety to the street.
- 4.4.15 The traditional scale of the street resumes at nos. 48 to 46. The superb early 18th Century red brick façade of the building conceals two 17th Century (or earlier) narrow fronted buildings sharing a steeply pitched roof. No. 46 is little changed internally in and is an important building within the High Street.
- 4.4.16 The two storey late Victorian no. 44 is locally listed and makes a positive contribution, both in scale and style, to the street, with its original shop front. It occupies a visually prominent position at the corner of the High Street and Townsend Yard, a narrow and ancient trackway giving private access to the rear of some of the High Street properties and to the open land of the Highgate Bowl.
- 4.4.17 The prominent three storey 1813 brick townhouse at the south corner of Townsend Yard and High Street (no. 42, listed grade II), set behind attractive early iron railings, is of notable visual and historic significance. The moulded architrave of the doorway bears the arms of Sir William Ashurst, which was taken from his previous residence that was demolished in 1832.
- 4.4.18 At the north-west corner of Broadbent Close is an extraordinary structure, hitherto unrecognised, which is almost certainly a mid-Victorian "folly".

 Constructed of a wide range of materials, including some early brick and Victorian clinker blocks, its door and window are limestone architectural



No 42, Highgate High Street



Nos 42-38, Highgate High Street

fragments of apparently considerably earlier date. Nothing is as yet known of its origin, but it could well be a folly built by the owner of Townsend's Yard, who at one time owned 42 Highgate High Street, at the entrance to the Yard, and who incorporated elements of the demolished 17th Century mansion Ashurst House, formerly at the top of Highgate West Hill, into No. 42 and may have partly constructed this "folly" from other salvaged elements. Its east and north faces are covered in more recent materials and its west face is hidden. It appears to be a unique historic feature

- of Highgate village and by its unique entire is a positive contributor, and should be carefully protected and investigated architecturally in the event of any works either to the Yard of to the build itself."
- 4.4.19 The roofline of the terrace resumes its scale between the predominantly earlier 19th Century buildings of no. 40 and 22, though it shows somewhat more architectural variety. Some of the shop fronts are early, or original: important examples are nos. 40, 38, 26 and 24. Others are modern, but are sympathetically designed and contribute positively to the street scene, such as nos. 40, 34 and 32.
- 4.4.20 A particularly important feature of the history of the High Street, though not visible from it, and unsuspected by passers-by, is no. 38a. It is an important and well-preserved 18th Century mansard roofed cottage standing by itself at the rear of the High Street properties. It is accessed by a covered passageway from the High Street, although the access is restricted by a fine early wooden door recessed between nos. 38 and 36. A grille in the door affords a remarkable view down the passageway, floored with York slabs and flanked by early timber-framed wall. This passageway and cottage are remarkable survivals for London. reminiscent of rural market towns.
- 4.4.21 The scale of the terrace increases again at no. 36, which forms part of a relatively uniform terrace extending all the way to no. 24. The shopfront at nos. 34 to 32 (now Tesco's), has been restored and painted to be sympathetic with its surroundings.
- 4.4.22 The historical interest of the terrace is augmented by a plaque on the right side of the façade of no. 24 with the words 'FEARY'S ROW 1791' on the upper right side of the façade. The



Nos 34-32, Highgate High Street



No 24 Shop front, Highgate High Street



Nos. 26-24 (Feary's Row), Highgate High Street



Feary's Row, c1910, Highgate High Street Photograph courtesy: Michael Hammerson

plaque refers to the entire terrace up to no. 40. These were presumably altered and unified in 1791. The variations in heights and roof forms of the grade II listed terrace indicate that the row was originally a series of buildings of separate dates.

- 4.4.23 Nos. 22-20 is a red brick 1950s building replacing an earlier building. The building's appearance is considered to be bland and incoungrous with the High Street. The overall effect of such a development on the architectural and historic interest of the High street is considered negative and there is an opportunity to improve the contribution of the site through appropriate future development schemes.
- 4.4.24 A small part of the earlier terrace remains at no.18 (listed grade II), which is 18th Century with an early 19th Century rendered façade. Its early 19th Century shop front survives in part and is in sympathy with the overriding character of the area.
- 4.4.25 The adjoining Duke's Head (no.16) is a late Victorian rebuild of an 18th Century pub on the same site. Together with the covered passage to Duke's Head Yard, it still reflects the form and character of the High Street. The passage leads to Duke's Head Yard, containing a variety of 19th Century brick buildings, making a positive contribution to its character, including the outbuildings of the Duke's Head. An interesting modern touch is added by Taylor and Green's 1939 early Modernist studio building (listed grade II).
- 4.4.26 The scale and grain of the street is interrupted at Park View Mansions. This is an impressive three and half storey terrace in red bricks built in 1907.

 Architectural details include late Victorian features such as alternating dormer finishes, bay windows, an entrance portico and iron railings to balconies.



Nos. 22-20, up to Stanhope House



No 16, Duke's Head, Highgate High Street



Park View mansions, Highgate High Street

- 4.4.27 A last remnant of the village scale is no. 10, the White House, which is listed grade II. It is a late 17th Century house with a late 18th Century façade, accessed by stone stairs and retaining internal historic features. Of interest, though barely visible, is the weatherboarding on the south façade.
- 4.4.28 Stanhope House, nos. 4 to 8, High Street is a 1980s brick built office block. Unfortunately, the scale and overall appearance is considered inappropriate in relation to the listed buildings either side. The commercial High Street terminates in another poor quality, though low-scale building at no. 2. It is a post World War II replacement for the fine early Victorian Elgin House.

Highgate Hill

- 4.4.29 Beyond no. 2, the continuous line of buildings fronting the pavement terminates and a looser, more residential pattern of development begins; the name also changes from the Highgate High Street to Highgate Hill. The gradient of the Highgate High Street also changes from a gentle slope to a pronounced slope down Highgate Hill. The buildings are set back from the street, with occasional gaps in their frontage and gardens. The associated boundary walls also contribute to the overall streetscene.
- 4.4.30 The magnificent pair of late 17th Century houses, nos. 130 to128 Highgate Hill (Northgate House and Ivy House, listed grade II*), is set behind a low brick front garden wall, make an imposing and dignified gateway to Highgate Hill and the village. The buildings were constructed as a pair of houses in the 1660s for Jeremiah Richardson. The houses are fine examples of their type and are particularly unusual survivors in the context of Greater London.



Stanhope House, Highgate High Street

- 4.4.31 Next, the six storey Cholmeley Lodge (listed grade II listed) forms a dominant landmark at the corner of Highgate Hill and Cholmeley Park (see sub-area 2 for details).
- 4.4.32 South of Cholmeley Park, is The Bank, an unusual paved walkway rising above the main carriageway up to Highgate Hill. The 18th Century retaining wall (grade II listed) supporting the raised pavement is constructed in Flemish bond with Portland stone blocks inserted at intervals in the top courses, with iron railings (some of 19th Century date). This historic character has been eroded in recent decades by poor quality repairs, and the structure is in need of repair.
- 4.4.33 The first building at the top of The Bank is the main block of Channing School (no. 126), a late 19th Century building in an austere Italianate style which replaced a substantial late Georgian house. Further school buildings occupy the Hill between nos. 120 and 114. Nos. 120 and 122 form a pair of altered Regency townhouses (nos. 120 and 122, listed grade II), set back from the frontage of no. 126 and with a small front garden. An identical pair of adjoining houses were destroyed by enemy action during World War II and replaced by a lacklustre 1960s 'replica' (nos.114 to118) with none of the subtle qualities of the original building.

- 4.4.34 The open space adjoining no. 114, between Channing School and the fine row of listed buildings ending at Cromwell House (see below) now provides a well landscaped entry to the main campus of Channing School, behind which a new performing arts block is due to be erected. Iron railings on low brick walls retain a consistent sense of enclosure to the pavement throughout.
- 4.4.35 The group of historic buildings forming nos. 104 to 112 Highgate Hill, also fronting the Bank, is among the finest in Highgate. The steeply descending topography of Highgate Hill, and the distant views towards the City of London add a further positive dimension to the setting of the buildings and that of the Hill itself. The terrace makes a major contribution to the conservation area, in both historical and architectural terms. Its setting is enhanced by the green, tree-filled settings of Waterlow Park opposite, together with its 16th Century Lauderdale House, located on the opposite side of Highgate Hill in Camden.
- 4.4.36 The entire terrace from nos. 112 to 104 is listed grade II or grade II*. It begins with the Cottage (no. 112), is a two and half storey building of 18th Century origin. Although much altered with an insensitive dormer extension, the building has group value with no 110 and Cromwell House.
- 4.4.37 The height of the terrace increases at no. 110 (Margaret House, circa1730).

 Next are nos. 106, 106a (Ireton House, grade II*) and 108 (Lyndale House, grade II*). These buildings form a symmetrical pair of early 18th Century townhouses of exceptional quality, raised above the pavement and behind low red brick walls with wrought iron gates between pairs of square brick



The Bank, c1905
Photograph courtesy: Michael Hammerson



130-128 Highgate Hill



110-106 Highgate Hill



Cromwell House, Highgate Hill

- piers with ball finials, the whole giving a highly elegant appearance.
- 4.4.38 Cromwell House, a magnificent circa 1638 townhouse with fine Renaissance brickwork. As one of only five grade I listed buildings in Haringey, with its original ornate front retaining wall with raised-level garden, it has national significance. The treatment of its setting and context, both in the private and public realm, is therefore of high importance.
- 4.4.39 The Bank descends fairly steeply at this point. The topography, the front walls and gardens of the listed houses, together with the trees, hedges and the venerable cobbled frontage of Cromwell House combine to form a uniquely significant streetscape. The long, narrow garden plots behind this terrace reflect the early land subdivision of the area and are in themselves an important reminder of the area's historical frontage and top parapet. On the ground floor is a mid to late 19th Century shop.



Highgate School, North Road

North Road (East Side)

- 4.4.40 The east side of North Road, from the former tollgate near the Gatehouse public house to Castle Yard, was historically commercial and was lined with a continuous frontage of shops and pubs until the late 19th Century.
- 4.4.41 Near the junction of Highgate High Street, the red brick Victorian Gothick presence of Highgate School dominates the streetscape. The main historic school buildings set back from the road, behind the decorative iron memorial gates from 1947.
- 4.4.42 Further north, beyond the entrance to the school, the wide pavements, mature trees and imposing red brick frontage of the school combine to form a streetscape of civic urban character.

 This part of the school, which replaced a range of narrow two storey 18th

 Century houses with shops on the ground floor, was first extended in a neo -Jacobean style in 1898 99 by C P

 Leach, and in the Edwardian period, 1928 and again in 1983.
- 4.4.43 A new school block has been constructed (2012) on the site of no. 26. It is three storeys high, with a new ground floor entrance, faced in red brickwork. Mature trees line the pavement and add considerably to the character and appearance of North



Later extensions to Highgate School



Castle Yard

Road. North of the school, a 1950s terrace of well designed two storey brick houses (nos. 28 to 40) set behind shallow front gardens continues the strong building line along this side of North Road as far as Castle Yard.

4.4.44 Beyond the small Victorian terrace fronting Castle Yard begins a uniform terrace of well preserved late Victorian red brick two storey houses (nos. 60 to

- 82, locally listed) with projecting square bay windows at ground floor and overhanging roof eaves. The fine tilework in the porches of most of these houses still survives. The siting and alignment of this terrace follows curved road layout of North Road towards the north-west. The wide pavement and mature trees continue along the road and add to the setting of the terrace, set behind low front garden walls that enhance the overall sense of architectural uniformity.
- 4.4.45 Nos. 88 and 90, are an Edwardian pair displaying two storey bay windows and prominent gables with rusticated detailing. This was the site of the Red Lion public house, demolished shortly after 1900.
- 4.4.46 Nos. 92-96 are a group of three storey 18th Century townhouses displaying a variety of detailing. No. 92 is set behind wrought iron railings and has a plain stucco front with six over six pane sash windows. There is a plaque on the front wall commemorating the fact that Charles Dickens lodged in the house in 1852.
- 4.4.47 Nos. 94 to 96 were originally constructed as a symmetrical pair towards the end of the 18th Century. Subsequently no. 94 was altered with a stucco front and Victorian windows with moulded architraves. No. 96 has a stock brick elevation and large 19th Century tripartite sash windows. The buildings are listed as a group at grade II.
- 4.4.48 The Wrestlers public house is a pleasant Arts and Crafts vernacular rebuild of a much older structure. An inn of that name has been here since the 1540s and it is a vital element of Highgate's historic character. The building marks the end of North Road and the beginning of North Hill.



Castle Yard from North Road c1905 Photograph courtesy: Michael Hammerson



Nos 60-82, North Road



Nos 94-96, North Road



Wrestler's PH, North Road

North Road (west side)

- 4.4.49 Nos. 1 to 11 North Road are a handsome circa 1860s terrace in stock brick with white stucco ornaments over the windows and doorways. Nos.1 and 11, the two end properties, have a built-up attic storey which may have been a later addition.
- 4.4.50 This terrace is terminated by a small building called Halfway Cottage (No. 11A) an early-mid 19th Century Gothick styles, listed grade II. Byron House, next door at no.13, is an early 18th Century three storey house, grade II* listed. It bears a plaque for John Betjeman's attendance at a school formerly on the premises. No.15, Hampton Lodge, an early 18th Century three storey house, is also grade II listed.
- 4.4.51 Nos. 17 to 21 is an important group of early 18th Century buildings. They are grade II* listed, two storeys high with attic, in brown facing brickwork and clay tiled roof. No. 17 has a blue plaque commemorating the residence here of A E Houseman, during which he wrote A Shropshire Lad. No. 21, The Sycamores, is one of the most important buildings of its type in Highgate. No. 23, a Grade II listed two storey 18th Century cottage with a high pitched roof. All these properties are set back from the road and have planted front gardens with low front boundary walls that add to the open and spacious character of the street. Together, the groups make a significant contribution to the character and appearance of the area.
- 4.4.52 The Red Lion and Sun public house is in the Arts and Crafts style, also set back from the road with a large garden to the front.
- 4.4.53 All the remaining houses on this side of North Road are grade II listed. Nos. 27 and 29 is a pair of cottages, each two



1-11, North Road



No 19, North Road



Halfway Cottage, North Road



Red Lion PH. North Road

storeys and an attic, clad in facing yellow brickwork with a high pitched clay tile roof. No. 31 is a mid 19th Century house of large proportions, three storeys high, with a stuccoed façade and parapet. Nos. 33 and 33A are two storeys high, with a roughcast frontage and top parapet. On the ground floor is a mid to late 19th Century shop.

- 4.4.54 No. 35 is an early 18th Century cottage of two storeys high and an attic with a high pitched roof. No. 37 to 43 are two pairs of early 19th Century houses linked in the centre by recessed porch wings, each two storeys high and a basement. Nos. 47 and 49 are late 18th Century houses, three storeys high. They are faced in stock brickwork with a stone coping to the parapet. No. 51, Gloucester House, is an early stuccoed three storey house, with a banded rusticated ground floor.
- 4.4.55 The road continues with St. Michael's Church of England Primary School (grade II listed). The Old Fire Station has been converted into flats: it has a turret with a weather vane in Mock Tudor style. This is a building of considerable historical interest circa1890s.
- 4.4.56 Grimshaw Close is a 1920s block of flats erected as social housing, showing Art Deco influence in the central cornice. Typical of its period, the block is a good example of its style and adds to the variety of the architectural mix within the street scene.
- 4.4.57 Beyond Grimshaw Close is a side road, confusingly called 67 North Road. This contains Highgate Synagogue, in the adapted later Victorian former hall and caretaker's cottage of St. Michael's church, and the 1850s Drill Hall of the Middlesex Volunteers, now converted to flats (plaque on wall with history of the building). The road provides good views of the rear of Highpoint I and II. Also



31-35, North Road



45-51, North Road



St Michael's Primary School, North Road



North Road c1922 Photograph courtesy: Michael Hammerson

present are Northfield Cottage, a pleasant vernacular building and an unusually thoughtfully designed electric sub-station in modest Arts and Crafts style with a tiled roof.

North Hill (East side)

- 4.4.58 No.2, Kipling's Restaurant, is a modern building with a 'conservatory' style front extension. There is scope to improve the appearance of the building by removing the front extension, if possible. No.4 is a Gothick Revival house with windows in the 'Venetian style', formerly the warden's house of the former penitentiary on the site of Hillcrest.
- 4.4.59 Hillcrest is a large residential estate of four and seven storey blocks of flats, clad in facing brickwork and built after 1945 by Hornsey Borough Council. The blocks are generously laid out, with the lower blocks at the front, and higher blocks set within well landscaped grounds, in contrast to the village scale and character. At the entrance, there is a K6 telephone kiosk, listed at grade II, designed by Sir Giles Gilbert Scott in 1935.
- 4.4.60 No.6, St. George's House is an earlymid 19th Century Grade II listed three storey building with a basement. It has a stuccoed frontage, a handsome semicircular Tuscan porch supporting a first floor balcony, and a top projecting cornice with parapet over and a two storey side extension. It is currently (2013) being restored and converted to 3 houses.
- 4.4.61 No.8, Albion Cottage, is an early 19th
 Century two storey yellow brick cottage, and is listed grade II. It features sash windows under segmental arches and a Classical style porch with Doric columns. Nos. 20 to 24 were built circa 1950s and these are followed by a group of recently built houses. At no. 28



Grimshaw Close, North Road



Kiplings, North Hill



Hillcrest, North Hill



No 8, Albion Cottage, North Hill

- the Victoria public house began as a beer shop and grocers in 1836, appears to be early 20th Century construction.
- 4.4.62 Bramalea Close comprises a cul-de-sac of 16 terraced houses built in 1975 on a firmer nursery site around a cobbled. The Highgate Surgery and Clinic, constructed on the site of a former mission hall, is a well designed modern facility located on the south corner of Church Road. From the junction with Church Road there are views north east to Highgate Wood.
- 4.4.63 Highcroft, built in the 1920s, was
 Highgate's first block of private
 leasehold flats. Located on a prominent
 corner, it is a modern L-shaped block of
 four storeys on the north corner of
 Church Road, and is clad in red brown
 facing brickwork and has prominent
 projecting balconies which accentuate
 the horizontal. The placing of intrusive
 cell phone aerial boxes on its roof is a
 negative feature.
- 4.4.64 Nos. 50 to 54 and 52A are mid 19th Century, grade II listed, comprising a three storey centre block with a two storey right entrance. It has a stuccoed frontage with a rusticated ground floor. These properties are set back a considerable distance from the road and have deep front gardens. There is historical evidence that when North Road and North Hill were the mediaeval toll road through the Hornsey Park, the law provided that a reserve of 200 yards either side of the road should be kept clear felled as a precaution against Brigands. It is believed that the width of North Road and North Hill, and the setting-back of a good number of the buildings along it, are a survival of this mediaeval provision. It is therefore a vital element of Highgate's historic character and should be preserved.
- 4.4.65 No. 60 is a grade II listed three storey early nineteenth villa, three windows



Bramlea Close



Highcroft flats, North Hill



62-64, North Hill

wide, with a shallow pitched slated roof. Nos. 62 and 64 are a pair of early 18th Century grade II listed two storey houses with a hipped tiled roof. Nos. 76 to 78 comprise a pair of handsome semi -detached cottages (plaque Moreton Cottages) circa1820.

4.4.66 North Hill Avenue is a short cul-de-sac with terraces of well designed red brick houses circa 1900, with gables on the street façade. Nos. 82 to 86 is a late eighteenth terrace, with yellow stock facing brickwork and sash windows,

- listed grade II. Nos. 88 and 90 is a semidetached pair from the early 19th Century, with a stucco frontage.
- 4.4.67 The junction with Baker's Lane is currently part of a busy Red Route gyratory system part of a gyratory system. The resulting heavy traffic detracts greatly from North Hill itself and the 'entrance' to the conservation area as a whole.
- 4.4.68 Nos. 96 to 108 form a terrace of mostly two storeys early 19th Century cottages, a rare survival which contributes in a very positive manner to the whole road and particularly the approach to the conservation area. The Esso petrol station located on the site of the former 1820s Wellington public house is a considerable detractor at the gateway to the conservation area.

North Hill (West Side)

- 4.4.69 The road begins with an important group of listed buildings: Highpoint I and II (both listed Grade I). Highpoint I, by Lubetkin & Tecton in 1935, is a block of 56 flats in a double cruciform plan form, nine storeys high and a basement. It is a reinforced concrete structure with a painted render finish. Highpoint II is a block of twelve flats with external tile cladding to the wings and brickwork cladding to the centre. The penthouse flat on the roof enjoys spectacular views over London. It has a marble surround to the entrance and carvatids supporting the front porch. Highpoint is set well back from North Hill among mature trees and landscaping which screen the impact of its height and mass from passersby. An outstanding example of its architectural style, the buildings make a very significant contribution to the area.
- 4.4.70 Nos. 3 to 7 (listed grade II) is a varied three storey row of small houses in brown facing brickwork. There is an



76-78 Moreton Cottages, North Hill

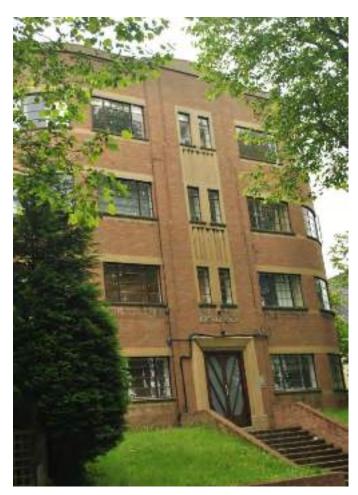


86-90, North Hill



Highpoint 1, North Hill

- added projecting bay on the side; however, whilst it has been altered it still retains a picturesque quality that adds to the street scene.
- 4.4.71 No.9 is a simple Modernist house designed by Walter Segal for himself in 1965 and partially hidden behind a garage. The Bull Inn at No.13 is a two storey listed grade II public house of mid 18th Century date, which features a stuccoed frontage with canted windows.
- 4.4.72 The variety in architecture continues with the five storey brick faced North Hill Court. This building, together with Broadlands, further down North Hill and Highcroft at the junction with Church Road, is part of a group of blocks of flats built by private developers in the 1920s and 1930s along North Hill. North Hill Court and Broadlands have elements of Art Deco in their design.
- 4.4.73 The Kingdom Hall of the Jehovah's Witnesses, is a plain 19th Century former chapel. It is followed by no. 35, a Victorian villa, with an unusual double width front bay. Nos. 37 and 39 date from the late 1990s and are on the site of a former builder's yard. No. 41 has a plaque stating 'Built 1690, reconstructed 1920'. It's exact date is not known and it now has a typical Mock Tudor appearance. Any future alterations should give regard to surviving original features.
- 4.4.74 Nos. 43 and 47 to 57(odd) are all grade II listed and have group significance. No. 43 (incorporating no.45) is a two storey red brick cottage dating from the early 18th Century. Nos. 47 and 49 are an imposing early 18th Century pair of three storey town houses with basement in red brick. All the sash windows are segmental headed. They have matching Georgian door cases, with cast iron front railings and steps to the front doors.



Boradlands, North Hill



Kingdom Hall of Jehovah's witness, North Hill

- 4.4.75 No.51 is an early 18th Century house with alterations. It is three storeys high and has a stuccoed frontage. It features a trellised canopy with a hipped lead roof over a first floor terrace with an ornate early 19th Century wrought iron balcony above a projecting ground floor.
- 4.4.76 Nos. 53 and 55 are also early 18th
 Century, three storeys high with a stuccoed frontage, but have unfortunately been altered by the installation of modern casement windows. No. 57 (North Hill House) appears to have been re-fronted in the 1860s to 1970s. It is two storeys high with a basement and attic storey.
- 4.4.77 Nos. 59 B and A are a pair of semidetached houses of pastiche Georgian
 design built on the site of a car repair
 workshop in 2004. An attractive Arts and
 Crafts style Metropolitan drinking
 fountain set into the wall of no. 59B is no
 longer functional but adds a valuable
 historic feature to the streetscene. The
 high iron security gates to this property
 are considered intrusive to the street
 scene. No. 59 (Laurel House) is a
 Victorian house with a rendered stucco
 façade: it has iron work scrolling on the
 first floor window ledges and also iron
 work columns on the window openings.
- 4.4.78 Nos. 61 to 83 are Veranda Cottages, and were built in 1863 as model dwellings with access to each flat from open balconies an example of the social mix of housing on North Hill. Rowlands Close is social housing from 1920s, very similar in design to Grimshaw Close. Nos. 95 to 97 are small working men's cottages from circa 1910 the adjacent no. 99 has been altered with a porch to appear neo-Georgian in style.
- 4.4.79 On the far side of the junction with View Road/Church Road, the raised slip road on the west side of the street begins. The first buildings are Wetherley Court, built circa 1990 in pastiche Queen Anne style.



49-55, North Hill



Gates to 59A & B, North Hill



Nos 61-83, North Hill



Rowlands Close, North Hill

- These are neutral contributors to the character of the area. The adjacent post war Marie Feilding Guild is considered negative to the character of the road.
- 4.4.80 Nos. 109 to 119 is a little altered three storey listed grade II terrace of late Georgian town houses. No. 121 is a symmetrical Gothic Revival villa from circa1880 with deep bays reaching to the roof level. Nos. 123 and 125, and nos.127 and 129 are pairs of Edwardian semi-detached cottages. No. 131 is Providence Cottage which is two storeys high with a low pitched slated roof, dating from the early 19th Century.
- 4.4.81 Nos. 133 to139 is a late eighteenth or early nineteenth terrace of town houses known as Prospect Cottage. The terrace is three storeys high on a basement level, is faced in grey brickwork and has recessed sash windows. Nos.141 and 143 is a late eighteenth house of two storeys and a high basement faced in stock brickwork, listed grade II.
- 4.4.82 Highgate Primary School owes its origins to Foster's Education Act of 1870. It was built as an elementary school in red brickwork but has recently been given a rendered façade - there are also modern extensions. Nos. 169 to 175 Springfield Cottages were erected in 1877 (plaque with date centrally on the façade) as social housing. They are little altered and show evidence of the influence of 1870 building bylaws, with a damp proof course and fireproof brickwork between dwellings. Nos. 193 to 215 North Hill is considered as part of the Gaskell estate (refer to sub area 6).



Nos 109-119, North Hill



135-143, North Hill

Southwood Lane (East side)

- 4.4.83 The corner of Southwood Lane and High Street maintains the dense, yet low scale, urban town setting of the High Street. An interesting group of predominantly 18th Century brick houses (all grade II listed) of varying height, age and detailing, are set behind wrought iron railings fronting the pavement. This group comprises a focal point at this end of the street and serves as a transition from the built up commercial character of the High Street to the more residential character of Southwood Lane further north.
- 4.4.84 From Highgate High Street, Southwood Lane begins modestly with a two storey vernacular cottage (No. 2) that contrasts in scale with the much taller corner building at No. 90 High Street.
- 4.4.85 No. 2 forms part of an important group (nos. 2 to 12) of 18th and early 19th Century yellow and red brick grade II listed buildings that vary considerably in height, form and detailing. The buildings are, almost without exception, set behind attractive decorative wrought iron railings. No. 2 contains an attractive shopfront in 18th or 19th Century but apparently dating to the early 20th Century. Nos. 8 to 10 are three storeys high with basements; they form a mid 18th Century pair of red brick, featuring Classical door surround with fanlights on either side of a central round arched opening that provide shared access to the rear. No. 12 (circa 1800) is a three storey building with a basement that terminates the group and is also the tallest in the terrace.
- 4.4.86 The continuous building frontage and relative unity is interrupted by Highgate School's Dyne House, a five storey and basement teaching building with auditorium, constructed in brick and concrete, designed in 1965/66 by Ansell & Bailey. The building is set back from



Southwood Lane, looking towards Highgate High Street



No 2, Southwood Lane



Nos 4-12, Southwood Lane



View northwards along Southwood Lane, c1905 Photograph courtesy: Michael Hammerson

the road at an angle, which provides the site with front car access and parking. Whilst it is a good example of its time, the scale of the building does not reflect the established scale and character of the street.

- 4.4.87 The integrity of this side of the street is restored between nos. 16 to 20, where another group of grade II listed eighteenth and 19th Century houses terminate with the imposing Highgate Tabernacle, constructed during the early 19th Century on the site of an earlier Presbyterian meeting house. The building was formerly in use as the Highgate School library. It projects slightly beyond the building line of the houses and, with its classical front comprising giant pilasters supporting a central pediment, round headed windows with moulded architraves and vermiculated key blocks, forms a major presence along this part of Southwood Lane. The cast iron lamp holders over the doors are rare survivals.
- 4.4.88 The strong building line that runs up to the Tabernacle, is relieved at no. 22 (Avalon), which is set well back from the pavement and down the hill behind wrought iron railings. The setting of this early to mid 19th Century two storey stock brick villa is most attractive.

 There are views on either side of the house from Southwood Lane towards the east and over the Highgate Bowl.
- 4.4.89 The north side of no. 22 fronts a narrow alley running steeply down the hill towards the 1960s development at Kingsley Place. On the opposite side of this alley is a group of grade II listed early 19th Century terrace of narrow two storey townhouses, set well behind small gardens enclosed by wrought iron railings, and once known as Southwood Terrace. However, the uniform character of the terrace has been eroded: for example, nos. 38 to 40 form a raised middle section with remodelled mid 19th



Dyne House, Southwood Lane



Nos 16-20, Southwood Lane



Highgate Tabernacle, Southwood Lane



Nos 24-48 Southwood Terrace, Southwood Lane

- Century details and a projecting porch at no. 40. The end of the terrace at nos. 24 to 30 is also three stories, and there is an unattractive parking forecourt at nos. 26 and 28. Most of the houses in the terrace have added mansard roofs.
- 4.4.90 North of Kingsley Place is a group of three pairs of Victorian semi-detached houses nos. 58 to 68) set behind forecourts, which are enclosed by low brick walls and some mature trees. The three storey houses are built in stock brick with soft reds and polychromatic detailing to accentuate Gothick overtones. Gaps between the buildings provide views towards trees at the rear of the site.
- 4.4.91 The former Southwood Hospital (no.70) has now been adapted as a mid Victorian style stucco fronted terrace. There are some good mature trees in the grounds which are visible from the street and contribute to the character of this part of the road. The road is then bounded by the locally listed wall of the former 19th Century Southwood Court. There is a blocked gateway in the wall with an adjacent stone tablet bearing the coat of arms of the Southwood family.
- 4.4.92 Southwood Lane starts to descend more steeply north of the former hospital site. A continuous brick wall creates a strong sense of enclosure and effectively screens the high rise blocks of Southwood Park, a residential development designed in 1963 by Douglas Stephen & Partners and built on land previously occupied by two large houses (Southwood and Southwood Court). The views of the block from this location appears intrusive and again do not relate to the established scale of the street.



Nos 58-68, Southwood Lane



Nos 72-80, Southwood Lane



Wall to Southwood Court

- 4.4.93 The view down Southwood Lane towards the corner of Jackson's Lane conveys strongly the rural character that this part of Highgate has remarkably retained. The centrepiece is Bank Point House, a delightful three storey tall and narrow 18th Century rendered house with a prominent clay tiled gambrel roof. The grade II listed house is situated within a narrow wedge of tree-covered and landscaped land between Southwood Lane and Jackson's Lane, which descends steeply to the right. Victorian spiked iron railings partly enclose the pavement at the tip of the wedge, and a short set of stone steps leads down to Jackson's Lane.
- 4.4.94 Beyond Bank Point House the brick wall along the pavement steps down as the hill descends further leading to the much commended mid 1950s estate of terraced houses by Harley Sherlock; built around the gardens of the 18th Century Southwood House, destroyed by fire in 1954 (discussed further under sub-area 3).

Southwood Lane (West side)

- 4.4.95 The west side of Southwood Lane is dominated by the Highgate School churchyard, which curves around from the High Street as it descends gently into Southwood Lane.
- 4.4.96 The ground descends slowly further along Southwood Lane so that the red brick and terracotta apse of the Highgate School chapel towers over the pavement and provides this part of the street with a sense of enclosure. The elevation facing the street is dominated by a series of projecting buttresses, heavy mullion windows and huge chimneys. These elements, combined with the slate roofscape and height of the building, form a monumental backdrop to the street.



Bank Point House, Southwood Lane



Modern terrace beyond Bank House, Southwood Lane



Southwood Lane, looking towards Highgate High Street

- 4.4.97 The road widens to follow the line of Highgate School Hall and there is a gap in the building frontage to reveal a courtyard set back from the street. The sense of enclosure along the pavement is maintained by iron railings, trees and a gate providing access into the courtyard.
- 4.4.98 The monumental buildings of the school stand in marked contrast to the single storey range of almshouses (nos. 13 to 37) that line Southwood Lane. The almshouses were originally built in the 17th Century by Sir John Wollaston and then re-built in 1722 by Edward Pauncefort in their present form. They consist of two modest single storey ranges on either side of a taller centre block. Materials are brown bricks with soft red dressings, timber sash windows and a roof finish in modern clay rooftiles.
- 4.4.99 Beyond the almshouses, Southwood Lane widens to reveal a terrace of 1950s houses (nos. 39 to 49), built on the site of the 1833 National School for boys and girls. The two storey yellow brick, vaguely neo-Georgian houses are simple well designed and of good quality. They are raised on a concrete terrace and set back from the pavement behind low railings. A detached house of the same style and period occupies the corner of Southwood Lane and Castle Yard. This site was formerly occupied by a neo-Tudor infants' school built in 1839.
- 4.4.100 The opposite side of Castle Yard stands a range of simple two storey Victorian stock brick terraces with six over six pane sash windows. Beyond Castle Yard is a group of attractive late Victorian two storey semi-detached terraces (nos. 53 to 65 Southwood Lane) with mock Tudor gables and decorative sash windows. The houses are set back behind small front gardens enclosed by low brick walls or hedges.



Nos 13-37, Southwood Lane



Stone plaque to No 25, Almshouses, Southwood Lane



Nos 45- 49, Southwood Lane



Nos 53-63, Southwood Lane

Glazed tiles survive on some of the house entrances.

- 4.4.101 Abutting no. 65 is the former Post Office sorting offices, housed in a purpose built red brick single storey building dating from 1888. The intricate brickwork and prominent gable indicate Flemish influences. The front garden has been paved to provide parking, which disrupts the relatively uniform frontage along the street.
- 4.4.102 The pavement, as well as characteristic low front walls and hedges re-appear in front of no. 87, a three storey stock brick detached house from 1883 decorated with bands of soft red bricks. Adjacent, Cholmeley Court is a four storey block of flats with Arts and Crafts overtones.
- 4.4.103 Southwood Lane begins to descend more sharply beyond Cholmeley Court. Nos. 91-97 are pairs of two and half storey Victorian semi-detached houses set behind low brick walls with railings and coping details. The 1960s purpose built block of four storey flats at nos. 99 to 109 reflects the overall character and scale of the area. The block is set back behind a parking forecourt and has a neutral impact on the street scene.
- 4.4.104 The built-up character of the west side of Southwood Lane ceases abruptly north of no. 109. A quiet leafy path, Park Walk, then leads from Southwood Lane up to North Road. Beyond this the road becomes significantly narrower, the pavement disappears and Southwood Lane appears much more rural. The bank, which forms the rear of the former Park House Estate (now occupied by Hillcrest, T P Bennett's 1946-49 blocks of flats), is entirely overgrown with trees arching over the narrow road.
- 4.4.105 The narrowness of Southwood Lane opens up at the junction of The Park,



No 65, former Post office,, Southwood Lane



Cholmeley Court, Southwood Lane



Southwood Lane junction with Jacksons Lane



View down Southwood Lane at junction with Jacksons Lane, c1905
Photograph courtesy: Michael Hammerson

which sweeps up the hill in the direction of Talbot Road and North Hill. The steep, overgrown and tree covered bank is retained as the road winds round the former Park House estate. The other side of The Park is lined by a group of attractive gault brick two storey villas of 1877 that follows the curve of the road.

4.5 Key views and vistas

- 4.5.1 The topography of the area and the general layout allows long and short views along the streets and creates vista points. The higher gradient of the traffic roundabout at the top of the hill creates a focal point within the village from where views up and down the High Street, North Hill and Southwood Lane emerge. These include views to the Gatehouse, West Hill and Pond Square.
- 4.5.2 Along High Street, the gradient allows long and short views of the street frontages as well as the terraces. The narrow road width, tight built form and overall heights of the building again create a sense of 'enclosure' in the views providing a more 'village' like appearance than the wider suburban area. The wide intersection near no. 56 and the Angel public house on the opposite side of the High Street provides views into Pond Square. The built form around Pond Square again provides a strong sense of enclosure, as well as a series of inviting vistas through alleys and secondary roads at a number of locations.
- 4.5.3 Past the roundabout, the curving street layout of North Road provides short views of the locally listed group (Nos. 60 -82). The octagonal turret of St Michael's Primary School creates a landmark feature at the intersection with Castle Yard. These views are terminated by the Lubetkin buildings High Point 1 and 2 (listed grade I) that also act as a landmark in the streetscape.



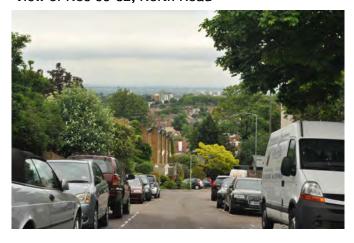
Key vista point at junction of North Road, Hampstead Lane and Highgate High Street



View looking east (downhill) from Highgate High Street



View of Nos 60-82, North Road



View towards London from Kingsley Place

- 4.5.4 In comparison to North Road, Southwood Lane appears more enclosed with tight street frontages on both sides. Views of the rear of Highgate School and Nos. 2a-12 dominate the streetscape, opened only by the entrance gates to Highgate School and the front garden to Dyne House. The 'enclosed' views continue along the street with front boundary treatments and continuous roof façades. Further along, views of the high hedge rear boundary to Hillcrest and narrower road width creates a 'rural alley' type streetscape. There are significant views down Southwood Lane towards Bank Point House. The corner of Jackson's Lane conveys strongly the rural character which this part of Highgate has remarkably retained.
- 4.5.5 Dramatic long distance views looking east over the Highgate Bowl and east London are available from the junction of Southwood Lane and Kingsley Place.

4.6 Trees, Open Spaces and Landscaping

- 4.6.1 Waterlow Park, which falls within the London Borough of Camden, is a large public open space off Highgate Hill that provides a welcome break from the busy town centre. Pond Square, also within Camden, provides a smaller open space in the centre of the village, and has been in existence for centuries. It provides a village green style backdrop for the centre of Highgate, which adds considerably to its appeal as a desirable place to live.
- 4.6.2 The other green spaces adjacent to the village centre area are those within Highgate Bowl (sub area 2), and within private grounds and gardens, as well as school playing fields. Apart from the garden centre in the Bowl they are not open to the public: however they are nevertheless of great importance in maintaining the character and environment of the village core.



View Ifrom Southwood Lane looking South towards the High Street



View from Southwood Lane along the rear edge of Hill Crest

4.6.3 North Road is lined with an avenue of mature trees. These are mostly London planes but with some black poplars and other species. There are views to the north and also enticing glimpses of gardens and trees through the gaps between buildings, which are of great importance in maintaining the open and green character of the whole road.

4.7 Public Realm

4.7.1 Features of the public realm which contribute to the area's character are the cobbled gutters, (normally three rows wide), granite curb stones, and cobbled entrances to properties, some older than the buildings to which they now give access. Some have been covered with asphalt and is considered detrimental to the streetscape of the area.

4.7.2 The following historic features are of particular importance:

Double-stepped pavement: The eastern side of the High Street contains two lengths of pavement separated from the road by a double granite kerb forming two steps down; these are an important historic feature of the early High Street . They can be found:

- Between Stanhope House (no. 4-8) and Broadbent Yard.
- Between no. 64a and the junction with Southwood Lane.

Cobbled crossovers: Many of these 19th Century cobbled access passages from the High Street to yards, stables, inns and alleyways still survive in good condition. Some of them are elaborately constructed, with small setts and granite kerbs of varying colours, mainly red and grey. Notable examples where they survive in good condition are:

- Entrance drive to Ivy House (no.128 Highgate Hill).
- Entrance drive to Townsend Yard.
- Entrance to yard of nos. 60a/62
 High Street.
- Crossover to no. 82 High Street.

In addition sections of Crossovers partly damaged are:

- The Bank: cobbles lost except outside Cromwell House (no. 104).
- Entrance to Duke's Head Yard: covered with tarmac.
- Lost entrance to Broadbent Yard (possibly partly surviving beneath tarmac).
- 4.7.3 Other features of historic interest include:
 - Stone columnar structure at the lower junction of the Bank and Highgate Hill, of uncertain origin and purpose but evidently early.
 - Bricked-in early stepped access to Cromwell House from Highgate Hill, in wall of the Bank outside Cromwell House, to be

- safeguarded in any works to the Bank.
- Outside no. 50 High Street: ornate cast iron coal cellar cover set in York stone slab.
- Outside no. 52a High Street: ornate cast iron coal cellar cover set in York stone slab.
- Outside no. 66, High Street: ornate cast iron coal cellar cover set in York stone slab, worn.
- Outside nos. 86-84, High Street: 1894-dated cast iron fire hydrant cover, marked LILB FH 1894.
- Outside no. 86, High Street (Rose and Crown pub): row of granite kerbs set into pavement for rolling barrels into cellar.
- Outside no. 88, High Street: ornate cast iron coal cellar cover set in York stone slab.
- 19th Century granite kerbstones.
- 4.7.4 The listed telephone kiosk outside Hillcrest is an attractive feature within the street.
- 4.7.5 Boundary treatment is generally characterised by small dwarf wall with hedges lining the pavement, contributing to the streetscene of the area.

4.8 Positive Contributors

- 4.8.1 All the statutory listed buildings make a positive contribution to the character of the area. In addition, the following non-designated assets also make a positive contribution:
 - Highgate High Street: Channing School, Park View Mansions, Duke's Head Yard.
 - Southwood Lane: nos.39 49 (odd), 53 67 (odd), 87B,
 Cholmeley Court, part of Southwood Hospital, 58 64 (even).
 - North Road: Red Lion and Sun, 45,
 53, 55, Fire Station Cottages,

- Grimshaw Close, 88 the Wrestlers public house.
- North Hill: nos. 2, 4, Hillcrest
 Estate, North Hill Court, nos. 19 –
 23b (odd), Broadlands, 35, 18, 43 –
 57 (odd), 28 34 (even), 59, 77, 97,
 97a, 99, Highcroft, 50 64 (even),
 Rowlands Close, 74, 76a 90
 (even), 109 143 (odd), 145 191.

4.9 Negative Contributors

- 4.9.1 Insensitive alterations and loss of architectural details such as cast iron railings, original timber framed windows detract from the attractiveness of the area. Along High Street, loss of original shop fronts and fully illuminated signage detract from the streetscene.
- 4.9.2 Parking issues and traffic congestions further detract from the quality of the area.
- 4.9.3 From the junction with Church Road to that with Storey Road there is a raised bank on the west side of the road with a service road providing access to Wetherley Court, the Mary Feilding Guild and nos. 109 to129. There is a retaining wall along the roadway topped with iron railings. The railings are in need of repair and maintenance work.
- 4.9.4 Other negative features requiring more appropriate treatment are:
 - Poorly maintained railings and poor quality recent repair works such as non-matching brickwork, to the listed Bank, and unrepaired missing bricks from the wall.
 - Utilitarian and inappropriate aluminium railings at pedestrian crossing outside no. 2, High Street, while none have been considered necessary on the opposite, Camden side.
 - Poorly surfaced and patched road surface on the Bank north of Cromwell House.



Poorly maintained railing along North Hill



Refuse bins placed to the front, detracting from the architectural quality

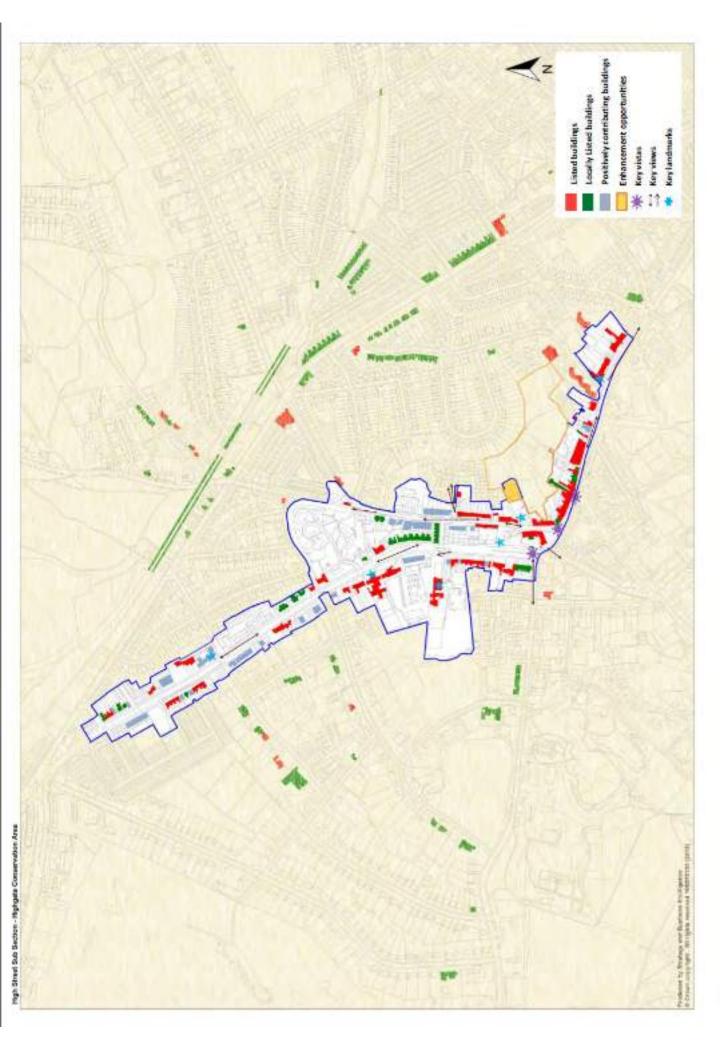


Poorly repaired pavement with tarmac sections, North Road

- Many broken paving stones from heavy vehicles mounting pavement.
- Generally, poor palette of paving materials, mainly small concrete blocks infilled with areas of red brick, tarmac or concrete. This contrasts with the pavement on the Camden side, mainly comprising historic York Stone slabs or large matching concrete paving slabs.
- Examples are the prolifieration of refuse bins on the pavement: there are eight in the short stretch between the South Grove bus stand and the junction with West Hill/Southwood Lane.
- Poorly filled in basement lights in pavement belonging to no. 40.
- Parking control signage on tall poles on the pavement, resulting in narrowing and obstructing the pedestrian way. Some are damaged and leaning, such as on the pavement north of Broadbent Yard.

4.10 Summary

- 4.10.1 Overall, the subarea retains a very high concentration of buildings of good quality architecture and historic significance. The High Street has a tightly built urban form with buildings of varied heights providing visual interest to the building line. It retains few earlier and many 18th and 19th Century buildings, most of which are designated heritage assets underlining their importance within the area.
- 4.10.2 North Road, North Hill, Southwood Lane, retain a grander suburban character with an eclectic mix of architectural styles and well landscape gardens. The layout and topography further adds to the street scene of the area, complimented by long views towards London.
- 4.10.3 Despite some unsympathetic interventions of the 20th Century, the historic and architectural character of the area has survived to a remarkable extent.



5. Character Analysis

Sub area 2- Highgate Bowl

5.1 Introduction

- 5.1.1 The main element of sub area 2 is the Highgate Bowl, a sweeping curve of privately owned, open backland lying to the north of Highgate High Street. The land falls steeply from the ridge in a wide arc forming a bowl-like shape from which the name derives. The Bowl is approximately 3.4Ha in area.
- 5.1.2 The Bowl extends from the rear of the properties along the north side of Highgate High Street, down the slope of the Northern Heights Ridge, to the rear of the residential properties at nos. 7 to 37 Cholmeley Crescent.
- 5.1.3 To the east, the Bowl extends to Parklands, a gated private estate, and to the rear of Furnival House, Kempton House and Cholmeley Lodge, all of which are accessed from Cholmeley Park. To the west the Bowl abuts Kingsley Place.
- 5.1.4 The Bowl was once accessible to the general public through the back alleys from the High Street, but many of these are now closed and access is now restricted, where available at all, to retail hours. From Alexandra Palace Hill, the hill-top character of Highgate village may still be discerned, the buildings on the High Street standing out above the green slopes of the hill, giving the impression of its original rural village setting.

5.2 General Character

5.2.1 The Bowl, and the immediate area of 'backland' to High Street and Southwood Lane, has survived as relatively undeveloped land. This is partly due to its original use as relatively

- low value service land, with a less desirable northerly aspect for residential development, its hilly topography and its very restricted access problems.
- 5.2.2 Historically, the open character is also attributed to its former traditional use as grazing land and later as horticultural land. Highgate being the last stop on a key route to London, animals would be quartered here for the night, or fed for longer grazing in preparation for the market. The land of the bowl was later used for nursery and market gardening for vegetable, plant and flower production, to serve the urban population of London. In more recent times, despite the changes it has been through as a garden centre, the open nature of the land has survived because of the concern of the community to protect its character, and the benefits it brings to Highgate's residential community.
- 5.2.3 The yards and alleys behind the densely built frontage to the High Street are of great significance to the Bowl's character. The backland sandwiched between the High Street and the Bowl comprises numerous burgage strips. These are plots of land running at right angles to the High Street down to the Bowl and are characteristic of a medieval form of landownership.
- 5.2.4 Historically these led through and between outbuildings to the open garden and agricultural land at the rear. The through yards (Townsend Yard, Duke's Yard and White Lion Yard at the rear of nos. 62 and 64) connected the High Street and the Bowl. This land supported a variety of workshops and light industrial uses redolent of the local,

small and varied businesses needed in a traditional, relatively isolated, rural village. These also acted as access routes to the grazing land below. They create dramatic enclosed visual glimpses of the Bowl and the skyline of north and east London beyond.

5.2.5 While in recent years some of these backland buildings have been altered for office use, they add diversity, vernacular character and organic character to the village. Formerly they included small factories preparing goods for sale in the street shops: for example the soda water factory behind the pharmacy at 64 High Street. Only one 17th Century backland building survives - the former Milliner's cottage behind 36 Highgate High Street (no. 36A). Today this area has a fragmented, incremental character with built to extensions. Although this may present a haphazard, disjointed appearance, the resulting complexity has developed naturally, and carries the considerable charm of the historic vernacular.

5.3 Topography

5.3.1 The Bowl land slopes down steeply from east to north along its length, most steeply in its central section. The nearest spot level on the High Street closest to Townsend Yard is 123.2m, and on Cholmeley Crescent at the base of the Bowl is 96.6m, a fall of 26.6m.

5.4 Streetscape character analysis

The Bowl

- 5.4.1 The Bowl itself is of considerable townscape importance, providing the open setting against which the listed buildings ranged along Highgate High Street may be seen from a distance.
- 5.4.2 The Bowl separates the original hilltop village from the modern suburban development to the north, emphasising its evolution as a historic settlement. In

- addition to being the essential setting for Highgate High Street, it constitutes an important break in the continuous urban development of North London. It is one of the elements of the ring of green spaces formed by Waterlow Park, Hampstead Heath, Highgate Golf Club, Highgate Wood and Queen's Wood, that form the setting of Highgate.
- 5.4.3 The easternmost section is leased by the Harington Scheme, an educational charity teaching basic horticultural skills to young people with learning difficulties. The land is laid out for this purpose, and there are three single storey ancillary buildings, including greenhouses. The land itself remains under cultivation.
- 5.4.4 The wedge-shaped central section (originally privately-owned nurseries) behind Broadbent Close, is called the Woodland. Due to lack of access the original nursery land has, over some forty years of abandonment, fallen into disuse and is now covered by naturally-growing unmanaged woodland. It is classified as an Ecologically Valuable Site. Some ruined remains of old sheds and greenhouse structures lie beneath the ground cover.
- The main, central section of the Bowl 5.4.5 lying approximately behind nos. 44 to 90 Highgate High Street, and extending from Townsend Yard to Southwood Lane, was also originally agricultural land. It is currently used as a garden centre, with a landscape contracting business on the south-westerly part of the site. The land referred to as Southwood Nurseries is the largest of the privately owned sections of land that make up the Highgate Bowl. It includes a greenhouse and shop, stepping down the hillside. The site includes a terraced quadrant of plant sale display beds, many small sheds and storage structures, three chalet-style cabins used as offices, a multitude of portacabins and hard standings.



Highgate Bowl

- 5.4.6 The site has, however, a notable tree cover around its boundaries and in clusters within the site. This screens the sheds and the other structures within the site. Much of the site contains raised beds to display plants which also reduces the amount of ground covered by hard standing as conventionally understood. This is an important factor in the contribution of the Nursery site to the Bowl as whole. The largest building now present is the greenhouse, and although the development covers a significant amount of the site, it is not sufficiently dominant or visually intrusive to undermine the contribution the site makes to the apparent open, treecovered character of the Bowl.
- 5.4.7 To the south of the Southwood Garden Nurseries stands Whistler's Cottage (1 Townsend Yard), a 1930s cottage now used as an office, and is named after the gardener who worked the land. This is a brick-built, L-shaped single storey house with loft accommodation within its tiled pitched roof, closely surrounded and effectively screened from view by dense tree planting including some cupressocyparis leylandii.



Southwood Nurseries

Cholmeley Park

- 5.4.8 At the intersection with Highgate Hill is a landmark eight storey block of flats (1934, *Guy Morgan*) containing 48 private apartments, listed grade II. The building is designed in three sweeping curves to take maximum advantage of the elevated site and views down Highgate Hill. It is built of brick, with light stone features and canopied entranceways, typical of its architectural style and details.
- 5.4.9 Further away from the junction is Kempton House. This apartment block was built on land that had been the tennis court of the next door Furnival

House. Built in the 1970s/1980s, the building's exterior has neo-classical features on the front elevation, which helps it to blend within its surroundings. The building is four storeys in dark brick and cornice details, heavily screened by mature trees. The main entrance is reached by means of a small bridge with a portico over.

- 5.4.10 Furnival House is four storey residential building (1916, JH Pott), listed grade II. It was built originally for the Prudential Assurance Co. to house female staff working in the head office. In about 1928 it was taken over by the Whittington Hospital for use as a nurses' home. In more recent years it was used as a students' hall of residence belonging to the University of Westminster.
- 5.4.11 The exterior of Furnival House is a restrained neo-classical design of red brick, with stone features, of three bays facing Cholmeley Park, the centre bay being recessed and modulated above the central portico over the main entrance steps, and forming a loggia below the curved pediment at roof balustrade level. The quoins are embellished, and a simple string course at first floor and finely detailed cornice at third floor encircle the building. All four elevations are elegantly handled.
- 5.4.12 The frontage of the building has a high brick screen wall and gates in keeping with the house. To the east, along the lower side of Furnival House there is a secluded, well wooded side garden screening the house from the adjoining properties and from the street.

Kingsley Place

5.4.13 Accessed from Southwood Lane and to the north of the Bowl, Kingsley Place is a development of short residential roads serving over 30 houses (1967, *Architects' Co-Partnership*) built on steeply sloping land. The development is of yellow stock



Chomeley Lodge



Furnival House



Kingsley Place

brick houses under flat roofs, single, two and three storey in height. The dwellings are of about four types, designed to fit either along or across the contours of the steeply sloping land, which falls to the east. The house types include L and U-shaped courtyard houses, and stepped terrace types. They are unified by design features, such as a concrete string course, black-stained timber fascia, and

consistent external windows and doors of painted or wood-stained softwood. Most have small external front yards, with wellfilled brick planters that soften and harmonise the scene.

- 5.4.14 At the south-western corner of the Kingsley Place development there is a paved and landscaped pedestrian footpath, also called Kingsley Place, leading up to Southwood Lane, and emerging between no. 24 Southwood Lane, and Avalon (no. 22), once the house of Mary Kingsley, from whom the name of the estate is derived).
- 5.4.15 The overall effect of the scheme is well-designed, quiet and efficiently managed, although the parking control restrictions subsequently introduced have introduced street signage that adds to the visual clutter.

Somerset Gardens

5.4.16 Somerset Gardens is a short, sharplycontoured extension added at a later date to the northern spur of Kingsley Place, on which five additional separate one and two storey private houses have been built. These are of a multi-stock brick, have low-pitch roofs with clerestory lights, and are well-detailed and landscaped externally, consistent with the remainder of the development. The houses of Somerset Gardens look out over the valley towards the east across London, and are seen to the west against the thickly planted mature trees of the arboretum at the rear of what is now nos. 70 to 82 Southwood Lane (the old Southwood Hospital), and behind Southwood Park.

Southwood Park

5.4.17 Situated on Southwood Lawn Road is a residential development (1965 - 67, Douglas Stephen & Partners) of two prominent, curved concrete-framed blocks of apartments, clad with red brick



Southwood Park

The lower block, flats 1 to 41, is of four storeys set upon a storey of lock-up garages, the upper block, flats 42 to 75, is of eight storeys, over a basement level of garages.

- 5.4.18 The skyline of the buildings has a varied profile, as the buildings step down the hill, and the rectangular plant rooms etc dispersed along the roofs are handled to create visual interest. The elevations facing the public street are treated with heavy horizontal emphasis using string courses, and the fenestration is restricted to clerestory windows on the street elevation. The rear (garden) extension is more open, with balconies featuring heavy concrete-rail protection and more generous glazing. High brick walls protect the site boundaries lower down the hill, and at the top, along Southwood Lane.
- 5.4.19 These apartment buildings are set in landscaped gardens which extend southwards to the boundary with Somerset Gardens, with lawns and mature trees, flower beds and paths, all contained within a perimeter weatherboard fence. There is an outdoor heated swimming pool for the use of residents, and numerous lock-up garages underneath changing ground levels.

Duke's Point

5.4.20 Duke's Point is located at the northernmost point of Duke's Head Yard. This is a 1980s brick-built housing development of six, three storey terrace units (to four of which an additional roof storey was added later) and two, two storey family houses, all with small gardens. The group is clustered closely round a gated private access road giving access to the private lock-up garages and front doors and there is a brick-built refuse store on the left, on the approach from Duke's Yard. The terrace units overlook the Harington Scheme nurseries lower down the slope, and have fine views towards Alexandra Palace on its hill.

Land behind 62-64 High Street

- 5.4.21 Behind nos. 62 to 64 High Street, landlocked and overlooked by existing buildings, both old and new, is a section of open land. This lies to the west of Whistler's Cottage and has been rendered inaccessible by development of the land and buildings immediately behind nos. 62 to 64 High Street. The upper part of the slope is upheld by various concrete retaining structures, and is rapidly being overgrown.
- 5.4.22 This land is in cultivated use as lower extensions of the respective rear gardens. Each has an open-air private swimming pool.

Land adjacent to Kingsley Place (part of Highgate School)

5.4.23 The section of open land to the north-western end of the Highgate Bowl proper, just north of, and at the top of an escarpment above, the garden centre, belongs to Highgate School. It is known as the Parade Ground, having been used by the school cadet corps for that purpose, and is now a playground and informal seating space. Located behind



Duke's Point

Dyne House, also part of Highgate School, this playground and relaxation space is tarmac-covered and enclosed by brick walls or high chain-link fencing on steel stanchions. It is well landscaped with planting and other features and is surrounded by trees, It extends northwards to the boundary of the Kingsley Place residences, where it has vehicular access for sole use of the School.

5.5 Key views and vistas

- 5.5.1 The sub area is located at the northern end of the Northern Heights Ridge. From here, there are several points which provide occasional panoramic views across London, for example from Southwood Lane down Kingsley Place, or across into the Highgate Bowl. Glimpses towards Alexandra Palace Hill to the northeast are also available above the existing tree screen planting on the Highgate Bowl land. There are also significant views between buildings into and out of Highgate. In winter particularly, there are fine views across to Epping Forest and north London from the upper windows of many properties throughout the sub area.
- 5.5.2 The open character of the Bowl allows clear open views towards the northeast across to Alexandra Palace and to Epping Forest. Glimpses of the Bowl and

of these longer vistas are afforded between the Highgate village buildings.

5.6 Trees, Open Spaces and Landscaping

5.6.1 The heart of the Highgate Bowl itself is a privately-owned green space in several ownerships extending behind Highgate High Street from Southwood Lane to Cholmeley Park.

5.7 Public realm

5.7.1 Since so much of area 2 is in private ownership and open land the public realm plays a limited role. It is really only of consequence in Kinsley Place and Somerset Gardens. Here there are two handsome street trees (prunus) at the entrance to Somerset Gardens but otherwise the street scene is open with the only features being the planting in front gardens. Pavements are mostly in asphalt and badly patched and repaired. Street lighting is provided by standard modern columns of poor design.

5.8 Positive Contributors

5.8.1 Most of the existing buildings contribute to the rich and varied Highgate urban townscape.

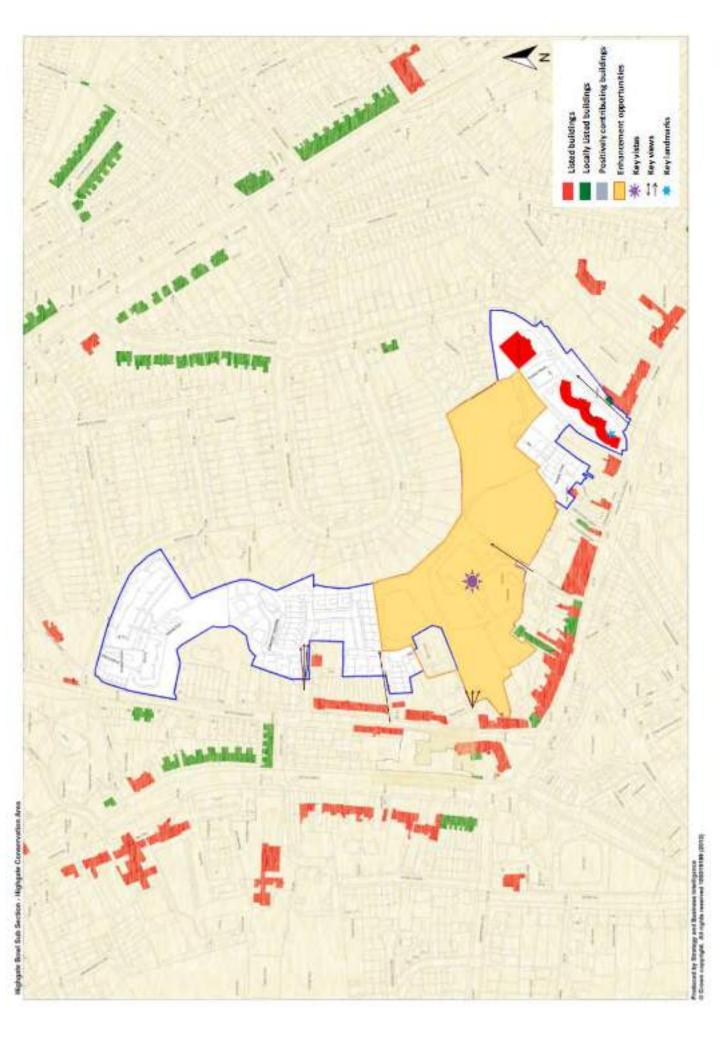
5.9 Negative Contributors

5.9.1 Within the Bowl, Whistler's Cottage and Southwood Nursery greenhouses are considered neutral, and they neither contribute nor detract from the Conservation Area. However, the light industrial buildings installed in connection with the landscape contracting business on the western part of the nursery site are considered negative.

5.10 Summary

5.10.1 The Bowl provides an open break between Highgate village and the surrounding suburban development, with open views over the Bowl, to and from

- the village, and over a wide area of north and east London.
- 5.10.2 Accordingly the Bowl makes a crucial and positive contribution to the setting of Highgate Village on the hill and to the character and appearance of the conservation area. The silhouette of the houses in the High Street rising above the wooded and undeveloped slopes of the Bowl is an essential element in the character of the Conservation Area and a unique survival in an urban area of the form and appearance of a medieval village on a ridge.



6. Character Analysis

Sub area 3- Archway

6.1 Introduction

- 6.1.1 Sub area 3 runs down the north east facing slope from the ridge of Highgate Village to Archway Road. Archway Road is the original A1 and is heavily trafficked. The area is bounded by Archway Road from the Hornsey Lane Bridge which defines the Islington/Haringey boundary to the south east and to the north west to Bacons Lane and the Wellington Gyratory system. From here, it runs up the hill towards Highgate Village and is bounded by the Highgate Bowl and North Road and North Hill to the west.
- 6.1.2 It is the most extensive area of the Highgate Conservation Area and consists, in the main of substantial late Victorian and early 20th century housing, with shops with residential properties over facing onto Archway Road. It also contains some earlier properties some of which are listed.

6.2 General Character

6.2.1 The overriding development form of this sub area is set by the development around the turn of the century of late Victorian substantial houses and flats which tie in with the Archway Road shops and Jackson's Lane Community Centre. These are all of a similar scale, and although the detailing varies from block to block, they utilise a similar set of materials leading to a coherent streetscape. The houses are predominantly 2-3 storey substantial houses, either terraced or semi's built in red brick with bay windows and red clay tiled roofs. The detailing includes porches, stuccoed parapets, rendered quoins, string courses, door casing and

- decorated ridge tiles. Basements are included where topography permits.
- 6.2.2 Archway Road is the main arterial route out of the City towards the north of England and is heavily trafficked and frequently heavily congested, thus forming an effective barrier. The Haringey section runs from the Islington Boundary marked by the Archway Bridge, originally designed by John Nash in 1813 and replaced by the current bridge designed by Alexander Binnie in 1900. The 6 lane dual carriageway reduces here to 4 lanes at the bridge and continues to the Bacon Lane Gyratory system where it splits into Aymler Road and The Great North Road.
- 6.2.3 The street is predominantly red brick Victorian shops with flats above, 3 storey terraced flats and houses The east side from Shepherds Hill to Muswell Hill Road runs down to the tube station and is heavily planted thus ameliorating the impact of the traffic in the adjoining area, creating a positive contribution to the neighbourhood.

6.3 Topography

6.3.1 Archway Road, forming the eastern boundary of this sub area, rises moderately from the junction with Cromwell Avenue to a shoulder at the junction with Southwood Lane. From here it falls less steeply towards Bacons Lane. West from Archway Road, the land again rises steeply towards the Highgate Ridge, at its highest point 426 feet above sea level. This is an area of complex geology and hydrology with Bagshot Sands, on Greensand Clay on London Clay and a number of springs rise within this area and run eastwards to join the Moselle River, a tributary of the River

Lea. Records show the most prominent of these was Cholmeley Brook which occupied a horse show depression below the Bowl in which Cholmeley Crescent and related roads now lie.

6.3.2 In the cases of Southwood Avenue, Cholmeley Park and Jacksons Lane, the rise is steep, leading to a stepped house form.

6.4 Streetscape character analysis

Archway Road

- 6.4.1 Archway Road is the main through route from Central to North London. The large volume of heavy traffic and the 1970s uncertainty about the future of the road have resulted in a low quality environment in this area. Many shops and properties on the Archway Road have a neglected appearance, and a proportion of shops are empty or are not A1 (shopping) uses. There is also a profusion of street furniture such as speed cameras, bollards and railings, lampposts, road signs and shop signs, most of which is not sensitively designed and contributes to visual clutter on the road.
- 6.4.2 Despite these negative effects on the environment, Archway Road has some important and unusual historical buildings of the late Victorian era including two grade II listed buildings: St Augustine's Church, Jackson's Lane Community Centre and 225 Archway Road. There are also many locally listed buildings, and designated locally important views. Although the street scene is currently untidy, many original features have been retained, albeit in poor condition.

Archway Road (West Side)

6.4.3 After the start of the dual carriageway that runs underneath the Archway bridge (see sub area 4, Miltons), the first terrace on the west side of Archway Road is nos.



Poorly maintained properties along 143-177, Archway Road



Nos 167 onwards, first two units converted to residential unit with blank facades on the street frontage

143 to 177. These would all have originally been two storey halls/adjoining houses with canted bay windows on the ground and first floors. The residential terrace up to No 167 is an untidy state with paved front gardens and driveways. There are a number of original features such as doors, windows and roof tiles,

- but the generally unkempt appearance of the properties detracts from these features.
- 6.4.4 Nos. 167 to 177 were converted early in the 20th Century into shops at the ground floor level. Nos. 167-69 have been infilled and rendered with two small, inappropriate windows to each shopfront. These present blank exteriors on the street frontage and are considered to detract from the conservation area.
- 6.4.5 The next terrace of shops (nos. 179-189) is three storeys tall and built in red brick with window surrounds to upper floors. These would also have originally been houses, and were converted to shops at a later date. Nos. 183-89 have retained some examples of original ironwork on the shop fronts.
- 6.4.6 Richardsons of Highgate occupies nos. 191–199, after the junction with Causton Road. There are several small workshops which provide useful premises for small businesses, joinery and craft workshops. The shop front to Richardsons (antique dealers) is distinctive with a black granite shop frame and large glass windows broken only by black granite piers. There is a recessed clerestory with white opaque glass panel set in thin steel frames.
- 6.4.7 After these shops there is a long section of the road which is built up with very grand Victorian Villas of four or five storeys (nos. 203-223). Most of the houses are semi detached and all are set within large gardens with mature trees and sweeping driveways behind original pillared entrances. Only one (Cholmeley Close) has been replaced by a modern four-storey block of flats with metal casement windows and remnants of the original wall.
- 6.4.8 The Victorian villas are made in yellow brick, with red brick banding and arches to windows. There are original doors, roof



Nos 191-199, Richardsons



Victorian Villas, No 207-209 Archway Road



247-251, Archway Road

tiles and sash windows on many of the houses. No. 225 is a detached two storey building (listed grade II) with a low pitched hipped slate roof and moulded brackets to eaves soffit. The building is in pale grey bricks with quoins. The sash windows have gauged yellow brick arches with keystones, those on first floor segmental and those on ground floor rounded. Entrance door is half glazed with rectangular fanlight in shouldered

- moulded architrave and an Ionic porch with dentil cornice.
- 6.4.9 Nos. 227 233 are good quality two storey red brick houses from the early Edwardian period. The houses have canted bays to the ground floors with decorative architrave and pedimented hoods to entrance doors. Examples of original tiling on paths leading to front doors survive at nos. 227 and 229. The site has recently been granted planning permission for modifications to the listed building including new extensions and the extension of the terrace from no.227 to provide two new houses facing Archway Road.
- 6.4.10 Nos. 235 and 237 are new build houses constructed as flats recently in the same style as the adjacent buildings. The next terrace (nos. 239- 245) is of the same style, but there is a mansard level with a dormer window on every house. Although the size and frames within the dormers have been altered in most cases, the old split sash windows on the dormer window of no. 241 suggest that these were either very early additions or an original part of the houses.
- 6.4.11 Nos. 247 to 251 are of the same style again, but here the ground floors have been extended and turned into shops. This is an attractive parade, with many original or partially original shop-fronts surviving. Nos. 253-255 are locally listed. The next parade, from no. 255 to the corner is the same, but the shops on the ground floor are original, not additions, and do not extend from the front of the houses. Tiled steps (especially the 'mortar and pestle' design at 257), grey and red granite party wall piers with incised cursive details, and original flats' entrance doors exist at 247 - 269. Noted exceptions are an entirely glazed shopfront with no timber framing at 267 and a blue painted ply façade at 247. These surviving original features make a positive



263, Archway Road



Former Highgate Methodist Church, Archway Road



Terrace from 271 onwards, Archway Road



Terrace from 271 onwards, Archway Road c1910 Photograph courtesy: Michael Hammerson

- contribution to the conservation area and should be retained.
- 6.4.12 At the junction with Jackson's Lane, the Highgate Methodist Church (now Jackson's Lane Community Centre) is a late 19th Century building of red brick with stone dressings and high pitched tiled roof, nave, aisles and transepts and porch projection. This is a grade II listed building designed by WH Boney who also designed the adjoining mansion blocks along Jackson's Lane. There are octagonal angle turrets at west end of the nave. Windows are well detailed with stone mullions and transoms and shouldered heads, those on 1st floor corbelled out. The entrance is through double doors with wrought iron hinges under pointed arch.
- 6.4.13 The next terrace of shops on Archway Road (from no. 271) is a very attractive Victorian three and four storey red brick parade with Dutch style gables in varying heights and styles, which adds interest to the upper floors of the buildings. Many of the buildings also have full height canted bays, with attractive split sash windows. Nos. 309 and 311 are exceptions at three storeys. No. 273 has a good quality preserved shopfront in a 1950s style. No 349, originally a bank building has a fine stone triple arched neo classical façade. No 345 has similar but less ornate styling. which has typical stonework to the ground floor.
- 6.4.14 The next parade of shops that runs from Southwood Lane to Bishops Road is less uniform, and fewer shops have survived in a good condition. On the corner of Southwood Lane is an attractive 1930s style shop front. Nos. 361 and 365 are altered Victorian buildings with narrow frontages.
- 6.4.15 The shops in this parade are all in a bad condition, although most are Victorian and would originally have been houses, extended to create shops later on. The



273, Archway Road



349, Archway Road



Nos 343 onwards, Archway Road



397-405, Archway Road

- houses are not of the same styles, and were likely to have originally been semidetached.
- 6.4.16 Single storey shops have been built in the gaps between buildings, which has resulted in a very uneven parade, with some three-storey buildings conjoined by a one-storey building. Rare good examples are nos. 383 and 385. The showroom at the end of the parade is a modern addition but follows the rhythm of the existing buildings and is considered to be a neutral building.
- 6.4.17 The police station (No 407) is a prominent post modern building on the corner with Bishops Road. Crossing over from the police station, nos. 411 and 413 form a pair of well-preserved yellow brick Victorian houses. They are flat fronted and three storeys tall, with wooden decorative porches and veins of red brick. Next, is a modern house built in pastiche Victorian style. Woodberry View. a low rise 1950s block of flats in brown brick and render adjoins this. The next house at no. 419 is a double fronted three storey Victorian house that has been rendered. Most of the original windows on this house have survived, except for those in the mansard level dormers.
- 6.4.18 A long parade of houses follows between nos. 421 and 473. These are three storey red brick houses, although one or two have been painted blue and pink. Most of the original windows have fortunately been retained, and all of the houses have front gardens.
- 6.4.19 Nos. 475 and 477 are two double fronted Victorian houses built, with canted bays and Venetian windows, bracketed eaves soffit detail and decorative entrance archways. To the side of no. 477 is a coach house, an interesting Victorian addition to the adjacent villa.



Police Station, Archway Road

6.4.20 Nos. 479 to 481 are three-storey
Victorian houses, the top storey being
mansard level with dormers. They are in
fair condition, but have lost some
features, and no. 481 has been painted.
Nos. 483 to 497 are yellow brick Victorian
cottages. They are decorated with a vein
of red brick and a square bay on the
ground floor, and most have original
windows and doors.

Archway Road (East side)

- 6.4.21 Nos. 118 and 120 are the first houses on the east side of Archway Road, north of the bridge. They are among the few modern buildings along the road and are probably 1980s. The houses are three storeys, semi detached, set back from the road to provide parking spaces in front of the houses. The houses are well kept and have some planting outside, but are not historically interesting.
- 6.4.22 Nos. 122 to 136 are predominantly three storey Victorian terraced houses with ground floor bay windows and recessed doors with arched entrance ways.

 Adjacent to the terrace, Bridge Court is a modern three storey block of flats in yellow stock brick and flat roof. Next door to Bridge Court is part of the electrical sub-station which looks like a 1930s design. There is a stone motif on the wall facing Archway Road, but apart from this the façade is blank and the station is behind locked gates.

- 6.4.23 Nos.154 to 160 is a Victorian terrace with similar details as nos. 122-136. Adjoining to the side is St Augustine's Church, which is grade II listed and a local landmark. The church is in stock brick with red brick and stone dressing. The west front to Archway road is in Gothic style with prominent west tower and pagoda roof sweeping down at the sides to nave roof level. Huge gabled transverse buttresses at angles and long stepped buttresses to the front add to the dramatic presence of the building within the streetscape.
- 6.4.24 St Augustine's Church Hall is at the intersection of Tudor Close and Langdon Park Road, but forms a group with the Church and is considered within the Archway Road sub-area. This is a fine red brick gabled hall with three roundheaded windows over a boldly modelled entrance porch approached by two flights of steps with wrought iron railings.
- 6.4.25 After the junction with Langdon Park
 Road there are several terraces of shops
 (nos. 162 206) which are locally listed.
 The first terrace runs between nos. 162
 and 198 and is a three storey terrace is
 late Victorian and is very distinctive, with
 original balustrades above many of the
 shops, and top floor balconies set back
 under large arches with half timbering.
 The roofscape is very eye-catching, each
 arch with a stone key stone and a gable
 finished with a stone finial detail, only
 some of which have survived.
- 6.4.26 Good examples of architecture and well-preserved properties in this terrace include: nos. 162 and 186 with well kept shop fronts, and nos. 168 and 170 with original wood cornicing.
- 6.4.27 On the corner of Wembury Road there is the former Baptist church which is now a Hindu Tamil temple. The Baptist church was also formally a synagogue, and during World War II was used as a clothes factory. Following a fire, only the



154-160, Archway Road



St Augustine's Church, Archway Road

- ground floor of the original church remains. The top two floors are modern and look very bulky when viewed from Wembury Road, though the scale is less imposing on the Archway Road frontage.
- 6.4.28 On the corner of Archway Road and Northwood Road is another landmark building, the Winchester Public House. The building is four storeys in red brick, similar style to the earlier Arts and Crafts

- style parade with arched upper floor and mock timber framed elevations behind a balustrade balconies. Windows on first and second floors have attractive stone surrounds.
- 6.4.29 Another long row of shops run between nos. 208 and 232. No 208 is a well preserved shop front, now an estate agent. Most of these are altered two storey Victorian buildings, with shop fronts built forward of the main building line of upper floors. Few of the original shop fronts in this terrace have survived. Exceptions are nos. 218 and 224 that are both currently empty, and no. 226.
- 6.4.30 The terrace from no. 234 to 244 is more impressive in three storeys, red brick and steeply pitched gabled roof with dogtooth detailing. Nos. 246 to 256 are more decorative with dormer windows and two storey bay windows with pilaster, cornice and cill details.
- 6.4.31 Between nos. 258 and 276 there are two car repair centers, a printing company, and the rebuilt Cholmeley Evangelical Church. Following on from this, nos. 278 to 310 is a beautifully preserved red brick terrace of the late Victorian era which stands on the corner of Holmesdale Road. This terrace is called Prestwood Mansions and is named after the Prestwood Cottage seen in this site on the 1864 Ordnance Survey map (see chapter 2). The terrace is three storeys tall, with a canted bay on each floor, and was designed as flats. There are no shops on the ground floor except for the last three houses on the corner of Holmesdale Road. At nos. 276-304, all flat entrances have their original front doors and dadoes of glazed tiles. All have some or all of the stained glass to the front doors. Nos. 280. 282. 286, 288, 300 & 302 have original letter plates and nos. 278 & 296 have tiled paths with coal hole covers. Nos. 306 to 310 have original shops on the ground floor level. Satellite



162 onwards, Archway Road



Winchester PH, Archway Road



Nos 208-232, Archway Road



Nos 234-244, Archway Road

- dishes to the front façade detract from their special character.
- 6.4.32 To the north of the Holmesdale Road junction is the Boogaloo Public House, previously known as the Shepherds Publand originally The Birkbeck Public House after the Birkbeck Freehold Lane Company. The style is more akin to Holmesdale Road and of an earlier period. It is a 2-storey London stock building with red brick banding and with a rendered ground floor, continuing along the line of Archway Road as a triangular extension. There is a rendered cornice above the first floor window leading to a parapet wall masking a London Roof.
- 6.4.33 Adjacent to the Boogaloo, on the corner with Shepherds Hill is a patch of landscaped ground with a single storey antique shop. This is of poor quality but any future development should consider the sensitive setting of the site. At the north junction with Shepherd Hill is the ramped roadway down to the parking for Highgate Underground Station. The existing station was opened in 1941 and is built deep below Archway Road, with ticket hall below ground. The station was originally intended as an interchange with the overground line but these plans were curtailed by the war. The older Highgate Station (locally listed) was built in 1867 as part of a series of stations between Finsbury Park and East Finchley. It was rebuilt in 1935 in a minimal Modernist style. The station was closed in 1940, however, the twin tunnels remain to the south.
- 6.4.34 North of the exit from Highgate underground station is a small single storey brick building (No 412) with a Dutch gable now an estate agents unit. This was built in 1888 and acted as the original estate offices but was demolished by London Underground. Following enforcement by the Haringey an exact replica was built in the early



Nos 246-256, Archway Road



Cholmeley Evangelical Church, Archway Road



Prestwood Mansions, Archway Road



Boogaloo PH, Archway Road

- 1990s and this quirky building makes a positive contribution to the streetscape.
- 6.4.35 The Woodman Public House at 414 is on the south east corner of the junction between Muswell Hill Road and Archway Road. It is an attractive and well maintained Arts and Craft 3-storey building with painted brickwork at ground floor level and painted pebble dash above. The eaves overhang and the windows are robust double hung timber sashes generally with 4 panes over 4 with subdividing mullions in larger openings. It is an attractive building and its form fits the corner well.
- 6.4.36 There are a number of buildings on the north side of the junction with Muswell Hill Road, followed by another long stretch of trees. These buildings include series of altered Victorian semi detached houses and several sets of modern houses which have been built to mirror the styles of the old cottages surrounding them.
- 6.4.37 The petrol station at the Wellington roundabout, an unfortunate entrance to the Conservation Area, might be improved by tree planting on the land bordering it to the west.



412, Archway Road



Woodman PH, Archway Road



422-424, Archway Road

Southwood Avenue

- 6.4.38 Southwood Avenue runs westerly from Archway Road to Southwood Lawn Road. The section from Highgate Avenue has one of the steepest gradients within the area with the west end providing exceptional views encompassing much of East London with Epping Forest on the horizon. The avenue was constructed between approximately 1897 and 1904, and is of predominantly two storey red brick linked semi detached houses with attic floors lit by dormers or windows in gables and pitched red tiled roofs with decorative clay ridge tiles. Although the houses vary, the overall details, decoration and scale form a consistent overall pattern of development and the retention of these original features make a positive contribution to the conservation area.
- 6.4.39 The northern side of the road from nos. 2 - 8 contains 2 pairs of double fronted semi-detached houses matching those in 1-7 Highgate Avenue, each with ground floor bays and elaborate plaster front door casings. The fenestration is timber double hung sashes with a distinctive 12 pane upper sash, all of which are intact. Each house has a double dormer facing the street, originally with stained glass fanlights and double hung casement below. These are generally in good condition with original features intact and form a unified whole with the Highgate Avenue houses. Separating these from the rear garden of the Archway Road properties is an unsightly concrete and brick garage which is a negative contributor.
- 6.4.40 West of Highgate Avenue, nos. 10 34 are single fronted linked semi detached houses matching nos. 2-12 Highgate Avenue, with 2 storey front bays, side entrances, and porches roofed in clay tiles and supported on timber framed detailing. The corner house (no 10) is



Southwood Avenue, view towards London



Southwood Avenue, c1910 Photograph courtesy: Michael Hammerson



3-9 Southwood Avenue

considerably larger and has a square bay effectively handling the junction with Highgate Avenue. Second floor windows have been inserted in the gables at a later stage in a variety of styles whereas nos. 36-44 are constructed with original second floor windows and with gabled rather than hipped roofs. The top two houses 44 and 46 are later and built in a style influenced by Arts and Craft, similar

to Southwood Lawn Road, presumably during the same time. Many have basements and have been adapted to the steep slope by stepping on the party wall line.

- 6.4.41 On the south side of Southwood Avenue the houses, nos. 1-13 are different again, being linked 3 storey single frontage semis, with single storey canted bay windows and fine detailed surrounds to the front doors, with stained glass fanlights and pediments over. The tiled roofs have small single roof dormers. The windows are particularly fine with original timber 10 over 1 pane upper sashes. This pattern continues up the whole south side of Southwood Avenue
- 6.4.42 The houses from nos. 15 to 37 are similar but with 2 storey canted bays and larger more elaborate dormers. The top pair, nos. 41 and 43 revert to square bays, with turned second floor balconies (only one remaining) and two dormers. The style matches that of nos. 28 ad 30 Southwood Lawn Road making a subtle transition between the two styles.
- 6.4.43 12 to 46 have extensive rear gardens backing onto open land bounded by Highgate Avenue and Jackson's Lane which is wooded and green and well regarded by the residents. Similarly on the south side the houses have extensive gardens backing onto the gardens of Southwood Lawn Road.
- 6.4.44 The front gardens historically had been planted and well maintained, and although many have recently been destroyed, particularly the middle section of the north side, where extensive hard paving and destruction of the boundary walls and planting, to create off street parking, have created a negative effect. The remaining gardens are well maintained and planted many with tiled pathways. Good examples are nos. 6 and 8, which have a black and white tiled path. No. 36 has beautiful and very



39 Southwood Avenue



42-40 Southwood Avenue

elaborate original railings and an original wall and no. 16 has a well planted garden.

Southwood Lawn Road

- 6.4.45 Southwood Lawn Road runs from the southern end of Highgate Avenue west before turning north east to join Jackson's Lane just before the junction with Southwood Lane. The road rises to the west but not as steeply as the adjoining Southwood Avenue.
- 6.4.46 The street is characterised by mainly semi-detached and detached houses of the early late Edwardian era with an Arts and Crafts style influence, displaying a variety of details and decorative features. On the south side, the first 2 houses, nos. 2 and 4 set the style for most of the rest of the street. These are a pair of 2

storey semi-detached houses in a low key Arts and Crafts style, with prominent gables, ground floor bays and a cantilevered oriel bay at first floor level. The windows are timber framed with leaded lights. The lower floors are soft red brick, terminating with a string course and upper floors are rendered, with brick quoins. The porch has an attractive timber turned columns supporting the leaded roof.

- 6.4.47 This style of house continues up the road in semi-detached and linked semi pairs, all with variants on the same theme, including 2 storey canted or square bays, oriel windows, brick or slot window details in the apex of the gable and many variations on the porches. The roofs are tiled although a couple in particular no.4 are marred by inappropriate roof extensions which are visible from the street and detract from the coherence of the streetscape.
- 6.4.48 On the north side, the first 2 houses in Southwood Lawn Road (nos. 2-4) are red brick to the similar pattern in Southwood Avenue. After this the style changes from the predominant redbrick late Victorian style to the semi-detached more suburban Arts and Crafts influenced style of the south side of the road.
- 6.4.49 On the eastern side, prior to the junction with Southwood Avenue, there are two large detached mansions (No 28, 30) of the late Victorian era. These are three and four storeys tall and are built in red brick with fine decorative mouldings particularly around the front doors. The best example is Haddon Court, which is very well preserved, with a beautiful garden.
- 6.4.50 At the point at which the road turns north, there is a fine copper beech tree framing the view south and masking Southwood Lawn Heights, a modern six storey block set back from the road. Southwood Park, a 6 and 7 storey



2-4 Southwood Lawn Road



22-24 Southwood Lawn Road



30 Southwood Lawn Road

- development built in the 1960s on the west side of this part of the road.
- 6.4.51 An alleyway, called Peacock Walk, running down to Cholmeley Crescent gives a view of Cholmeley basin and heights.

Highgate Avenue

- 6.4.52 Highgate Avenue runs from the Jackson's Lane/Archway Road junction, south to its right angled junction with Southwood Lawn Road. The street shares the distinctive house styles of Jackson's Lane and Southwood Avenue being red brick with fine detailing and constructed between 1897 and 1904.
- 6.4.53 Adjoining Archway Road is Oak House with a fine stained glass door but otherwise poorly maintained. Adjacent to no. 1 are three single storey garages originally built as stables around 1897 as an integral part of no. 1. These were accessed by a rear lane for delivery also to the rear of the Archway Road shops. The garages are unused but have recent permission for conversion into a house. Between the garage and Oak House is an untidy yard with a wall topped with barbed wire which detracts from the streetscape.
- 6.4.54 The houses forming the east side between (nos. 1-7) are 2 pairs of double fronted semi-detached houses each with ground floor bays and elaborate plaster front door casings. The fenestration is timber double hung sashes with a distinctive 12 pane upper sash, all of which are intact. Each house has a double dormer facing the street, originally with stained glass fanlights and double hung casement below but only one of these remains. These houses are split into flats and, in the case of nos. 5 and 7, are less well maintained with untidy front gardens, full of wheelie bins.



1-3 Highgate Avenue



9-15 Highgate Avenue



Highgate Avenue, c1923 Photograph courtesy: Michael Hammerson

- 6.4.55 Continuing beyond Southwood Avenue on the east side, there is another block of 4 terraced houses (nos. 9-15). These are 2 storey with substantial roof accommodation with dormers. These houses have distinctive 2 storey square bays with fine timber balustrades at second floor level accessed from the dormers.
- 6.4.56 The west side of Highgate Avenue between Jackson's Lane and Southwood Avenue (nos. 2-12) consists of a short terrace of linked semis with 2 storey front bays, side entrances, and fine porches roofed in clay tiles and supported on decorative timber framing. The roofs have projecting gables, all of which now have modern windows of differing type inserted. Some of the porches have been altered but others remain and contribute positively to the streetscape.
- 6.4.57 On the west side between Southwood Avenue and Southwood Lawn Road, nos. 14 and 16 are two elevated detached properties. No. 14, built as flats, although in the similar style as the other houses, is three storeys with a narrow frontage and deep plan, presenting an unusual and severe gable aspect to the road. Both houses have off street parking, in the case of 14 a garage, fitted with metal doors/gates which are considered unsightly. In addition no 16 has rebuilt its front wall with a security gate backed by steel, again an inappropriate intervention.
- 6.4.58 At the south east corner of Southwood Avenue/Highgate Avenue is Coach House Court, a 3 storey small block of modern flats.
- 6.4.59 The street is planted with small trees and there are many well maintained and large privet hedges giving privacy to the gardens, particularly at the junction with Southwood Avenue. A significant characteristic is the blue brick front garden walls, with stone cappings or tiled copings, in-filled with render, contrasting

brick, and nos. 4-6, clinker/random rubble. Although the coherence of this has been destroyed in a couple of places by off street parking and by the unsympathetic red brick wall and ramp access up to the Avenue Nursery at no 2, these have otherwise been well maintained.

Jackson's Lane

- 6.4.60 Jackson's Lane rises towards the west and narrows to a small single lane roadway at the top end, lined with bollards (locally listed), with restricted pavement access. There is a mixture of modern and old housing on Jackson's Lane, though it is predominantly modern towards the narrowed area of the road, as this was part of the Southwood House development in the 1950s.
- 6.4.61 No 60A (Highstone House) is a large detached house, mainly hidden from the road. The site was accessed from Southwood Lane until 1980, when entry from Jackson's Lane was created.

 Originally two dwellings, it was converted to a single house in 1986.
- 6.4.62 On the south side, nos. 1–15 is a terrace of 3 storey houses, similar to those on the south side of Southwood Avenue. Built in 1898, all but 2 are now subdivided; however the original fabric is essentially intact. No. 151/2 (formerly known as site to rear of 15 Jackson's Lane) is a white rendered house, originally a stables block belonging to Oak Lodge. It was converted in 1974 and further modernised in the mid 2000s. It is hidden behind timber gates and not visible from the street. Nos. 17 to 35 constitutes a terrace of four storey houses with basement in red brick with canopied front doors, probably built in the 1890s. Front gardens have low walls. The layout of the entrances has unfortunately provided space for the unsightly clutter of multiple wheelie bins.

- 6.4.63 The street scene then changes to a 3storey timber-clad, flat roofed terrace (nos. 37-47), with integral garages, built in 1963 on the site of a house/garden called Southwood Lawn. The architects for this were the same as Southwood Estate, Andrews Emerson & Sherlock.
- 6.4.64 No. 51 is a 2-storey stock brick house, with a bay window overhanging the narrow, single-lane section of Jackson's Lane. Formerly known as Hillside, a house is shown on the site in the map of 1746. It was occupied 1809- 1815 by J. B. Jackson, who gave his name to the street, first mentioned in census of 1841. It has retained its large garden, partly bounded by Southwood Lawn Road. The house and the wall to the south of it are Grade II listed.
- 6.4.65 On the north side is no. 44-60, a terrace of modern houses forming, with 1-25 Hillside Gardens and 86-112 Southwood Lane, the Southwood House Estate was built in the grounds of the former Southwood House. Designed by Harley Sherlock of Andrews, Sherlock, Emmerson and Keable, the estate was built in 1958 and represented the largest development ever built in Highgate.
- 6.4.66 The estate consists of 43 contemporary terraced flat-roofed 2-storey houses, rising to 3 storeys in the upper part of Jackson's Lane built round attractive and well planted communal gardens. The houses are built of brick with flat roofs, with painted soft wood detailing in the two storey houses and brown stained wood in the three storey ones. Many of the original integral garages these have been converted into an additional room. Each house has off-street parking and front garages. The estate is well loved by its occupants and is recognised as being a good example of its architectural style.
- 6.4.67 On the north west side between Hillside Gardens and Archway Road is Hillside Mansions, a block of 11 mansion flats



51 Jacksons Lane



60-56 Jacksons Lane



33-29 Jacksons Lane



1-8 Hillside Mansions

completed in 1898. Nos.1 to 8 are 3 storeys with basement; and nos. 9 to 11 are 3 storeys. These blocks are beautifully preserved and remain essentially as built, including ornate front and balcony railings, and fine gateways with original finials, although the stepped entrances are marred by wheelie bins. There are original sash windows in a variety of shapes (arched, round and square), and original French windows leading onto balconies with the cast iron railings. The roof tiles are also original and the building has unusual chimney pots.

- 6.4.68 Nos. 12 to 14 Hillside Mansions, beyond the junction with Hillside Gardens, is a further 3-storey block of flats built in a similar style to the other blocks, but it is not clear whether it was the same architect. Southwood Mansions on Southwood Lane mirrors Hillside Mansions, bringing a cohesion and sense of symmetry to the whole block.
- 6.4.69 Back on Jackson's Lane, adjoining the third block of Hillside Mansions is a 3-storey block of flats made of dark wood and grey brick. This was also part of the Southwood House development. The flats are hidden to a certain extent behind mature plants.

Southwood Lane

- 6.4.93 This is an old route linking Muswell Hill to Highgate Village. Until the mid 20th Century it contained large mansions in their own grounds.
- 6.4.94 In 1958-62 Southwood House on the eastern side was replaced by an estate of low terrace houses enclosing a communal garden. These houses are of purplish brick with a broken rhythm of mono-pitch roofs. The estate extends along Hillside Gardens and Jackson's Lane.



123 Southwood Lane



139-141 Southwood Lane



9-16 Southwood Mansions



153-163 Southwood Lane

- 6.4.95 The raised pavement, with the succeeding old wall, on the eastern side and the bank of trees on the other side (within the Hillcrest grounds) frame an attractive view southwards towards the Village. The triangular development on the eastern side is set back from Southwood Lane with an access road fronted by a grass strip with trees. On the western side, gaps between the buildings allow views of the tall trees behind means that the bulk of the buildings does not appear overwhelming.
- 6.4.96 No 123 on the western side is a very attractive building listed at grade II.

 Formerly a pair of tiny 18th Century cottages, it has a steep tiled roof behind a parapet, an early weather boarded extension at the side, with later additions behind. But it presents a homogeneous appearance. It also sports an original insurance plate.
- 6.4.97 Southwood Mansions, on the eastern side, a block of mansion flats, has imposing entrances up stairs, attractive ironwork railings at street level and guarding the balconies on the ground and upper levels, attractive glazing and gable ends. The design is similar to those in Jackson's Lane and Hillside Gardens.
- 6.4.98 Some parking with crossovers on the western side in very shallow forecourts has an unfortunate effect. There are also poorly designed dormer windows on one of the large houses (No 131, now in flats) on the western side.
- 6.4.99 Nos. 86-112 form part of the Southwood House Estate described under Jackson's Lane. A distinctive feature of this row of houses is the raised grassed area between the access road and Southwood Lane. This is planted with mature trees and forms an attractive landscape feature.



Hillside Gardens

Hillside Garden

- 6.4.70 Hillside Gardens runs parallel to Archway Road between Jackson's Lane with Southwood Lane and the east side (nos. 2-30) was part of development including nos. 271-311 Archway Road and Hillside Mansions to designs by W. H. Boney.
- 6.4.71 These form a terrace of 4-storey basement houses built in 1896-8 in red brick with a symmetrical rhythm of brick Dutch gables and slated mansards with recessed dormers, and a central wider gable. The terrace is well preserved with fine original railings, entrance gateways with finials and posts and many other original features intact. All are apparently now subdivided but with no evident change to fabric, apart from loss of decorative caps to several entrance pilasters. Repairs to some entrance steps have not been successful. As elsewhere, overall appearance is detracted by wheelie bins to the front.
- 6.4.72 Opposite the Victorian houses on the west side of Hillside Gardens is a terrace of small late 1950s houses which form part of the Southwood House Estate.

Church Road

- 6.4.73 This road links the Archway Road and North Hill crossing Talbot Road. It does not have many residences and, with its many trees, has a leafy aspect, especially at its eastern end. The garden surrounding All Saints' Church is well maintained, with pleached lime trees along the boundary. This contributes to the open, leafy aspect of the street.
- 6.4.74 On the north side. Tefler House is a utilitarian office block housing the Probation Service. All Saints' Church (see Talbot Road) punctuates the street at the corner with Talbot Road. The vicarage adjoining is a well designed modern building. Beyond the junction there is a villa in the same style as those on Talbot Road and another small block of flats.
- 6.4.75 On the south side, a handsome Victorian detached house stands next to a site currently being developed with a single storey house from a row of very neglected garages. Beyond the junction with Talbot road is a pair of semidetached houses in the style of the lower section of Talbot Road and the Highcroft block of flats (see North Hill).

Bishops Road

- 6.4.76 This runs uphill from Archway Road to
 The Park, and is characterised by mainly
 late Victorian houses with attractive
 brickwork on the western side. There are
 a couple of discreet modern houses on
 the eastern side, which mainly consists of
 the rear gardens of houses in Bloomfield
 Road.
- 6.4.77 Although the housing is by no means uniform, the Victorian housing on the western side has an architectural coherence. The common use of attractive gault bricks and, in some cases, London yellow stock bricks, contributes to this. The small front gardens are well maintained adding to the fairly green



2 Church Road



Cattle trough, Church Road



1, Church Road



Church Road c1910
Photograph courtesy: Michael Hammerson

appearance of the road. There are also low front garden walls, some topped with Staffordshire blue copings. Wheelie bins however, dominate some front gardens, especially those of buildings which have been converted to flats.

6.4.78 No 27 is an attractive villa, with tiling in the porch and on the exterior (in bands), attractive terracotta insets and a Swiss gable top to the porch and to the top storey. At the lower end of the road is the Magistrates' Court House, built in the late 1960s in variations of the modernist style and is a good example of its period. The building forms a group with the adjoining Police Station on Archway Road and Tefler House on Church Road.

Bloomfield Road

- 6.4.79 Running from the bottom of Bishops
 Road up to The Park, this road was
 principally developed in the late 19th
 Century, with large houses, mainly semidetached, with small front gardens,
 generally well maintained. A few large
 trees and smaller flowering trees give it a
 leafy appearance.
- 6.4.80 Although the houses vary in size and design, common features low garden walls, the use of gault bricks and the incorporation of decorative features eg dogtooth courses brings a certain unity to the street. Particularly attractive are the double-fronted 2-storey houses. The loss of some front gardens on the western side, and of the small open space behind No 13, to car parking is a negative feature together with the hard surfaced front gardens full of wheelie bins. The pavements are in poor condition in a variety of materials.

Talbot Road

6.4.81 The top end of Talbot Road runs into The Park and Park House Passage, a pedestrian only throughway to North Hill, wide enough to incorporate a broad, well



27, Bishops Road



Magistrate's Court, Bishops Road



Bloomfield Court, Bloomfield Road

-lit path bordered with trees and shrubs. The bottom end runs into the heavily trafficked, and noisy, Archway Road. Talbot Road is crossed once – by Church Road. At this corner is its one public building, All Saints Church, provided in 1864 for the new population around the railway station. It is described by Pevsner as "small stone cruciform church of 1864 by A W Bloomfield; S aisle 1874, N aisle 1912 by J Stockdale". Its gardens are well maintained with a neat fence backed by a hedge and, behind, pleached trees,

- and it adds significantly to the attractive open appearance of Talbot Road.
- 6.4.82 Talbot Road was originally Church
 Commissioner land and was developed
 in the period 1905-08. The styles of the
 houses are not uniform, and clearly some
 of the original purchasers were able to
 buy from the drawing board, specifying
 individual design features, eg whether or
 not gable windows were provided in the
 roof space. The variety adds to the
 interest with a rather eclectic use of
 pantiles, pebble dash and mock Tudor
 beams, sometimes together.
- 6.4.83 It is an attractive suburban road made up principally of quite large 2 or 3 storey (5 bedrooms and upwards) red brick Edwardian houses, with white window and door surrounds, arranged in small terraces or semi-detached, with small front gardens clearly visible behind low front walls or fences often containing small flowering trees, enhancing the appearance of the street. A small minority of houses have had part of their front gardens paved in hard standing vehicles. Many have done this reasonably tastefully, but their cumulative impact detracts from the conservation area.
- 6.4.84 Some of the larger double-fronted houses at the upper end are built as terraces of as many as 8 houses, but that is not apparent to the casual eve because a "back door" (some now bricked in) has been incorporated at the end of what at first looks like a side passage. This design has one unfortunate consequence: it is difficult to conceal rubbish bins. Indeed, rubbish bins occupying a prominent place in the front garden, especially where houses have been divided into flats, too often detract from houses' appearance even where it would be possible to conceal them down a side passage.



60 Talbot Road



Talbot Road c1910 Photograph courtesy: Michael Hammerson

- 6.4.85 Window design is particularly important in the appearance of the houses. Many houses have the original windows. Those with small, non-rectangular panes in the top halves of windows on the first and second floors are particularly handsome. Bomb damage caused a number of houses on the western side to be rebuilt in 1948. The design of these is more utilitarian but the builders used a very similar red brick and these replacements fit in quite well.
- 6.4.86 Most houses have their original attractive front doors often with interesting glass panels, some with handsome open porch frames some set back behind arches. More modern replacements are usually less romantic, and sometimes ugly. A couple of houses have recently added metal grilles in front of their front doors and a handful have added rather forbidding railings above their front walls.

- 6.4.87 At the upper end many houses have dormer windows facing the street. Below Church Road, the houses are mainly two storeys, although some of the larger semis on the eastern side have rooms in the roof space set behind gables (one or two per house). On the western side, no street-facing dormers have been inserted, but several houses have rooflights set into the large roofs for attic conversions with dormer windows to the rear of the house.
- 6.4.88 There are a handful of houses that have a rather different appearance. On the corner of Church Road, No 58 has been joined with 1 Church Road to form a very large house which operates as a nursery school.
- 6.4.89 Towards the bottom, on the eastern side, No 77 is an attractive modern detached house. Beyond that there are some very poorly designed additions (nos. 101, 101A and 101B) to 467 Archway Road. At the very bottom, a new maisonette (No 100) has been created to the rear of 469 Archway Road with a very intrusive and poorly designed fence around the garden.

The Park

- 6.4.90 This road rises steeply from the mini roundabout at the junction with Southwood Lane to the top of Talbot Road, crossing the top of Bloomfield Road and Bishops Road. A broad pedestrian passageway links the western end of the road with North Hill. Park House Passageway contains a group of trees enhancing the rural feel.
- 6.4.91 The road is developed only on its southern side. The northern side is comprised of a bank of trees screening the Hillcrest estate. The 4 double-fronted 3-storey villas on the northern side are handsome gault brickwork dwellings of 1877, with broad steps up to front doors housed in porches framed by columns.



2, The Park

With the land falling away steeply to the north good views between the houses can be obtained except where the incongruous garage to no.2 interposes. Although they all appear to be divided into flats the gardens are well maintained.

6.4.92 The street also has attractive cast iron streetlamps.

Highgate Hill

- 6.4.100 The old village of Highgate ends at Cromwell House, which is abutted on its southern face by the mainly unaltered 1880s red brick terrace (102 to 92 Highgate Hill), built in the grounds of the 17th Century Winchester Hall. These comprise a terrace of red brick late Victorian houses, two storeys high with dormers in the roof. They feature splayed projecting front bays with hipped roofs over, and small front gardens with planting behind brickwork boundary walls. These lead into the suburban residential development of late Victorian and Edwardian Highgate between Hornsey Lane and Archway Road.
- 6.4.101 Haringey's borough boundary with the London Borough of Islington is located on the Highgate Hill/Hornsey Lane junction. On the Islington side of the boundary stand two distinctive landmark buildings which appear as sentinels on either side of the Hill. These are St Joseph's Church, with its prominent copper dome on the south side, and the Old Crown public house, with its distinctive corner oriel window with turret roof on the north side.

Cholmeley Park

6.4.102 Cholmeley Park is a turning north off Highgate Hill immediately west of The Bank. The entrance to Cholmeley Park at the High Street (south) end is dominated by Cholmeley Lodge (see sub area 2). Together with Channing School on the other (south east) side these form the gateway to Cholmeley Park. This 'gateway' continues with a small Victorian gatehouse, originally that to Cholmeley Lodge named after Sir Roger Cholmeley who moved to Highgate in 1536 and who endowed Highgate School in 1565. It has ornate



Nos. 92-102 Highgate Hill



Highgate Hill c1920s Photograph courtesy: Michael Hammerson



Victorian gatehouse, Cholmeley Park

- detailing to windows, gables and roof and a shield built into the brickwork.
- 6.4.103 Further to the east side, there had been a Victorian Gothic building at No. 55 which was demolished in the 1990s to make way for sheltered flats designed by Levitt Bernstein Associates Ltd. The exterior of the group has bold but plain timber access balconies which step up against the gradient from ground level to serve each storey of accommodation. It reduces in height from four storeys to a single storey against the gradient.
- 6.4.104 No. 53, Lilford House, is a large mid-Victorian Gothic detached house over three storeys with steep slate roofs with gables and two storey bays to the front and side elevations. The grounds of the House have been developed to form Elm Court, and the house seems sited rather tightly between its neighbours. The tarmac driveway and rubbish bins to the front detract from the street scene.
- 6.4.105 On the West side, 1-7 Parklands is the oldest property in this area, originally a detached house, Copley Dene, now converted into flats.
- 6.4.106 At Parklands, a recent development, there is an attempt to combine dwellings of asymmetrical design in a pastiche 'post-Arts & Crafts' style on the site of Cholmeley Dene. The substation for the scheme, in the form of a Coach House, has red brick banding and a clay tiled half hipped roof.
- 6.4.107 No. 46 Cholmeley Park is a small building which was possibly a coach or gate house to a larger house since demolished. It has been poorly altered and extended in a manner that the original form and composition of the building has been completely lost and detracts from the area.



No 55 Cholmeley Park



No 53 Cholmeley Park



No 46 Cholmeley Park

- 6.4.108 Nos.19 51 and 34 44 are examples of high quality Arts & Crafts style houses. Though built as semi-detached, the houses on the west side are in most cases asymmetrical. In addition the gradient causes a step in the floor levels of the pairs of houses at the party wall line. There is variety in the detail of roofline, entrance porches, chimneys; mixture of finishes with pebble dash, tile hanging and red brickwork. Together these features result in a group of houses in which each feels distinctly different from its neighbour.
- 6.4.109 No. 34 Cholmeley Park is a prominent two storey building in white rough cast render, located at the corner of the round about with Cholmeley Crescent. The elevation facing Cholmeley Park has a steep cat-slide roof and a battered chimney stack with leaded casement windows and cill details. Along Cholmeley Crescent the elevation appears taller with an attic storey and butterfly gables.
- 6.4.110 Side doorways at nos. 19, 29 & 39 have bold tiled canopies projecting from arched brickwork chimneys forming a distinctive vertical composition to side elevations which are important in the street scene. Some dormers, with vertical faces and lead roofs which sit between the front gable and the party wall parapet appear to be original. Many front doors and sidelights are original, some with stained glass detailing. Small garden trees and shrubs add greatly to this attractive group of houses. Houses at the junctions of roads are successful in creating interest and a change of direction, contributing to the streetscape.
- 6.4.111 Turning to the northern section of Cholmeley Park, No. 18 Causton Road, nos. 13 & 15 Cholmeley Park, nos. 17 & 19 Cholmeley Park, 26 32 (even) and 2 –12 (even) Cholmeley Park and nos. 79 & 81 Cholmeley Crescent all have



No 49-51 Cholmeley Park



No 39-41 Cholmeley Park



No 40-36 Cholmeley Park



No 10-12 Cholmeley Park

- similar details and were most probably developed together.
- 6.4.112 With the exception of No. 18 Causton Road, nos. 13 & 15 Cholmeley Park and nos. 17 Cholmeley Park, which are detached, the groups are of semidetached double-fronted houses on slightly raised ground, each group being a similar pattern but with some variation between them. The first group, for example, nos. 26-32 (even) is of flat front red brick and rendered houses with flat arches and quoin surrounds to windows and dentil string course. All originally had rendered triangular gables with a bull's-eye window surrounded by a half brick circle symmetrically above the paired principal windows.
- 6.4.113 Nos. 16 22 (even) are Edwardian in character with 2 storey bays below windows set in gables and oriel windows over porches, some with stained glass windows to halls and flank elevations. No. 22 is transitional in style between the two adjoining groups with a clay tile hung projecting first floor square bay with a gable above.
- 6.4.114 Front garden retaining walls have red brick piers and flint panels between red brick surrounds and topped with a hipped quarry tile coping.
- 6.4.115 Nos. 11-5 (odd), whilst maintain the general layout of the street, are more modern in appearance and details and are considered to have a neutral impact on the sub-area.

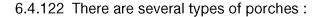
Cholmeley Crescent

6.4.116 The Crescent is in the form of a horseshoe which follows on a small scale the shape of the perimeter of the Highgate Bowl. It nestles within the steep sides of the Bowl, with houses on its outer edge considerably raised above the road and those on the inner edge sometimes slightly lower than the

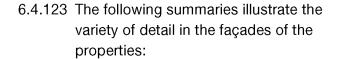
- road. Most are semi-detached and detached Arts & Crafts or 'Metroland' design. The houses have tall steeply pitched clay tiled roofs dominating the lower storeys which are variously red brickwork, rough case render or tile hung. Flank walls are generally rendered painted white with red brick quoin detail returning from the front walls. Chimneys have retained, in some cases, tiled or brick details.
- 6.4.117 The Crescent has suffered somewhat from the introduction of inappropriate dormers, infills between the pairs of houses, porches filled in with glass and, in one case, solar panels on the front elevation. All of these alterations detract from the whole and from the Conservation Area, in particular extensions and garages which have disrupted views between the houses to their leafy gardens behind.
- 6.4.118 Front gardens have predominantly, where the gradient allows, become offstreet parking areas though sensitive landscaping with small trees, shrubs and planting alleviates the effect to a degree. An undercroft and garage have been excavated at Nos. 45 & 77 to the detriment of the street-scene.
- 6.4.119 There are a great number of typical details which are brought together in different combination such as:
 - Hipped bay roofs, overhanging or deeply overhanging with and without gallows' brackets
 - Gables over bays in rough cast render, half timbered or clay tile hung and with and without gallows' brackets
 - Gambrels over bays in pebble dash (with and without the plain render horseshoe detail), half timbered or clay tile hung and with and without gallows' brackets.
- 6.4.120 Chimneys are a significant feature to the flank and party walls. A few are plain in

brick and retain tile and brick patterns which should be noted and retained unpainted. Houses with patterns on chimneys are nos. 13, 15, 18, 19, 20, 22, 24, 28, 31, 34, 35, 36, 37, 38, 39, 40, 43, 44, 51.

6.4.121 The façades have full height bay windows over two storeys either semicircular or canted with spandrels in pebble dash, clay tile hung or herringbone pattern brickwork set in white timber frames. Unfortunately some have been replaced in uPVC.



- Semi-circular brick arches with keystones at the top
- Rectilinear framed in oak, some with light or heavy section gallows' brackets
- Projecting half timber first storey supported on pebble-dashed piers with tiled band courses
- Small three sided pebble dashed bays above semi-circular arched porches



- Nos. 14 54 (even) and nos. 3 –
 63 (odd)
- Nos. 1A & B are modern two storey houses with mansard roofs and rooflights
- No. 2A is a modern house behind a high wall and gates; in brown brick and mono pitched roof
- No. 7 is a Brutalist concrete house with glazed studio roof

6.4.124 Nos. 65–75 (odd) consist of pairs of mirrored properties on raised ground, each pair of which is different. Two pairs are in the Arts and Crafts style, another two pairs in a cottage style and another pair are black and white half timbered with recessed balconies with



No 7 Cholmeley Crescent



No 23-25 Cholmeley Crescent



Herringbone arch detail, 71 Cholmeley Crescent



75 Cholmeley Crescent

white plain balustrades at first floor level.

Causton Road

- 6.4.125 The three storey semi-detached houses on the north side of the road (nos. 2 16), are bold but elegant in design and built in red stocks with two storey square bays and slate roofs. Each pair steps back from its neighbour consistently with the slight curve of the road. Lime trees were planted on each front garden boundary.
- 6.4.126 On the south side of the road are two pairs of semi-detached houses, (nos. 1 7) probably of the same date as nos. 19 51 Cholmeley Park. However they have a cottage appearance and stand on smaller, narrower plots well set back from the road. Although each pair is different they have similar features and detailing to their larger counterparts.
- 6.4.127 The rear garden wall with fence over to no. 19 Cholmeley Park forms the curtilage of that property to Causton Road. An extremely elegant small outbuilding has been built in the rear garden accessed from Causton Road. It has a double curved green roof separated from rich red brick walls by a sliver of glass following the curve of the roof. The landscaping and gate have similarly been considered to the same excellent level of design. This small building contributes to the conservation area. The rear and side elevations of no. 19 can be seen from Causton Road and these also enhance the conservation area. The rear elevation has a red brick ground storey, a half timbered first storey and, set in the projecting roof above, a small triangular window in a tiny gable.
- 6.4.128 18 Causton Road is a prominent building at the corner and has a brick base and rendered façade with gables facing both street frontages. It has a



No 18 Causton Road

corner entrance through an semicircular porch with brick quoin details first floor windows. The design appears to resemble those in Cholmeley Park and Cholmeley Crescent. However, recent refurbishment did not re-instate the fenestration and has altered the façade.

Cromwell Avenue

- 6.4.129 Cromwell Avenue falls from the junction of Highgate Hill with Hornsey Lane downhill to Archway Road. The gradient also runs steeply from one side of the road to the other with the result that on the east side the houses are often on grade with the road but the majority of houses on the north side are considerably elevated above it. It is only at the Archway Road end of the street where the houses have footpaths which are on grade on both sides. Unlike other local streets, Cromwell Avenue was laid out in a serpentine form.
- 6.4.130 Whilst the gradient and curved street give a sense of variety, there are design elements which hold the whole together but within which there is a great deal of detailed difference. The houses in the main are two storeys with attics which appear to be semi-detached with the use of deep gaps between alternate houses, originally to provide tradesmen's entrances. The houses

step down the hill with a change of level occurring at the party walls and not at the gaps between them. Elevated houses at the Highgate Hill end as well as houses on the corners with cul-desacs are semi-detached. The first pairs of elevated houses coming from Highgate Hill have projecting enclosed porches with good stone details. Downhill from the junction at Winchester Place/Road the houses are two storey houses reverting to two storeys with attics at nos. 1-15. Many of the two storey houses now have rooflights and one has a basement with a lightwell. There is an infill post-war house set back between nos. 12 & 14.

6.4.131 The houses are red brick with slate roofs (some still with decorative courses), stone lintels, columns and quoins to windows and elaborate detailing in stone above porches. Every house has one or two storey bays of square or canted form, occasionally combining both, with slate roofs. In most cases front doors are next to the gaps between the houses and attic windows located above bays. In some cases front doors are located adjacent to party walls and the attic windows combined to form a gable. Attic windows have stone lintels and quoins with a great deal of variety of design, although a number have been replaced in a rather plain form possibly as a result of bomb damage. This great variety in design goes largely unnoticed because of the design cohesion provided by the stone detailing and the device of the eaves with dentil course being at the same level on either side of the gaps between each 'semi-detached' pair. The red brick garden walls are often retaining walls and are a prominent feature with recessed panels and stone copings and brick piers with stone caps which also contribute to the design cohesion.



General streetscene, Cromwell Avenue



Cloisters Court, former Presbyterian Church, Cromwell Avenue



Architectural details, Cromwell Avenue

- 6.4.132 Cloisters Court, originally a Presbyterian Church, now flats, forms a dominant corner at Highgate Hill. Two distinctive houses form excellent corners and stops to views: 41 and 65 Cromwell Avenue. The recently erected fence to 65 above the retaining wall detracts from the Conservation Area. A modern development of flats on the corner of Cromwell Avenue and Winchester Place together with its plain retaining wall makes a neutral contribution to the Conservation Area. Opposite one of a pair of properties has been rendered, currently painted a pale green.
- 6.4.133 Front gardens have abundant shrubs and trees and there are street trees in Cromwell Avenue. The public realm has suffered from crossovers and parking in front gardens on the even side between Archway Road and Winchester Road.

Cromwell Place, Winchester Road and Winchester Place

- 6.4.134 There are three cul-de-sacs off
 Cromwell Avenue Cromwell Place,
 Winchester Place and Winchester Road.
 Winchester Road falls towards Archway
 Road where the original junction was
 replaced with steps and a ramp when
 the dual carriageway in Archway Road
 was introduced.
- 6.4.135 The houses in Cromwell Place are on one side of the road, elevated above the road and have the 'semi-detached' form with two storeys and attics. However, because there is no change of gradient, these properties' roofs, eaves, bays, windows and doors are level resulting in a more uniform appearance. There is a modern house in the rear garden of 65 Cromwell Avenue.
- 6.4.136 Winchester Place is also a one-sided street. The houses which are two storeys with attics have adjoining front doors with a combined decorated stone design over porches. There is a small



1-5 Cromwell Place



Winchester Road



8-6 Winchester Place

modern house at the end. Elizabeth House, former Princess Elizabeth Hostel for the Mothercraft Society, is now residential use. Built in 1930 by Richardson and Gill, the building is in red brick in Flemish Bond with brick tile dressings, metal-framed Crittal windows and hipped mansard tiled roofs and brick chimneys. It is three storeys with an attic and basement and a butterfly plan in a Neo-Georgian style. Listed Grade II, the site is entered by a steep drive at the end of Winchester Place.

6.4.137 Winchester Road properties are elevated on both sides. Those on the south side have complex front bay designs, square at ground level, canted above.

Tile Kiln Lane

- 6.4.138 Tile Kiln Lane is an old passageway that runs between Hornsey Lane and Winchester Road. There are several mews houses built in 1978 at the Winchester Road end, as well as four old bollards marked 1883. The street has some modern houses that are considered of good contemporary design. The former pumping station of the reservoir has been well converted to residential use. There is also a black and white Victorian signpost for Hornsey Lane, pointing down Tile Kiln Lane. The lane would have probably once been surfaced with cobblestones, like the lane between Langdon Park Road and Wembury Road, but is now tarmac.
- 6.4.139 The only other building in the lane is a detached two storey Victorian cottage on the east side of the lane, which is built in yellow brick. The house appears semi derelict and is surrounded by a large number of mature trees, which also serve as a barrier for the traffic noise coming from the dual carriageway on Archway Road.



Mews buildings, Tile Kiln Lane



Modern buildings, Tile Kiln Lane

6.4.140 On the opposite side of the lane runs a tall old wall. There are remnants of an old wall in sections of the east side of the lane as well, but they are topped with modern railings. Tile Kiln Lane emerges on Hornsey Lane just west of Archway Bridge.

6.5 Key views and vistas

- 6.5.1 The gentle curves and the slope of the road are of particular importance to the east part of Cromwell Avenue up to Winchester Place. The apparently uniform house façades are seen from different perspectives and angles. This pattern also results in urban spaces which add interest to the street view. The Northern ridge height gradient also allows fantastic views towards Alexandra Palace from southern end of Cromwell Avenue.
- 6.5.2 From Cromwell Avenue, looking east along Winchester Place there is a superb view of St Augustine's church in the Archway road and beyond that to Epping and Chingford. Looking down the road itself to the north, wooded slopes rise above the houses providing a leafy setting.
- 6.5.3 The section of Southwood Avenue from Highgate Avenue has one of the steepest gradients within the area and the view from the top is spectacular, encompassing much of East London towards Chingford and Epping Forest.

6.6 Trees, Open space and landscaping

- 6.6.1 Landscaping and open spaces also add to the attractiveness of the road. Some parts of Archway Road contain attractive landscaping, either formally laid out areas, trees / shrubs at the roadside or well- kept front gardens.
- 6.6.2 Along Cholmeley Park, the wooded areas 6of the Bowl provide an attractive setting to this part of the sub area. Cholmeley Lodge, Dukes' Head Point, the rear of the High Street, Highgate School and the houses in Southwood Lawn Road are all set within this woodland. The leafy aspect is further enhanced by trees and shrubs in front and rear gardens.
- 6.6.3 Along Archway Road, the view north from St Augustine's Church has an array of trees on the left-hand side, which helps



View of St Augustine's Church from Winchester Road



Street trees along Cromwell Avenue

to balance the lack of greenery on the other side of the road. The trees on the west side of the road also contribute to the attractive view looking south towards Archway Bridge past the Gothic Arches and St Augustine's Church. In the distance the trees in the Highgate Station area create an important backdrop to the streetscape.

6.6.4 Between Shepherds Hill and Archway
Road is small planted area and beyond
this a heavily planted slope with fine
mature trees. This is a vital amenity
helping to ameliorate the impact of noise
and pollution from the heavy traffic, not
only for the houses of Priory Gardens and
Wood Lane but also the shops and flats
on the west side.

6.7 Public Realm

6.7.1 Street furniture along Archway Road includes railings, lampposts, speed/

security cameras mounted on posts, signage and benches. There are very few examples of well-designed street furniture. These include the arched decorative wrought iron railings, with the lettering "Archway Road" built into the gate with wrought iron, at Wembury Road, new well designed benches bearing the date they were installed at the junction of Shepherds Hill and the access road to Highgate Station and the Police station and decorative tiled porches and pathways surviving in many of the houses north of Church road.

6.8 Positive Contributors

- 6.8.1 Most of the existing buildings contribute to the rich and varied Highgate urban townscape. Fine architectural details, boundary walls, gate piers, cast iron railings and gates, all form part of the character of the area and should be retained and re-instated where lost. In particular they include:
 - Cholmeley Park: Cholmeley Lodge; Furnival House Harington Scheme's A frame building adjacent to 55; Nos. 17 53; Nos. 34 42.
 - Causton Road: Nos. 2 16; Small building at end of garden to No. 19 Cholmeley Park.
 - Chomeley Crescent: No. 2A; No. 22
 - Highgate Avenue: Nos. 9-15;
 Clinker and blue brick walls; Privet hedges junction with Southwood Avenue
 - Archway Road: Nos. 253-263;
 Nos. 271-311; Jackson's Lane
 Community Centre; Nos. 278-304;
 Prestwood Mansions; Boogaloo
 Public House; Planting between
 Archway Road and Highgate
 Underground Station; Highgate
 Overground; Woodman Public
 House, No 412

- Hillside Garden: External detailing at street level and façade nos.2-30;
 1-15 Hillside Mansions
- Church Road: All Saints' Church and Vicarage; No 2
- Bishops Road: Victorian terraces and No 27
- The Park: All buildings in the street
- Southwood Lane: 123; 86-112
 Southwood Mansions
- Southwood Lawn Road: 28-30 (even)
- Bloomfield Road: Nos. 2-4
- Jackson's Lane: Southwood House Estate (Nos. 44-60)
- Southwood Avenue: Nos 1-27 (south side)

6.9 Negative Contributors

- 6.9.1 The low quality public realm, empty retail units, loss of architectural details, replacement of original timber windows with uPVC, poorly maintained facades and satellite dishes to the front elevation detract from the character of the conservation area. Paving of front gardens for parking of vehicles, crossovers and wheelie bins stored in the front gardens and street frontages present an unkempt appearance. Some poor alterations such as large roof dormers, altered bay windows to the front, side extensions further detract from the area.
- 6.9.2 Along Highgate Avenue the barbed wire between garages and Oak House detract from the character of the area. The rebuilt frontage at no 10 is considered unsympathetic as are steel gates and garage doors to nos. 14 and 16.
- 6.9.3 Along Archway Road general dereliction has a detrimental impact on the character of the area, for example nos. 143 and 426-428. Boarded up and empty shops in poor condition with solid external shutters attract graffiti, such as nos. 375-381. Many original shop-fronts have been replaced with original tiled stall risers

removed, damaged or painted over. Signage is often generic with fully illuminated standard box fascias that are visually intrusive to the street scene.

- 6.9.4 Poor public realm maintenance, inappropriate materials for paving and tarmac sections further detract from the character of the area. In addition, traffic congestion, highway signage and proliferation of street furniture causes visual clutter that is considered detrimental to the appearance of the area, especially in Archway Road.

 Archway Bridge abutments are unsightly and do not attract attention to the views from the bridge southwards to the city and northwards to Archway Road.
- 6.9.5 Restoration of original features on the Archway Road would draw attention to the road's historic setting, and this, combined with efforts to tidy the street and make it safer, could significantly enhance the environment.

6.10 Summary

- 6.10.1 The area today still has some good examples of the late Victorian and Edwardian architecture. Original features that remain include sash windows, balustrades, shopfronts, cornice work, ironwork and tiling.
- 6.10.2 However, there are also some negative features which detract from the visual appearance of the road such as, insensitive replacement of original features, unattractive structures, poor highway design, unsympathetic or indifferent landscaping and poorly designed street furniture. Graffiti and dereliction also cause problems in the area. The heavy traffic present on Archway Road means that the quality of the surrounding environment is not as high as it could be.

