

7. Character Analysis

Sub area 4– Miltons

7.1 Introduction

- 7.1.1 The Miltons lie in the triangle east of Archway Road, west of the Parkland Walk and north of Hornsey Lane. This sub-area is mainly characterised by residential terraces with fairly deep gardens. The area is a contrast to the commercial frontages along Highgate Hill, High Street and Archway.
- 7.1.2 A study of early OS Maps show largely open land with many brick fields and a few scattered small buildings, perhaps associated with the brick production. The area was developed following the arrival of the railways in the late 19th Century by the Scase Dickens Agents.
- 7.1.3 Due to the rapid and simultaneous development of the area, its character is relatively homogenous and this homogeneity is indeed the special interest of the sub-area.
- 7.1.4 Following some bomb damage in WW II, parts of Milton Road and Milton Park were rebuilt. More recently, the only sizeable development took place in the 1980s as council housing in Tudor Close, south of the Langdon Park Road spur onto Archway Road.

7.2 General Character

- 7.2.1 The layout of the area of a tight residential suburb with streets generally in a grid pattern. Stanhope Gardens and Claremont Road loop off Stanhope Road, the western boundary of the Crouch End Conservation Area and east of the Parkland Walk. The Parkland Walk, classed as Metropolitan Open Land, is a valuable nature conservation area and forms a green chain between Highgate and Finsbury Park.

- 7.2.2 The topography of the streets allow gently curved and stepped terraces in mainly late Victorian and early Edwardian style. As a result of the homogenous development, the area has a very cohesive character. The terraces have slated roofs, dormer windows, predominantly in red facing brickwork or stock facing brickwork, gable bargeboards, decorative porches, and contrasting painted white stone lintels, mullions and cills. It is important to retain all these original features, which make a key contribution to the distinctive character of the conservation area.

- 7.2.3 The proximity of the leafy Parkland Walk, views to it, and its accessibility from several points within the area is of great significance to the Miltons. With street trees and well planted front gardens, Claremont Road and Stanhope Gardens have a stronger green feel than the roads to the south of the Parkland Walk.

7.3 Topography

- 7.3.1 From the levels on Archway Road of 95.0m at the junction with Homesdale Road, and 85 m at the junction with Langdon Park Road, the topography across the Miltons sub area falls in a generally south easterly direction towards Stanhope Road at 72.9 m and 68 m. There is, however, a notable fall in level from 83.6 m down Langdon Park Road, Milton Avenue, and Milton Road to 71.8 m at the base of Milton Park. The land rises along Langdon Park Road to its junction with Hornsey Lane Gardens. The distinctive stepped residential terraces on the slopes of these streets are integral to the character and appearance of the area.

7.4 Streetscape character analysis

Milton Park, Milton Avenue and Milton Road

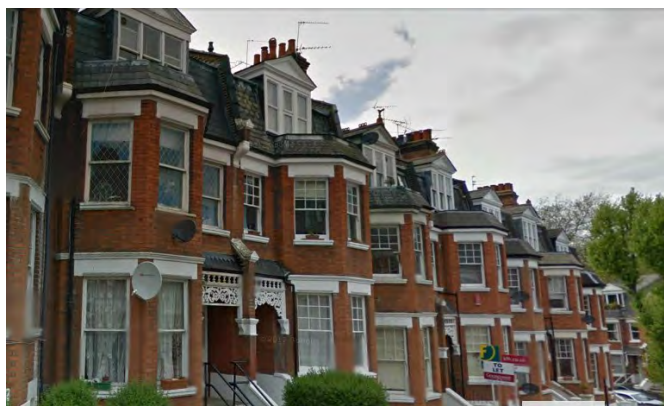
7.4.1 This is the core area of the Miltons and is a planned residential development of two and three storey terraced housing, of red facing brickwork with steeply pitched roofs and pedimented dormer windows. The streets are of distinctive architectural quality and visual cohesion, with rhythmic projecting bays and roof lines stepping up the hill to Hornsey Lane Gardens.

7.4.2 Along Milton Park, near Langdon Park Road, the north and south terraces are three storeys of red brick with painted render trim, ground floor bays and gabled attics. The southern terraces have raised frontages, whereas the north side has sunken areas.

7.4.3 At the junction with Milton Road the corner has been infilled with a garage and concreted frontage which creates a jarring note. Further east, before the road turns south, newer two storey houses have varied ground floor bays, shallow rounded first floor windows and varied finishes of brick, render or pebbledash. Unfortunately the roofline has been damaged by many large attic dormers.

7.4.4 As the road rises to Hornsey Lane Gardens, the three storey terraces resemble those of Milton Road, with timber porches, ground level bays and painted render trim to windows and gabled attics.

7.4.5 To the north of Milton Avenue, there is a view of the Parkland Walk with Shepherds Hill beyond. The stepped terraces are of two storeys in London stock brick and slate mansard attic floors with painted stucco trim to openings. At ground level there are square bays and recessed entrances with delicate fretting over.



Milton Road



Milton Park



Milton Avenue



Milton Park c1907
Photograph courtesy: Michael Hammerson

7.4.6 The corner houses at the southern end have distinctive turrets. Front gardens have a variety of low boundary treatments. A few retain original railings and tiled paths but some have a rather unkempt appearance.

7.4.7 Along Milton Road, to the north, there is a view of the Parkland Walk; the west terrace matches those of Milton Avenue (see above). The stepped east terrace is of three storeys of London Stocks with stucco trim to square bays, recessed entrances and windows with dentils along the eaves line. Part of it was rebuilt after WW2 bomb damage, with consistency of scale but loss of characteristic details.

7.4.8 The corner houses at the southern end have towers matching those of Milton Avenue. Front gardens have a variety of boundary treatments, such as hedges, dwarf walls with decorative coping and brick piers.

Hornsey Lane Gardens

7.4.9 Hornsey Lane Gardens is runs between Langdon Park Road and Hornsey Lane with various styles of houses, the majority of which were built during the first decade of the 20th Century.

7.4.10 The Imperial Property Company, the agent for the Scrase Dickens estate, built the oldest houses on the north side of the street in the late 1890s. They are terraced, red brick, three storey Queen Anne revival style houses.

7.4.11 The houses on the corners of Milton Road and Milton Park have attractive corner 'towers' and those on the corner of Milton Road have pointed turrets. Nos. 25 and 27, on the corners of Milton Road are the best examples. These properties make a positive contribution to the character of the conservation area and original details should be retained.



1-9 Hornsey Lane Gardens



11 Hornsey Lane Gardens



Recessed terraces, 17-19 Hornsey Lane Gardens



24-26 Hornsey Lane Gardens

7.4.12 The south side has raised two storey gabled houses, some with mock timber trim, part red brick, part stucco or pebbledash, with rounded bays and decorative porches, characteristic of the early 20th Century. Landscaped front gardens with dwarf boundary walls also add to the quality of the streetscape.

7.4.13 Where the road curves south towards Hornsey Lane, there are pairs of semis with views between towards Northwood Hall on Hornsey Lane and high railings and gates onto a drive giving access to its large garage court. Further south towards Hornsey Lane, (east side), a two storey terrace is marred by some insensitive porch alterations and the loss of boundary walls and front gardens with hard standings.

Langdon Park Road

7.4.14 The road rises to the south to join Hornsey Lane Gardens, with a spur west onto Archway Road. The east side terraces at the north end are of red brickwork trimmed with painted stucco features, with slate roofs and turrets at either end. Further south the terraces are three storeys of London Stocks with red brick bands, with square bays at ground level, dentils along the eaves line, recessed entrances and windows trimmed with moulded, painted stucco. A few painted fronts detract from the overall consistency and only a few original front railings and tiled paths remain.

7.4.15 On the west side, the north end matches the red brick terrace opposite, also with slate roofs with turrets. South of Wembury Road the stepped two storey terrace is more modelled and varied, with larger front gardens, many with well tended planting.

7.4.16 On the north side of the spur to Archway Road, the terrace is similar to those on the east side (as above). On the south



70-64 Langdon Park Road



60-50 Langdon Park Road

side, west of Tudor Close adjuncts to St Augustine's Church Hall: this has been discussed in the Archway Road sub-area. East of Tudor Close, the raised two storey gabled houses relate to those continuing as Hornsey Lane Gardens.

Tudor Close

7.4.17 Tudor close is a Haringey Council owned estate that contains flats in several three storey buildings of red brick, rendered at the ground floor, built in the 1980s. The approach road between timber fencing (east) and precast concrete (west) turns east to a large bleak car park and gives onto concrete pedestrian ways and communal grassed areas between the blocks.

7.4.18 From the car park there is a view into the rear gardens along Langdon Park Road with some mature trees and shrubs.

Although the flats do not have much architectural or historic merit, they are unobtrusive.

Wembury Road

7.4.19 Wembury Road runs between Langdon Park Road and Archway Road, sloping to the west with terraces on both sides.

7.4.20 The terraces are three storeys of yellow brick. They are Victorian with square bays on the ground floor, and with one over one pane sashes throughout. The south side has sunken front areas, a few with original cast iron gates and railings. Windows and entrances have gauged red brick arches with rendered and painted keystones and quoins.

Northwood Road

7.4.21 Northwood Road runs between Archway Road and Claremont Road, and slopes down towards the east. The south side, nos. 2-22 (even), has a four storey terrace with lower levels approached via sunken areas, and steps up to entrances at the raised ground floors. The top floors have small raised gables over single sash windows. Houses were originally of London Stocks with a decorative red band but some have been rendered and painted at the lower level, others entirely painted.

7.4.22 The most interesting feature that has survived in this terrace is the abundance of original cast iron railings that run along the fronts of the houses, up the steps to the front door and down the steps to the lower ground floor. Interestingly, the small details on the railings change on each house. They have survived in whole or in part on house nos. 8, 10, 12, 14, 16 and 20.

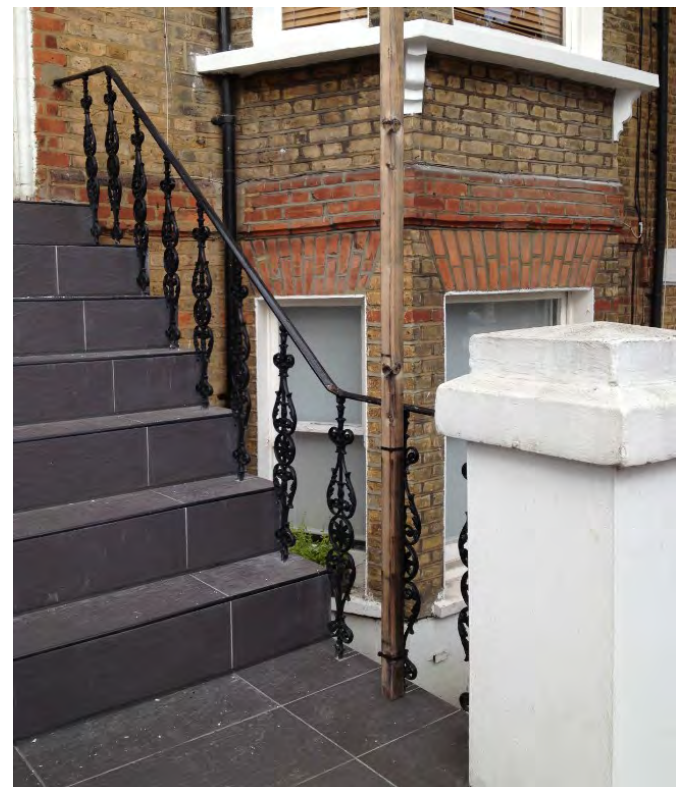
7.4.23 There is a small well preserved late Victorian terrace on the north side. The houses are all three storey red brick Victorian houses with canted bay



Nos 46-42, Northwood Road



Nos 17-19 Northwood Road



Cast Iron railing, No 20 Northwood Road

windows on the ground and first floors. Many houses have been poorly maintained, with neglected frontages, badly altered bay windows and some insensitive new doors and windows. On nos. 5, 7 and 9 all windows and doors are original and the houses are unpainted. They also have original yellow black and red tiled paths.

7.4.24 After the junction with Holmesdale Road on the north side of the street, nos.13 to 31 (odd) form a terrace which runs up to the junction with Orchard Road. This terrace is the same as nos. 2 to 22 (even), but here the houses are less well preserved, with some houses having undergone major alterations. No. 31 was listed as 'All Saints Middle Class School for Girls' in 1888.

7.4.25 East of Langdon Park Road, nos. 24-48 (even) is a homogeneous three storey terrace, again with sunken areas and steps up to the raised ground floors of London Stock bricks and slate roofs, with well maintained rendered detailing to bays, doors and windows.

7.4.26 At the east end, a Victorian railway arch runs beneath the Parkland Walk after no. 48, and Northwood Road runs beneath it and on towards Claremont Road.

Orchard Road

7.4.27 Orchard Road runs from Northwood Road and slopes up towards Holmesdale Road. No. 2 is a corner house, the entrance of which is on Northwood Road. It is two storeys with single canted bays at the ground floor and tiles over the porch and the bay windows. The tiles here and on the roof are original, as are the doors and windows, and the garden wall. The porch has decorative wood surrounds as do the houses up the east side of Orchard Road.



Railway arch, Northwood Road



Details of entrance doors, Nos 1-3 Orchard Road

7.4.28 Along the east and west sides, there are homogeneous two storey terraces, mainly of London Stocks and slate roofs, some façades now painted. The varied appearance does not detract from the character of the road. The east side has gabled porches with decorative timber fretwork and finely detailed corners, heads and cills to ground floor bays. The west side has recessed entrance porches. As the road turns west to meet

Holmesdale Road there, is a view to the Parkland Walk and a gated entrance to a recent development.

Holmesdale Road

- 7.4.29 Holmesdale Road runs between Northwood Road and Archway Road, passing Orchard Road to the east. Many of the buildings have small plaques which show a name and the date of construction, and it is clear from this that the current street scene has been built up over a long period of time.
- 7.4.30 The west side, nos. 1 to 15 (odd), has a long terrace, mainly of red brick two storey cottages trimmed with dentil cornices and canted bays at ground floor. Almost all the houses retain the original panel doors and stained glass fanlights. No. 17 was originally a shop but has been converted into a house. It is wider than the other houses and retains the original shop surround at ground floor.
- 7.4.31 Nos. 19 to 41 (odd) are three storey yellow brick Victorian terraces with a gauged red brick detailing running in a pattern through the terrace. Some windows and doors have been altered.
- 7.4.32 From no. 45 onwards the houses are a mixture of three-storey and two storey yellow brick cottages with porches set back beneath arches. No. 45 has retained original stained glass on the door. No. 47 has a black and white tiled path and a plaque reading 'Netheravon Cottage 1756' which is the oldest date on any of the plaques in the street. However, it is within the terrace and it is unlikely to have been built in its current form that early. It is possible that the house replaces an earlier home of the same name.
- 7.4.33 Between nos. 59 and 61 are two more red brick houses that are late Victorian. There is a plaque on the houses that reads 'Florence Villas 1 and 2'. No. 63 is a double fronted Victorian house of two storeys. The ground floor has two canted bay windows. Unfortunately the house has lost its original door, but the original railings survive. To the side of no. 63 is an unkempt patch of land.
- 7.4.34 The view north is enhanced where the east side of the road skirts the Parkland Walk before turning west towards Archway Road, with dense trees towards the tunnel below Shepherds Hill.
- 7.4.35 The east side has shorter terraces, two storeys at the southern end, three storeys at 36-42.
- 7.4.36 Nos. 20 to 26 (even) is a two storey terrace of yellow stock brick. A plaque in the middle reads 'Elizabeth Cottages 1868', showing that these were built a year after the arrival of the railway. Although all the houses still have sash windows, they are not uniform. Another attractive feature of the terrace is its original tiled paths and the cast iron railings.
- 7.4.37 No. 32a appears to be an older building, with a side entrance. It is a two storey building rendered on the front and on the first floor to the side, with yellow brick underneath; finished with a parapet detail. The house has sash windows and an original door.
- 7.4.38 No. 34 is a fairly recent house that has been built in a traditional style, with sash windows. It is a three storey building with a lower ground floor, and makes a neutral contribution to the area.
- 7.4.39 No. 44 is a small block of 1980s flats, three storeys high of yellow brick. No. 46 and 48 are modern two storey houses with small garages either side. In terms of scale and character, this group is considered to have a neutral effect on the streetscape.

7.4.40 Overall, the street has an interesting character with houses in a variety of styles and materials, and with some of the older houses in this sub area.

Claremont Road

7.4.41 Claremont Road slopes up to the northwest. The trees in the distance, combined with the street trees and mature gardens of Claremont Road give the street an attractive landscaped appearance.

7.4.42 The houses on the east side of the upper part of Claremont Road form a three storey terrace, mainly of red brick with gables at second floor level, some now painted, with a variety of porches and stucco trim to openings. At no. 25 there is a large double fronted house with arched entrance which breaks the continuity of the terrace.

7.4.43 Nearer to Stanhope Road there is a terrace of smaller 2-storey houses which mirror the houses on the west side. These are of red brick with slate roofs, many with generous square bays at ground level. With well planted front gardens and street trees, the road has a suburban feel.

7.4.44 The road continues northwards to a curve, where it joins Stanhope Gardens. Here, the terrace houses on the west side are two storeys, of similar character to those to the south.

Stanhope Gardens

7.4.45 Stanhope Gardens is built up with very large semi detached family houses of the late Victorian period, all of which are in red brick and at least three storeys high. The houses are set further apart in this road than in Claremont Road, and this adds to the very grand feel of the street.

7.4.46 On the south side, there are substantial semi-detached three storey houses with gables and bays, partly brick, partly

stucco. Immediately before the junction with Stanhope Road, there is a two storey house built in the 1980s at the rear of a block of flats.

7.4.47 On the north side, the planted front gardens and views between semi-detached three storey houses into rear gardens and street trees also give a sense of green. A post-war block of flats at nos. 25 and 27 replaced two houses which were destroyed by a bomb. The newer houses nearer the junction with Claremont Road are considered to have less character.

Hornsey Lane

7.4.48 The Imperial Property Company built Hornsey Lane with large detached or semi-detached Victorian villas. Along the northern side of the road that lies within Haringey and within the Highgate Conservation Area, several of these remain, although others have been demolished to make room for tall blocks of flats.

7.4.49 Hornsey Lane crosses over the listed (grade II) Archway bridge. The original bridge was built in 1812, designed by the renowned classical architect John Nash. The growing traffic on the road meant that the narrow bridge needed to be rebuilt by the 1890s. The present bridge was designed by Sir Alexander Binnie and was built in 1900 in order to cope with an expanding tram network. The current structure is made of stone and cast iron, and has six ornate cast-iron lamps with dolphins on them, based on those at the Thames embankment.

7.4.50 East of Archway Bridge, there are some surviving Victorian villas which have largely been subdivided into flats, interspersed with various post-war blocks of flats and enclaves of two storey terrace houses.

7.4.51 At 81 there is Northwood Hall, a large cruciform art deco block of flats which retains its characteristic horizontal bands of brick and Crittall windows, with curved glass end bays and with stucco balconies.

7.5 Key views and vistas

7.5.1 The layout and topography of the sub area allows short views of homogenous terraces with stepped roofs. This is enhanced by gap views between properties such as those in Stanhope Gardens.

7.5.2 There are views of the Parkland Walk from Holmesdale Road, Milton Road, Milton Park and Milton Avenue.

7.6 Trees, open spaces and Landscaping

7.6.1 Parkland Walk on the former railway line is an ecological corridor that runs across the Miltons sub area. The tall canopy of trees is visible from many streets within the area, and it provides a valuable amenity for residents as a walking and cycle route to Finsbury Park.

7.7 Public Realm

7.7.1 The sub area has few positive elements in the public realm. There are traditional post boxes at the corner of Hornsey Lane Gardens and Milton Road and the corner of Northwood Road and Orchard Road. Many streets have gas cast iron lamp posts, all in poor condition. Some streets have paved sidewalks: Langdon Park Road, Orchard Road, Wembury Road and part of Milton Park, but most sidewalks are a messy patchwork of asphalt, concrete and precast paviors. There are some planters where streets widen, but these are of unattractive design.



Hornsey Bridge



Hornsey Bridge, details



View from Hornsey Bridge towards London



View from Hornsey Bridge towards Archway Road

7.8 Positive Contributors

7.8.1 Most of the existing buildings contribute to the homogenous character of the sub-area. Along the terraces, many original features such as cast iron railings, dwarf boundary wall detailing, well landscaped gardens add to the streetscape of the area. Architectural details such as bricks details, original sash windows, barge gable details add further interest to the façades. In particular, the following are considered to have a positive contribution to the area:

- Holmesdale Road: (west) nos. 1, 5-15, 19, 23-61; (east) nos. 4-18A, 20-26, 28-32, 36-42
- Orchard Road: (west) nos. 1-23A, 25-31; (east) nos. 2-40
- Northwood Road: (south) nos. 2-18, 24-48; (north) nos. 5-9.
- Langdon Park Road: (east) nos. 26-42, 46-52, 56-60, 74; (west) nos. 3-39, 41-51
- Milton Park : (north and east sides) nos. 2-18, 28, 32-36, 48, 50,60-80, 84-90, 92-102; (south and west sides) nos. 1-17, 21, 23-27, 35, 37
- Milton Avenue: (east) nos. 2-8, 12-20; (west) nos. 1-5, 9-21
- Milton Road: nos. 6, 14, 16, 28-32, (west) nos. 1-29
- Hornsey Lane Gardens: (south) nos. 2-24, 28-38; (north) nos. 1-11, 29-39, 45-51 roof level corner features at Milton Avenue and Milton Road
- Hornsey Lane: (north side) Nos. 73, 77, 79, 81 (Northwood Hall), 95-101
- Claremont Road: nos. (west) 1-27, 31-59; (east) 6-80)
- Stanhope Gardens: (south) nos. 2-44; (north) 1-23, 29, 31, 37, 39

7.9 Negative Contributors

7.9.1 Loss of architectural features including inappropriate rendering, loss of original doors and windows have a negative impact on the area. In addition, paving of

front gardens, removal of dwarf boundary walls and replacing with latter brick boundaries and gates are considered intrusive to the street scene of the area. In particular, the following have a negative impact on the area:

- Holmesdale Road: (west) nos. 3, 17 (lost shop front, poor new porch), 63 and northwards; (east) nos. 2A (recent house and garage, 2 (inappropriate lower level render), infill in gap between 26 and 28, 34 (recent, crudely rendered).
- Orchard Road: (west) no 1A (recently built flats)
- Northwood Road: (south) nos. 20 (ground level painted), 22 (painted, new railings), 44 (crude entrance canopy, painted including end of terrace wall); (north) nos. 1 and 3 (inappropriate shop fronts, upper parts painted), 11 (damaged boundary wall), 13 (new door and windows), 15 (part render), 15 (render, door, bay, unkempt garden), 17 (parapet, inappropriate window), 19 (painted bay, inappropriate door, railings), 21, 25, 27 (damaged bays, render), 31 (render, unkempt frontage)
- Langdon Park Road: (east) no 24 (rendered with new bay and window); (west) garage and rendered boundary wall at south end)
- Wembury Road: Two telegraph poles with wires to houses on both sides of the road; concreted front areas nos. 1, 3 and 5; (north side) 11 has been rebuilt recently with crude brick piers between windows and contrasting brick lintols and keystones; there is a small timber garage adjoining, belonging to 41 Langdon Park Road, with an unattractive brick capped rendered boundary wall
- Milton Park: (north and east sides) nos. 20-26, 30, 38-42, 46, 52-58- this is because these houses have

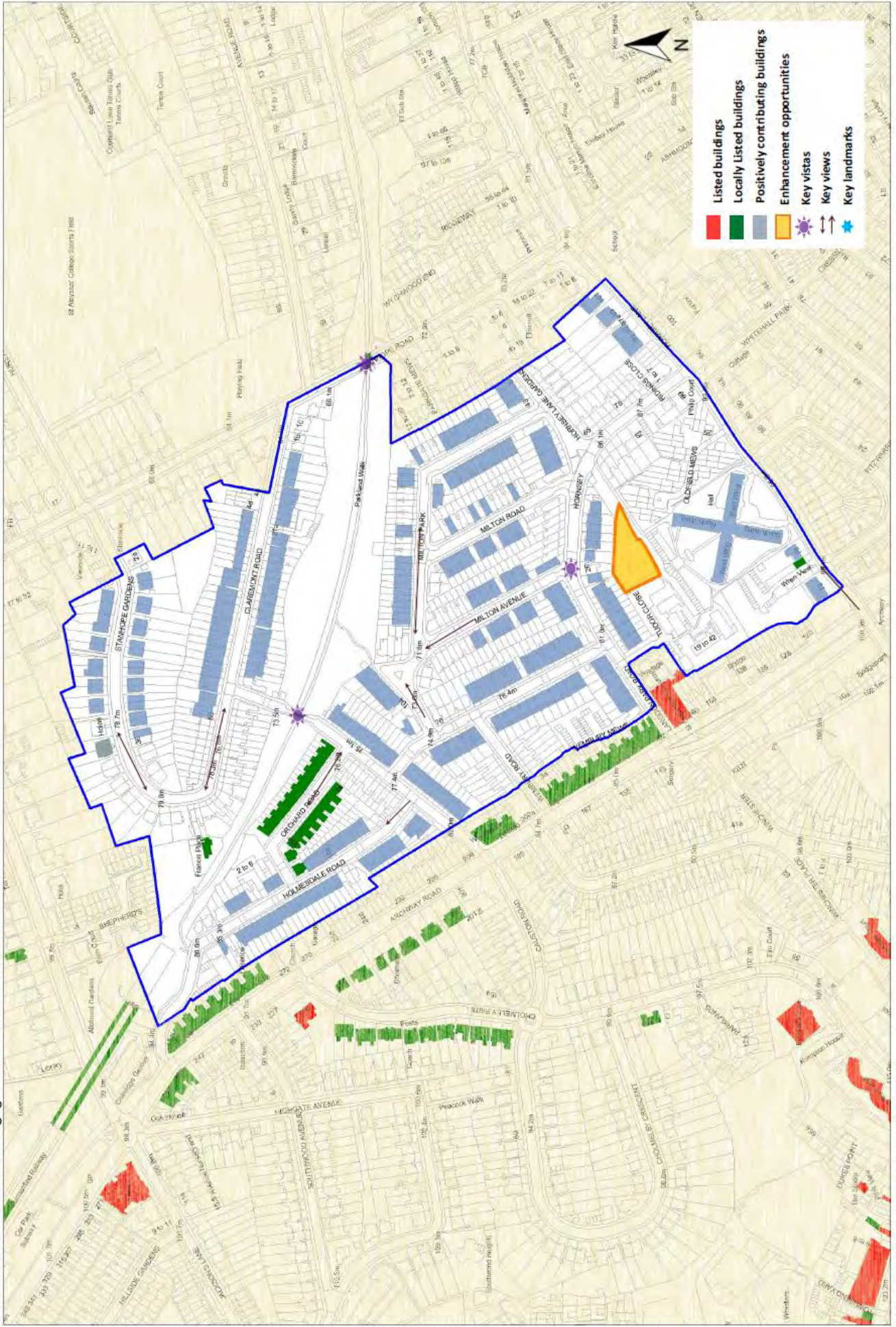
all has obtrusive dormers installed on the street side; (south and west sides) no 19 (with another obtrusive dormer).

- Milton Road: (east) nos. 2, 4 painted, 8-12 rebuilt with loss of details, 10-22 painted, 26 missing porch fretwork, concreted corner and garage at north junction with Milton Park
- Hornsey Lane Gardens: (north) nos. 21, 23 (painted); (south) no 26 (ground floor alterations), gate and railings to service road for Northwood Road; (east spur) nos. 53-63 unkempt frontages and inappropriate alterations.
- Tudor Close: Precast concrete fencing to west side of approach road leading to bleak car park.
- Hornsey Lane: (north side) no 29 (inappropriate windows)
- Stanhope Gardens: nos. 25, 27 (post-war flats)

7.10 Summary

7.10.1 Whilst there is evidence of poor maintenance of building and loss of architectural details, the area has largely maintained a homogenous appearance that is unique within the conservation area. Landscaped front gardens, gap views to the rear gardens, boundary treatments, all contribute positively to the character of the area.

Miltons Area Sub Section - Highgate Conservation Area



8. Character Analysis

Sub area 5– Shepherd’s Hill

8.1 Introduction

8.1.1 The Shepherds Hill Sub-Area lies to the east and north east of Archway Road. Shepherds Hill forms the southern boundary of the Sub-Area, running from Archway Road to Stanhope Road. Priory Gardens runs north and east from Shepherds Hill to Highgate Tube Station. Wood Lane extends from Muswell Hill Road beside the Tube Station to the edge of Queen’s Wood. The Sub-Area also includes a short part of Muswell Hill Road, South Close, and Summersby Road.

8.2 General Character

8.2.1 Shepherds Hill has a cohesive character by virtue of the predominant 19th / early 20th Century 3-storey detached houses, the station-side copse to the north, the allotments to the south, the leafy gardens, and the regularly spaced mature trees on both sides of the road. No. 1 Shepherds Hill is Highgate Library, a striking 1902 two storey red brick building with turrets and half-timber walls; it is a locally listed building. Some of the original houses have been replaced with blocks of flats, mostly built in the 1950s.

8.2.2 Shepherds Close is a 1960s development of two & three storey town houses. Priory Gardens has a cohesive mix of Victorian three storey terrace and early 20th Century two storey detached, semi-detached and terraced houses.

8.2.3 Wood Lane has a Victorian and rural character. There are mainly early and late 19th Century houses, including several statutory and locally listed buildings, and a good quality 1930s mansion block. The mature trees and rich greenery of the

gardens is a predominating feature. There are a few modern flats/houses, notably no. 6 which is a contemporary three storey cylinder shaped house (currently under construction). Parkwood Mews is a small cluster of modern terraced houses.

8.2.4 The short stretch of Muswell Hill Road has a mix of heterogeneous Victorian, 1930s, and modern buildings. The character of the sub-area deteriorates considerably from South Close onwards: the Summersby Road junction overlooks industrial units down on the north side of the road, and is followed by five neglected Victorian houses and an unsightly builders’ merchants’ yard.

8.2.5 South Close consists of 1930s mansion flats and modern blocks of flats on the south side and a small estate of poor-quality modern flats to the north. Summersby Road has the same modern blocks of flats on the south side and similar flats at the far end of the north side which is mainly occupied by light industrial units.

8.3 Topography

8.3.1 Shepherds Hill is a long wide road that sweeps east from Archway Road towards Crouch End, first rising over the disused Highgate-Finsbury Park railway line, past the driveway to Highgate Tube Station, the copse beside the disused surface station, and Highgate Library (no.1 Shepherds Hill) on the north side, and then falling down to the junctions with Priory Gardens to the north and Stanhope Road to the south. Shepherds Close is a cul-de-sac which falls very sharply south off Shepherds Hill just past

the allotments and the Eton Court block of flats.

8.3.2 Priory Gardens runs a short distance north from Shepherds Hill near the eastern boundary of the sub-area, then bends sharply to the west and rises up to Highgate Tube Station. The north side borders on Queen's Wood.

8.3.3 The short stretch of the east side of Muswell Hill Road in the sub-area runs north from Archway Road past Highgate Tube Station to the builders' merchant's yard bordering on Queen's Wood.

8.3.4 The very narrow Wood Lane falls north-east from Muswell Hill Road beside Highgate tube station, widening as it joins Queen's Wood Road at the boundary of the sub-area. Parkwood Mews lies about half-way along the north side of Wood Lane.

8.3.5 Further along the east side of Muswell Hill Road from Wood Lane there are two adjacent cul-de-sacs: South Close turns south and then east; Summersby Road falls very sharply to the north east. The ends of both cul-de-sac border on Queen's Wood.

8.4 Streetscape character analysis

Shepherds Hill– (South side)

8.4.1 This is a heavily trafficked wide road connecting Archway Road with Stanhope Road and Crouch End. On the south side of the street, nos. 34, 32, 30, 28, 26, 20 and 18 are detached houses from the early 20th Century. They differ slightly in the details on the windows, the motifs in the moulded brick, the styles of porches, and the style of the bay windows. However, they are all of a similar scale and are built in red brick with stone around the bay windows. Several houses have side extensions. In some cases small separate units have been built in these spaces. Where this has not



32 Shepherd's Hill



24 Shepherd's Hill



14-16 Shepherd's Hill

occurred, there are views to the landscaped rear gardens and beyond.

8.4.2 Nos. 24 and 22 (Nuffield Lodge) are modern four storey apartment blocks, built on the former plots of Edwardian mansions. Nos. 16 and 14 are the earliest properties to be built on Shepherds Hill. They are adjoined and give the appearance of being a single property, both built in yellow brick. No. 16 has a very attractive teardrop shaped bay window on the first floor, and a very large original arched door.



Eton Court, Shepherd's Hill

8.4.3 No.12, Garden View Hotel was originally a large detached house built for a Lord Mayor in 1906 in red brick and has recently been converted into flats. Next to no. 12 there are five houses which form part of the Shepherds Close development. They are three storey terraces in brown brick with black and white timber boarding. These houses are of a different scale to the other properties on the street.



Highgate Library, Shepherd's Hill

8.4.4 At no.6 is Eton Court. This is an attractive art deco block of flats, which has been well preserved with some of its original windows and the original door.

8.4.5 The last building on the south side of Shepherds Hill is the back of the flats in Goldsmith's Court. This is a post World War II three storey building with small bays, in attractive grounds. This was the site of the Coleridge Buildings, workers' flats erected in 1867 by the Highgate Dwellings Improvement Company, which were destroyed by a flying bomb in 1944. The same company was also responsible for Springfield Cottages on North Hill. These cottages were built in 1877.

Shepherds Hill– (North side)

8.4.6 The first building on the north Side of the street is Highgate Library, a two storey red brick building constructed in 1902 and designed by W H Hyde. The building



13-15, Shepherd's Hill

fortunately still has the original windows and doors, the original wall, turrets and half-timber decoration.

Priory Gardens

- 8.4.7 No. 3 Shepherds Hill is an early 20th Century building that has had its appearance altered with the addition of render and tiled cladding. No. 5 is of the same period, but it has been better preserved and has retained most its original features.
- 8.4.8 No. 7 is an early 20th Century house with remnants of the original garden walls remaining. No. 9 also has two large pillars at the gates which was the entrance to the since demolished Priory.
- 8.4.9 Nos. 11-25 Edwardian three storeys, double fronted, detached houses. There have been some alterations to the frontages, but in general many of the original features remain.
- 8.4.10 At nos. 27-31 is Tor House, a four storey modern block of flats in red brick, which is slightly below the level of the road and surrounded with tall trees.
- 8.4.11 Nos. 33 to 45 are smaller two storey pre-war houses that sit below the street level. Some of the original features on these houses have been retained. No. 47 is a large Edwardian house converted into flats.
- 8.4.12 No. 51 Shepherds Hill is an English language school. This is a Victorian building that is detached and double fronted, made of the same red brick and in the same style as those on the opposite side of the street, such as no. 28. This house has a very large wide bay window and an elaborate wooden porch.
- 8.4.13 Nos. 53, 53a and 55 Shepherds Hill are all large detached modern developments of three or four storeys containing flats. They are all brick, but no. 53 has wooden panels and no. 55 is also made of fibreglass.

- 8.4.14 Nos. 1 to 11 (odd), 2 to 34 (even) and nos. 80 to 108 (even) are two storey Edwardian houses with pebbledash, half-timber, original casement windows and original roof tiles, which are all important details that should be retained.
- 8.4.15 On the north side of the street Priory Gardens borders onto Queen's Wood. The houses here, between nos. 36 to 78 (even), were the earliest to be built. They form a very attractive three storey Victorian terrace that has been very well preserved. There are canted bay windows on the ground and first floors, and the houses are built in red brick. An attractive feature is the green glazed tiles that have survived in porches below tiled dado rails. Another attractive feature of this terrace is the variation on the top floors. Some are striped red and yellow brick, some are pebbledash, and some are striped with moulded bricks with a small star shaped motif. It is important to retain all the original features and details.
- 8.4.16 Nos. 110 to 120 are semi detached, two storey Edwardian houses with casement windows.
- 8.4.17 On the south side of the street, nos. 13 - 17 are small detached two storey Edwardian houses that have retained some original doors and windows, and the garden walls.
- 8.4.18 Nos. 19 to 23 (odd) are four storeys post-war houses over garages. The row of three is separate from the other buildings and they are made of brown brick with dark blue wood. Nos. 25 to 31 are 1930s houses on a level higher than the road. These are two storey houses made of a mixture of red and yellow bricks.
- 8.4.19 Nos. 33 to 83 are all Edwardian houses. The houses have long, steep front gardens, casement windows, bay

windows and half-timber decoration on some of the porches.

Wood Lane

8.4.20 Wood Lane is a narrow, shady street that has the feel of a country lane under a canopy of greenery. Along the south side of the street are some early 19th Century villas.

8.4.21 On the north side, the large red brick buildings are part of the 1931 Southwood Hall development. The flats have been well maintained except for alterations to some of the original casement windows, which have regrettably been replaced with uPVC.

8.4.22 Nos. 37 and 39 are early Victorian pair of white rendered semis with simple, almost regency style details. No. 39 has original rails on the windowsill, and both houses are set behind mature trees.

8.4.23 Nos. 41-43 (Harman Villas), 45 -47 (Albion Villas), 51 - 53 (Florence Villas) and 63 – 65 are three storey semi-detached Victorian houses built in the 1870s. They are in yellow or red brick with Italianate eaves and raised entrances. Features that have been retained include sash windows, doors, and cast iron railings on the window cills.

8.4.24 On the South side, Nos. 2 and 4 are early 19th Century two storey cottages. Though the front gardens lack greenery, these houses are well preserved with original windows in an eight over eight pane style. No 6 is a modern house with a quirky cylindrical design, which adds to the architectural variety of the street.

8.4.25 No. 10 is a listed, early 19th Century two storey detached house. It is well preserved with a pillared porch, high quality listed iron railings, original door and original six over six sash windows. There are rendered bays, but the rest of the house is constructed in yellow brick with scroll details. There is an extension



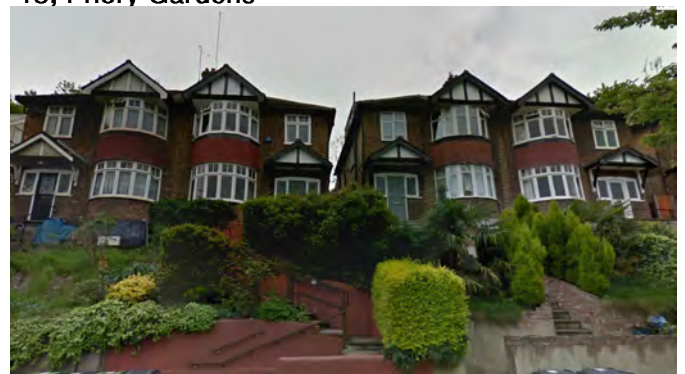
Northern terrace No 4 onwards, Priory Gardens



Northern terrace No 36 onwards, Priory Gardens



13, Priory Gardens



37-43, Priory Gardens

to the side of the house to provide a garage.

- 8.4.26 No. 12 is a listed three storey early 19th Century house with a listed original wall and planted garden. The house has retained original features, including carved wooden coverings over the top parts of the sash windows.
- 8.4.27 No. 16 is a small early 19th Century cottage, two storeys. No. 18 adjoining it is of the same style. These houses have been pebbledashed, but retain many original features. There are original leaded casements on no. 16 and recent wooden casements on no. 18. Both houses have old doors.
- 8.4.28 Nos. 24 and 26 are modern pair of two storey houses built below the road level with garages at ground floor. No. 28 is an attractive listed detached house with striking long slender brick chimneys. The house is rendered and has original casements, an extending wooden loggia style porch with a steep pitched roof. The house is a more elaborate *cottage orné*, with a Tudor arched niche with a bust, a sharply pointed gable on both side, and angular stacks. The front garden is attractively landscape with a circular driveway.
- 8.4.29 No. 30 is a wide two storey house of cottage style in white painted brick with unusual bay windows. There is a garage and an extension to one side.
- 8.4.30 No. 32 is a listed two storey plus lower ground floor early 19th Century house with original eight over eight pane sashes and the original door. The house is in yellow brick with casement windows with stained glass. There is a driveway and original railings. No. 34, listed grade II, is of the same style, but has a different porch, and shutters on the windows. The house was the residence of local sculptor, Patrick Macdowell RA (1799 – 1870).

8.4.31 Nos. 36 and 38 are a pair of two storey Edwardian semis, both with third storey extensions with pebbledash and tiles on the frontage.

8.4.32 Nos. 44 and 46 are a pair of large Gothick semi detached Victorian houses built in yellow brick with attractive soft red veins and some moulded brick veins. The porches are square and heavy with emblems. Both houses have original doors and original sash windows of Gothic pointed arch shape, and iron railings on the window cills. Between the houses is a large brick pillar. No. 46 has the remnants of a tiled path though it is crumbling away.

8.4.33 No. 48, Walden Lodge is a four storey block constructed in red brick and dark wood.

Parkwood Mews

8.4.34 Parkwood Mews is a gated yard with a small cluster of three storeys modern terraced houses off Wood Lane.

Muswell Hill Road (south side)

8.4.35 Muswell Hill Road is a busy route off Archway Road, between Highgate Wood and Queen's Wood towards Muswell Hill. The first buildings on the road are part of the Southwood Hall development discussed in paragraph 8.4.21.

8.4.36 Nos. 2, 4 and 6 are modern two storey houses in grey brick. Nos. 8, 10 and 12 are tiny two storey painted brick cottages with sash windows (no. 10 has the original windows, which have a six over six pane form).

8.4.37 No 14 is a Victorian workshop building with a shop to one side, and two upper storeys with a recently added mansard office. The building is in a mixture of red and yellow brick and red glazed bricks. The shop is now an office, but it has retained an original frontage.

8.4.38 Nos. 16 to 26 are part of the Southwood Hall development, built in the same style as the flats on Wood Lane. Nos. 28 to 34 are four two storey plus lower ground floor Victorian semi-detached houses, with sash windows and bays on the ground floor. The first two houses are in red and yellow brick, second pair is in red brick with more detail and indented porches.

8.4.39 No. 36 is a small Victorian detached house with a ground floor in brick which has been painted with two sash windows, two over two pane pattern. There are more recent casement windows to the lower ground floor.

Summersby Road

8.4.40 Summersby Road is a cul-de-sac off Muswell Hill Road with flats on the south side of the street and mainly light industrial uses on the north. At the end of the street there is a children's play ground and a view into the woods.

South Close

8.4.41 South Close is another cul-de-sac off Muswell Hill Road. The first building on the south side is part of the Southwood Hall development. Beyond it, towards the woods, are more recent red brick three to four storey flats.

8.5 Key views and vistas

8.5.1 At the east end of Wood Lane there is a view of Queen's Wood. At the western end of Shepherds Hill (south side), there is a view over the Parkland Walk.

8.6 Trees, Opens spaces and Landscaping

8.6.1 The sub-area is characterised by the dense trees of Queen's Wood, the tree line streets and gap views towards rear gardens between buildings. In the south side of Shepherds Hill (west end) is the Meadow, a relic of ancient woodland. On the south side, over a disused rail tunnel

are allotments. Wood Lane, Priory Gardens and Shepherds Hill generally have substantial front gardens, some of which have been partly paved for parking.

8.7 Public realm

8.7.1 Street lights are generally modern. Sidewalks are of tarmac with some concrete slab areas. There are no significant street furniture apart from a letter box and an old signpost showing directions to Queens Wood at Priory Gardens.

8.8 Positive Contributors

8.8.1 Most of the buildings contribute positively to the area including all listed and locally listed buildings. In particular the following have been identified:

- Shepherds Hill- (South side): Nos. 34, 32, 30, 28, 26, 20, 18, 16, 14, 12, Goldsmith's Court gardens; (North side): 1(Highgate Library); Nos. 3-9, 11-23, 47, 51
- Priory Gardens- (South side): Nos. 1, 5-17, 33-65; (North side): Nos. 2a-10, 18-82, 86-98, 102-108, 118, 120
- Wood Lane- (North side): 1-11, 11a-33, 35 (Southwood Hall), 37-61; (South side): 2-6, 10-16, 28-34, 44-46.
- Muswell Hill Road- (East side): 8-26
- South Close- 1, 2-7, leafy front gardens on south side

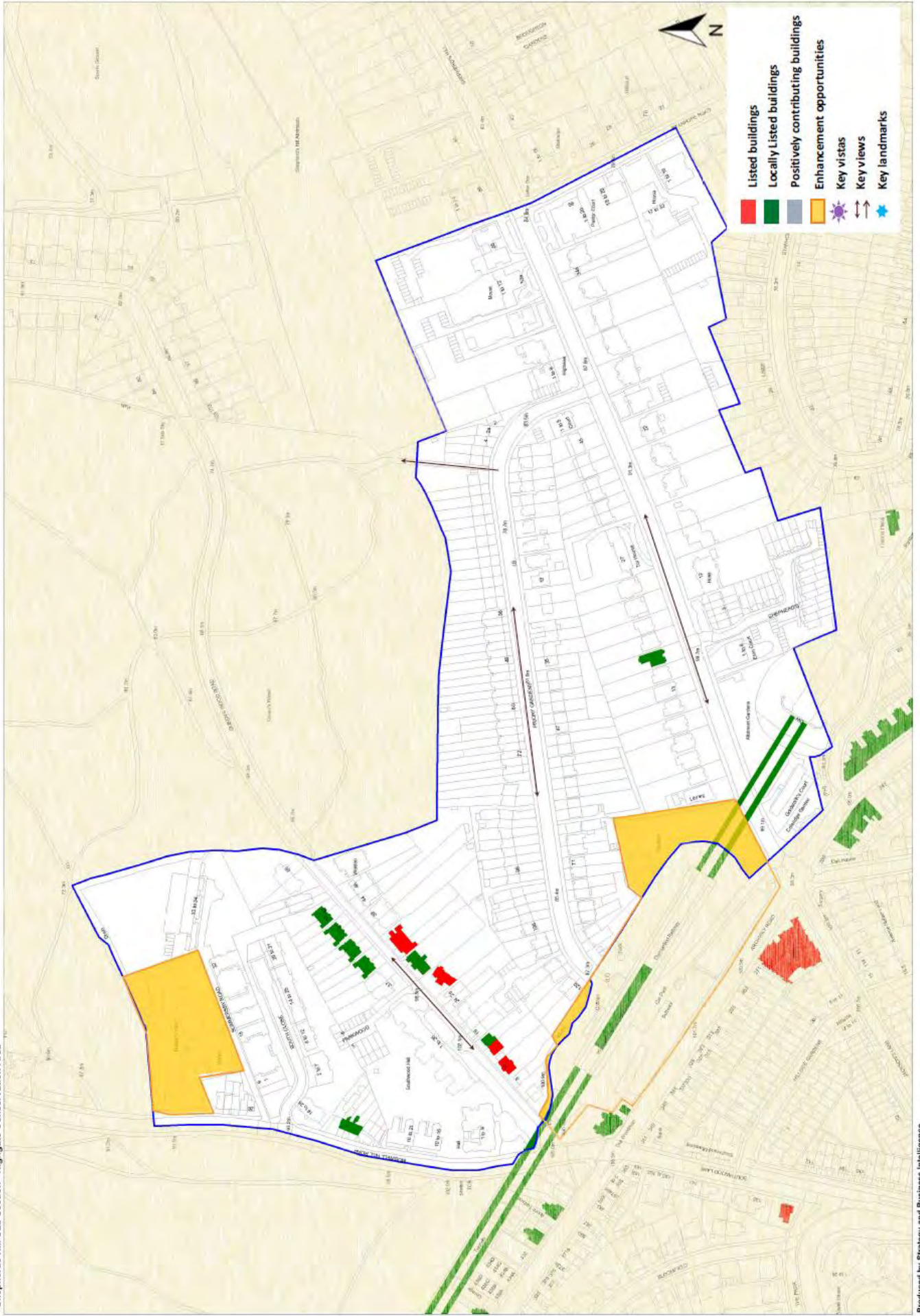
8.9 Negative Contributors

- Shepherds Hill- Imperial Court, 34a, 13 (3-car crossover), 17 (drive & garage door), 25 (obtrusive ground floor garage doors extending $\frac{3}{4}$ width of house front), Tor House, 35(side loft extension) & 39(side loft extension & 2-car crossover), 45b (4-car crossover), 49 (Highview), 53/53a & 55(modern 3-/4-storey blocks of flats)

- Shepherds Close- Nos. 6-27 & the 9 garages at the bottom
- Priory Gardens- (South side): Nos. 19-23, 33 (frontage with line of bins), 75-85; (North side): loft extensions at nos. 14, 16, 84, 100; solar panels on No 12, No 2, Highview garages
- Wood Lane- Nos. 63 & 65 (inappropriate loft extensions and non-matching windows); No 48 (4-storey red brick modern block), Nos. 38 & 36(non-matching roof extensions), No 34 (3-car drive at side), Nos. 26 & 24 (modern 2-storey houses built below road level with 2 garages and separate hard-standing for 2 cars), No 8 (modern 2-storey detached); front gardens paved for cars at Nos. 41-53, 59, 44, 46, 38
- Parkwood Mews- 16 garages in the mews
- Muswell Hill Road- (East side): Neglected houses at Nos. 2-6, 28-36; Builder's merchant yard
- South Close- 8-12A, 14-19, 20-25, 26-31, View of flats & boundary wall/fence on north side
- Summersby Road- Nos. 1-9, 10-18, 20-24, 26-32, Council refuse chamber (south), Buildings for industrial uses & concrete wall running along the unpaved north side, Nos. 33-38, 39-44

8.10 Summary

8.10.1 The sub-area consists of residential streets with detached or terraces houses generally in good condition. Some older houses on Shepherds Hill have been replaced with blocks of flats. Some large houses have had side extensions; others have had loft conversion with obtrusive dormers. These do not contribute to the conservation area. Further loss of features and architectural details would detract from the overall character and appearance of the conservation area and should be resisted.



9. Character Analysis

Sub area 6– Gaskell

9.1 Introduction

9.1.1 The Gaskell estate is a very well preserved group of streets with a unified design and layout. Gaskell Road is a very long terrace running from north to south, with Storey Road, Kenwood Road and Yeatman Road leading off it towards North Hill.

9.2 General Character

9.2.1 Kenwood Road was the first of these streets to be built in 1902 on the grounds of the old Springfield House. Gaskell Road, Storey Road and Yeatman Road followed in 1913. The two storey red brick terraces are early Council housing by the Hornsey Borough Engineer E J Lovegrove.

9.2.2 The early 20th Century houses are small, unpainted, red brick terraced cottages in a simple two storey design with red clay roof tiles that have been preserved throughout. With the exception of Storey Road on which there are protruding tiled front porches, the terraces are flat fronted. The sash windows are small and fairly simple, and almost without exception the originals have been retained, as have the original doors.

9.2.3 The homogenous nature of the estate has been successfully maintained and this is an integral feature of its character and helps create a harmonious and attractive environment.

9.3 Topography

9.3.1 The streets rise gently from North Hill itself since the estate was built on the dip slope of Highgate Hill. The terrain is flat in the more recent development of Toyne Way at the bottom of the hill.

9.4 Streetscape character analysis

Kenwood Road, Gaskell Road, Storey Road and Yeatman Road

9.4.1 The streets are characterised by the homogenous red brick terraces broken by gables at intervals, chimney stacks and parapet details. The ground floor window on each house is split into three four over four panes. On the upper floor there is either a window identical to the lower one, or on some houses there are two smaller windows. There are subtle difference in the treatment of window cills and surrounds. Along Kenwood Road windows have decorative brick cills and along Gaskell Road windows have painted quoins' surround with a simple cill. Some houses on Gaskell Road and Kenwood Road also have some half timber decoration over the first floor windows.

9.4.2 Another feature of this small collection of streets is that the original flagstone pavements have been preserved, and there are a fair number of street trees, particularly in Kenwood Road. The old walls of Highgate Primary School are also a nice feature on Storey Road and Gaskell Road. At the western end of Yeatman Road there is also a beautiful view across the allotments and there are many different kinds of trees visible in the distance.

9.4.3 There is one more modern house joined to the terrace on the corner of Yeatman Road and Gaskell Road, which has been designed on the same scale and in matching bricks, to make it very inconspicuous.

Toyne Way

9.4.4 Toyne Way is a small development of council housing, built by Haringey during the 1970s and designed by Robert Harrison, that forms an extension to the Gaskell Estate. It is accessed via Gaskell Road. The houses are on the same scale as those in the older parts of the estate in a very similar red brick.

9.4.5 The houses are pleasantly designed in a vernacular style with tile hung gables. They are generally well maintained. The houses have also maintained the integrity of their design with few intrusive alterations. Despite the fact that parking bays have been provided in the front gardens, there is still a verdant feel to the road.

9.4.6 No 17 Toyne Way is a double fronted house on the corner of Gaskell Road and is probably the oldest house in the Gaskell estate. It is of a different style, built in yellow brick, though it is of a fairly similar height to the other houses. A plaque on the house reads 1897. The house is well preserved with original roof and porch tiles and original sash windows.

North Hill (Nos. 183-215)

9.4.7 Nos. 183 to 215 North Hill are part of the Gaskell Road estate, are designed similar to those on Kenwood Road and were also built in 1902. Nos. 193 to 203 are up a small slope, so there are steps to the front doors.

9.4.8 217 and 219 North Hill, are two older houses, which would make a positive contribution to a visually important gateway to Highgate and inner London in general were their exteriors and gardens to be restored.



View along Kenwood Road



View along Storey Road



Gaskell Road



Details of the facade, North Hill

9.5 Key views and vistas

- 9.5.1 The estate backs onto large allotment gardens which have a very well-wooded boundary. This provides a pleasant green background to the houses in Gaskell Road with the trees visible above the pitched roofs of the houses. The view into the allotments and across more distant gardens provides an enticing vista of trees and greenery at the west end of Yeatman Road. At the east ends of Kenwood Road and Storey Roads are good views over North Hill into Highgate Wood. A discordant view is provided by the over dominant blocks of High Sheldon in Sheldon Avenue at the north end of Gaskell Road.

9.6 Trees, Open Spaces and Landscaping

- 9.6.1 Kenwood Road is lined with mature plane trees which make a handsome avenue. Gaskell Road has occasional street trees with some which have died not replaced which detracts from the Conservation Area. Other greenery is provided by front garden planting.

9.7 Public Realm

- 9.7.1 Since all the roads are cul-de-sacs in this development, there is little traffic stress but parking on pavements does occur. Toyne Way is particularly affected with parked cars dominant in the street scene. Pavements are laid with paving slabs for the most part

9.8 Positive Contributors

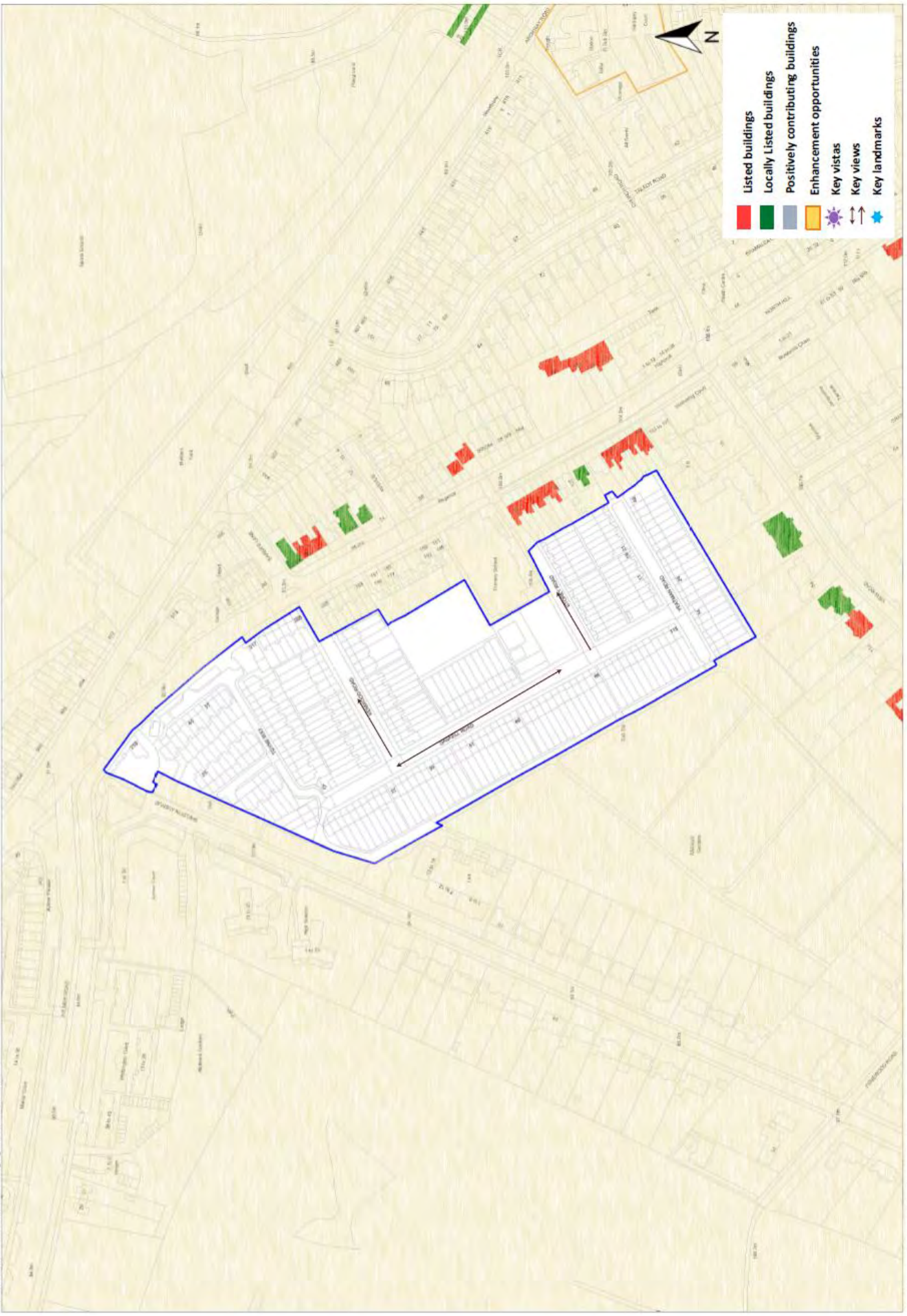
- 9.8.1 Most of the existing buildings contribute to the homogenous character of the sub-area. Along the terraces, many original features such as sash windows, clay roof tiles, chimney stacks, dwarf boundary wall detailing, well landscaped gardens add to the streetscape of the area.

9.9 Negative Contributors

- 9.9.1 No 65 Gaskell Road has an altered front elevation. Nos. 22 and 23 Kenwood Road have the original brickwork painted over. At the North Hill end of Kenwood Road Nos.1-11 and 2-12 which have divided into two flats have all been provided with inappropriate fully glazed front doors of a 1970s design.

9.10 Summary

- 9.10.1 This area is a very good example of a successful and well-designed estate of social housing which has kept its character virtually unaltered. It provides an open and pleasant environment with a homogenous character which avoids any feeling of regimentation.



10. Character Analysis

Sub area 7– Bishops

10.1 Introduction

10.1.1 The Bishops Area lies between the West of Highgate's historic town centre and the boundary of the London Borough of Haringey, with Hampstead Lane to the South and Aylmer Road to the North. Much of it was originally the hunting park of the Bishop of London and contains a number of large mature forest trees.

10.1.2 Compton Avenue and Courtenay Avenue lead from Hampstead Lane to the open area which is now occupied by Highgate Golf Course. This was already in existence before Sheldon Avenue, Courtenay Avenue and Compton Avenue were laid out. The Golf Course runs behind the houses on the west side of Sheldon Avenue down to the gardens of houses fronting onto Aylmer Road. It is a designated Metropolitan Open land.

10.1.3 The other roads in this sub-area occupy a roughly triangular site between Hampstead Lane, North Hill and Sheldon Avenue. Two areas of open land are the allotments behind the Gaskell Estate and the extensive playing fields of Highgate School bordering Bishopswood Road.

10.1.4 Development of this area mostly occurred between 1914 and 1930 (when a series of land leases was granted by the Ecclesiastical Commissioners) by Walter H Quennell. Walter was the younger brother of Arts and Crafts architect Charles Henry Bourne Quennell, who designed many of the houses in the area. Between roughly 1906 and 1930 streets were built up in a piecemeal fashion, in the following

order: Stormont Road, Sheldon Avenue, Compton Avenue, Courtenay Avenue and Denewood Road. Walter Quennell was involved in the development of all of these streets.

10.1.5 Aside from CHB Quennell, architects who worked in the Bishops Area include John Farrer, Arthur C Green, EG Trobridge, John Malcolm Highnado, Arthur Kean, AW Field, Herbert Collis, Lander Bedells and Crompton, GC Cooper, Thompson and Walford, W Collins, Moore and Hunter, P Morely Horder, JCS Soutar, and TM Wilson.

10.2 General Character

10.2.1 The streets within the Bishops area are an excellent example of high quality residential development of the period. The terms of the leases from the Ecclesiastical Commissioners stipulated plot size, prime cost and sometimes the rate of development, which ensured the overall quality and nature of the streets. It is very important to retain all the original character and details, to maintain the quality and distinctiveness of this section of the conservation area.

10.3 Topography

10.3.1 The ground falls away gently to the north from the ridge joining Hampstead and Highgate.

10.4 Streetscape character analysis

Compton Avenue

10.4.1 These are both gated private roads with controlled access; there are barriers at the entrances from Hampstead Lane. Both were developed originally in the

1920s on very generous plots with the houses very well spaced.

- 10.4.2 Compton Avenue has a gentle topography that sloped down from the junction with Hampstead Lane to the boundary of the Highgate Golf Club, providing views over the rolling landscape and an almost rural setting.
- 10.4.3 The houses are spaced out in large plots, and set back behind gardens with many of the original trees of the former Bishop's park still surviving. The style of architecture show a mixture of designs by the same architects, predominantly CHB Quennell and Christopher Cooper.
- 10.4.4 Unfortunately there has been extensive rebuilding or remodelling on some houses such as 'Nice Place', but others such as 'The Knoll' and 'Far End', both Cooper houses, survive in good condition. Examples of Quennell houses that have survived well are 'Gujrals' and 'Compton House' of 1925. Where rebuilding has occurred it has tended to reduce the gaps between the houses and the views into the wooded gardens, which is an attractive feature of the road.

Courtenay Avenue

- 10.4.5 Courtenay Avenue is similar to Compton Avenue in the layout and style of houses. It is also a private road with very large detached mansion houses and a view into the Highgate Golf Club at the bottom of the slope at the northern end. The street has no formal pavements but grass verges, which gives it a rural feel. The slope of the street is fairly pronounced, and houses on the west of the road are higher than the road level whilst those on the east are lower or level with the road.

- 10.4.6 There are some re-built houses and infill houses on the road such as 'High Birch' and 'Red Gables', which replace original Cooper and Quennell designs. They are built closer together than the original layout, reducing the gap views through to rear gardens and mature landscaping.
- 10.4.7 Other houses such as 'The Rydings' have been very well preserved, as are some of the houses further north. On the west side 'Three Oaks' is a 1928 house by Cooper or Quennell. It is set back and is one of the largest houses on the road, with white render, ornamental shutters and a green-glazed pantiled hipped roof. The house shows the Mediterranean influence that was fashionable in architecture of the late 1920s.
- 10.4.8 'Guildens' which stands opposite 'Three Oaks' is of a similar size, but in contrast it has well detailed Flemish bond brickwork, as does 'Bracken Knoll'. Other houses in the street show Arts and Crafts features such as the tile-hung gable on 'Ridgemount'. There is constant pressure to demolish and rebuild properties in these two roads which is to the detriment of the conservation area.

Hampstead Lane (North side)

- 10.4.9 Hampstead Lane is a historic ridge road which connects Highgate with Hampstead. For much of its length the boundary between the London Boroughs of Haringey and Camden runs along the centre of the road. A section of the road further to the east also abuts the two principal playing fields of Highgate School.
- 10.4.10 The road varies in its direction and gradients, a feature which derives from its former status as a winding country lane. There is a pleasant outlook over

the playing fields of Highgate School and in particular the views across the principal cricket grounds to the houses and pavilions beyond. The view of Highgate School Chapel and Big School when travelling eastwards in the direction of Highgate form an arresting terminus to the road. Caenwood Hall, a small former swimming pool now used for various education purposes, lies adjacent to the Cricket Pavilion; the school dining hall can be seen on the far side of the field.

10.4.11 The road has a changing character fronted by houses built in a variety of styles at different periods in time. The western section of the road is abutted by nos. 26 – 46, typically very large houses in substantial plots, many containing large trees from the original Bishops Wood. Many have recently been substantially altered or rebuilt in a grander scale.

10.4.12 22 Bishopswood Road is a large and notable white rendered detached house with elaborate wrought iron gates to the front garden on Hampstead Lane. Nos. 14-22 (even), a handsome terrace of Victorian stock brick houses, many of which back on to the Highgate playing fields are locally listed.

Highgate Close

10.4.13 This was developed c. 1960 in a modified neo-Georgian style with Juliet balconies to the first floor living rooms. The houses have been little altered and present a harmonious frontage to the street. On either side of the entrance to the Close are small modern infill properties which are a neutral feature within the streetscene.

North Grove

10.4.14 This cul-de-sac leads off Hampstead lane just before its junction with North Road. North Grove shares common



No 28 Hampstead Lane



Gates to 22 Bishopswood Road



No 20 Hampstead Lane



North Grove

character and history with parts of the Grove and other side of Hampstead Lane which falls within Camden. The road, which was originally built to service the rear of the dwellings on North Road, now contains residential buildings from many different periods and different styles as a result of backland development. There is, therefore, no single dominant style of architecture which unifies the street.

Northern section: between junctions with Hampstead Lane and Denewood Road

- 10.4.15 The quiet nature of this cul-de-sac, the interest formed by the variety of architectural styles and the presence of tall trees, all positively contribute to the character of its streetscene. The presence of a pavement on only one side gives it a rural ambience. However, the hard standing in front of nos. 2 – 12 (even) detracts from the otherwise verdant character of the road. The high standard of construction of the houses along the street and their standard of maintenance contribute positively to the character.
- 10.4.16 The striking design and decorative detail on no. 1 is a prominent feature at the entrance of the road. The deep gardens and fine features of nos. 20-22 and Mulberry House, a trio of mid to late Victorian villas on the west side of the road, are notable. The design of two modern houses, nos. 16 and 18 blends well with the streetscape as a whole.

- 10.4.18 The relatively uniform appearance of this section of the road is due to the fact that it was developed and designed by the Quennell brothers. There has been pressure to demolish and re-build many of the original houses, which has lessened the unity of the street.
- 10.4.19 The road has pleasant variations both in direction and gradient which combine to highlight the verdant character of many of the front gardens along the length of the road and to provide glimpse of mature trees in the front and rear gardens. The houses are of broadly similar height, size and character and set back a consistently from the road.
- 10.4.20 The footprint of the houses is appropriate to the size of the plot with sufficient space between the houses to allow gap views to the rear gardens. Street trees and mature trees in front gardens maintain the wooded nature of the road and are a very valuable feature of its character. Although many houses have a third storey, the common use of dormer windows prevents any building appearing over dominant in the streetscape. No. 3 is locally listed.

Sheldon Avenue

- 10.4.17 Sheldon Avenue links Hampstead Lane and Aylmer Road. It divides naturally into two sections, a southern section between the junctions with Hampstead Lane and Denewood Road which was developed during the 1920s by the Quennell brothers and northern section, not developed until the 1950s, between the junctions with Denewood Road and Aylmer Road.

- 10.4.21 Some houses, however, have been inappropriately altered by the insertion of uPVC windows and the occasional incorporation of excessively large porticoes above front entrances. For example, front porticoes to nos. 11, 27, 29, 31 and 43 detract from the balance of the buildings. The occasional use of white render on a façade is also in contrast with the restrained and predominantly brick character of the rest of the road, for instance no. 39.

- 10.4.22 The more recent houses built at the Hampstead Heath end of the road, 1a,

1b and 2 do not relate appropriately to the road. There has also been a recent tendency to replace the low front walls with clear views of well planted gardens with much higher walls often combined with gates, blocking these houses from the rest of the road and destroying the rhythm of the streetscape.

Southern section: between junctions with Denewood Road and Aylmer Road

10.4.23 This section of the street, though lacking the interest contributed by the variations in direction and gradient of the southern section of the street, is nevertheless enhanced by the trees along the road. The houses are of a consistent period, height, size and general design. Interest arises from the brick detailing rather than the use of varied materials or design. Two large blocks of flats have been built at the northern end of the road abutting Aylmer Road. High Sheldon appears dominant on the streetscene although set in spacious grounds. Heron's Lea consists of two three storey blocks also set in well-landscaped and spacious grounds.

10.4.24 This part of the street has also been subject to the demolition and rebuilding on a much larger footprint of many houses. There has also been an increase in the creation of large basements. These cumulatively detract from the open character of the streetscape.

Stormont Road

10.4.25 Stormont Road is one of a number of residential streets, north off Hampstead Lane. It connects with Denewood Road and can be used as a through route from Hampstead to Crouch End, thus being subject to some traffic in rush hours. The road itself is gently curved but on a uniform gradient. The prevalence of well tended front gardens



9 Sheldon Avenue



11-13 Sheldon Avenue



40 Sheldon Avenue



47 Sheldon Avenue

adds to the verdant nature of the street except where these have been paved in hard standing for parking.

10.4.26 The earliest houses, built in 1906, stand near Hampstead Lane. These are nos. 1-5, all of which were designed by John Farrer, an architect who had been responsible for substantial development in the 1890s in Crouch End. The houses have an Edwardian character with pebble dashed façades. However, some Victorian styling remains, such as the corbelled parapet gable ends on no. 3 which is locally listed.



1 Stormont Road

10.4.27 In the remainder of the street, the Arts and Crafts style prevails except where rebuilding or re-design has led to the introduction of overbearing front elevations with inappropriate front porches. The tendency to enlarge the footprint of rebuilt houses has obscured the gaps between the buildings, restricting the views into rear gardens. Similarly the trees remaining from the Bishop's wood have suffered from over pruning or have been felled to the detriment of the conservation area.



40-42 Stormont Road

Denewood Road

10.4.28 Denewood Road runs between Broadlands Road and Sheldon Avenue. Part of the road forms a through route from Crouch End to Hampstead via View Road and Stormont Road. The road contains two sections each with a distinct character, a busier southern section between the junctions with Broadlands Road and Stormont Road and a quieter northern section, which is a private road, between the junctions with Stormont Road and Sheldon Avenue, leading towards the Golf course. The southern section of the road dates from the 1890s.



Goldsmiths Cottage, Denewood Road

Southern section (between the junctions with Broadlands Road and Stormont Road)

10.4.29 There is a view towards open land at the northern end of the road, where it leads to Highgate Golf Club. There is also a large number and variety of mature trees, many dating from the time when the road was originally laid out, both in the public and the private realm. The range of different architectural styles reflecting the period when houses along the street were built is notable, in particular nos. 2 and 2a, the flat roofed nos. 12 – 14 and no. 23. There are spacious gaps between many of the houses which provide glimpses of trees behind. Deep front gardens provide off street parking resulting in a streetscape not overly dominated by parked cars. Goldsmith's Cottage, which is locally listed, has recently been subject to unsympathetic alterations which have been to the detriment of the character of the road.

Northern section (between the junctions with Stormont Road and Sheldon Avenue)

10.4.30 Along the northern section the houses are of similar period, size, quality and style, giving unity to the street. There are some examples of modern buildings, albeit of a similar scale. There is a soft edge to the pavement which, along with the verdant front gardens and deep frontages, helps to provide a very natural setting. This grassy western side to the road and the absence of a pedestrian pavement enhances the informal, countryside atmosphere of this section of the road. The houses are well separated with good views into gardens and to the land behind them. One important feature of the road is the large oak tree, whose trunk extends into the carriageway, providing a vivid reminder of the ancient woods which covered this area prior to the development of the road.



25 Denewood Road



6 Denewood Road

Bishopswood Road

10.4.31 Bishopswood Road bends in a horseshoe shape around the playing fields of Highgate School with both ends joining Hampstead Lane. At the apex of the curve there is also a junction with Broadlands Road. The character of the road is largely determined by the close association between the road and the school with the majority of properties being either in the ownership of the school for various educational purposes or former boarding houses now divided into flats or sold to private owners.

10.4.32 The views over the playing fields either directly or from between the buildings give the road an open and leafy feeling. There are, however, a number of buildings connected with the school which detract from the environment

especially the sports centre swimming pool and other facilities on the south side of the road opposite the Mills Centre and the Junior school. These have a somewhat industrial appearance and the cladding and roofing materials are not well maintained.

10.4.33 At the junction with Hampstead Lane, nearer to Highgate Village, the building on the left hand side, Ingleholme, is a handsome Victorian Villa. The fenestration is particularly well designed creating a harmonious façade. Beyond this lie a number of school buildings of varying merit. Cholmeley House is an attractive Art Moderne red brick building and a good example of its style. The pair of Victorian villas beyond this, now known as the Mills Centre, on the other hand are of considerable interest in red brick. The roof line includes steeply pitched dormer gables with bargeboard and finial details that add considerably to the character of the road.

10.4.34 The remaining buildings on this side of the road (Grindal House, Field House and nos. 11-15) are Victorian villas some in London stock bricks and some in red brick. They are well-spaced with good views to the playing fields. From no. 15 to the second junction with Hampstead Lane, further from Highgate Village, the playing fields run along the boundary with the road behind railings with good views to the school, pavilions and ultimately the village.

10.4.35 On the other side of the road there are initially three houses; no 2 a villa similar to Ingleholme and two more modern detached houses (no.4 and The Beeches) with façades incorporating ironwork balconies at roof level and centrally placed chimney stacks.

10.4.36 Continuing, beyond the sports facilities, round Bishopswood Road on the right hand side are a group of Victorian villas in grey brick of excellent design,



Cholmeley House, Bishopswood Road



Mills Centre, Bishopswood Road



Grindal House, Bishopswood Road



2, Bishopswood Road

although some have been divided into flats. These are nos. 4-12 (even). They are well spaced with gap views into rear gardens. This is followed by a group of three red brick large Edwardian detached houses (14-18); no. 14 is a former nursing home, much extended and in a state of disrepair.

- 10.4.37 No. 22 at the junction with Hampstead Lane is a very large house with a rendered façade behind a wall rendered in the same way. The design is elaborate with ironwork balconies and crenellated edge to the bay windows but not much can be seen from the road.

Broadlands Road

- 10.4.38 Broadlands Road connects North Hill with Bishopswood Road. It was laid out between 1878 and 1890 with substantial family houses, and was the first road created out of the parkland. A number of houses have since been converted for institutional use, whilst some have been either divided into flats or replaced by blocks of flats. However, the majority of houses remain in single family occupation.

- 10.4.39 The gradual change in the gradient as one descends from North Hill and the gentle curve at the lower end of the road combine to endow the road with considerable charm. Interesting and varied perspectives of the verdant front gardens appear along its length.

- 10.4.40 There is a feeling of enclosure at the junction with North Hill resulting from the narrower set back from the road of the Old Post office, the Corner Shop and the new infill building at 1E.

- 10.4.41 The houses vary considerably in style many in soft weathered red brick in a Victorian interpretation of Jacobean style. No. 16 is Grade II listed, a Victorian Gothic house in Kentish rag



4, 6-8, Bishopswood Road



11, Bishopswood Road



18 Bishopswood Road



22, Bishopswood Road

stone with turrets. Nos. 8 and 10 are locally listed; no. 10 is a Victorian villa with elaborate bay windows; no. 8 was built in 1884 with carved stone surrounds to the canted bays depicting ferns, drapery and other motifs.

10.4.42 More recent additions to the street include nos. 20, a, b, and c, a terrace of red brick and dark wood houses with harsh angular gables. No. 22, Gwendolen Sim (now owned by Highgate School) is a large red brick building with an imposing front entrance. Adjacent to No. 24 is a two storey brick building used by Highgate School which is in poor repair and detracts from the character of the road. No.18 and no. 14 are blocks of modern flats which are considered neutral feature in the road.

10.4.43 There is a predominance of trees and vegetation as the road widens below the junction with North Hill, with considerable variety among the trees in terms of form, shape and species, many planted when the road was built.

10.4.44 The size of the front gardens is sufficient to provide adequate off street parking without being completely paved. The height of vegetation beside the pavement is generally sufficient to screen parked cars in private forecourts and the garden views add to the open character of the road.

10.4.45 Boundary treatments are usually sympathetic with interesting examples of the kind of low walls of clinker and rubble seen in other parts of the conservation area. Walls are generally no more than waist high which again allows views through to the garden. There are also some hedges and railings. The only exception is no. 12 which has an overly high front wall and panels behind the ironwork of the gates.



8 Broadlands Road



16 Broadlands Road

10.4.46 There are good quality granite kerbstones, cobbled gutters and cobbled crossovers. Highgate School Sports Field lie at the bottom of the road bounded by an avenue of mature lime trees between which are fine views of the five courts providing a verdant setting.

Broadlands Close

10.4.47 Broadlands Close is a 1960s estate of small two storey family houses built of brick with wooden facing boards, opening off Broadlands Road. Nos. 1-4 of this development face Broadlands Road. These small houses are uniform in design with open front gardens; they blend remarkably well into the overall character of this part of the conservation area.

Grange Road

10.4.48 Grange Road is an unadopted road with a public right of way linking Broadlands Road and View Road and running parallel to a section of North Hill. Except for the Grange, the original dwellings on either side were developed round about 1900. The south east corner of the road adjoining Broadlands Road now contains accommodation for older people in sheltered flats recently developed by Hill Homes. The north east corner of the road adjoining View Road contains Jacqueline Creft Terrace, part of a small post war development of social housing. There has been much recent development of the properties in the road entailing either demolition and rebuilding or the conversion of houses into several units.

10.4.49 The road itself has a crushed gravel surface now in poor repair. This together with the absence of standard bye-law kerbs and pavements gives the road a distinctive, semi-rural character. Nos.10-16, The Grange is a locally listed building and was once a single dwelling



20 a,b,c Broadlands Road



Gwendolen Sim, 22 Broadlands Road

and a manor house. It is an important building which anchors the road to an earlier period its development.

10.4.50 The remainder of the houses bordering the road are generally of a high standard of construction and are well maintained. The set back from the road and spacious front gardens provides off street parking, thus the view along the road is not dominated by parked cars. Most of the houses are also set sufficiently far apart from each other that there are good views between them of the large trees in many of their rear gardens.

10.4.51 Other notable houses include 'Fleur de Lys' in the Arts and Crafts style with a lych gate entrance, of excellent quality, and no. 5 a modernist house. However only three of the original late Victorian / Edwardian properties of the street remain and in contrast with the other

streets in the Conservation Area, its original character is now almost entirely lost. The construction of basements in some re-developed properties has impeded the flow of underground water and has resulted in a serious level of nuisance to adjoining properties.

houses with timber clad façades with some white render panels. The two rebuilt houses, in a loosely 'bauhaus' style, are much taller and loom over the remainder while one is completely covered in white render making it visually dominant in the street scene.

View Road

10.4.52 View Road leads from North Hill at the junction with Church Road to Denewood Road. The road slopes gently upwards to the Highgate Ridge. It has changed in character considerably in the last few years being particularly subject to the demands for the demolition and rebuild in a much more grandiose style of the existing houses. The buildings are of varied periods from the end of the 19th Century to recent times.

10.4.53 At the junction with North Hill on the south side nos. 2,4,6 are villa properties in a standard vernacular style which are well shielded with leafy front gardens. At the junction with Grange Road is Maurice Bishop Terrace a more recent block which makes a neutral contribution. Opposite these houses is a large modern house in the same style as Weatherly Court on North Hill and the premises of the Mary Feilding Guild, (a care home) a much extended red brick building the core of which is an Edwardian house with some Arts and Crafts features.

10.4.54 On the south side between Grange Road and Denewood Road, there are several 'new-build' houses which, while their individual designs are in at least two cases of high standard, are over-dominant and intrusive in the street scene. This applies particularly to no.8 which also has an unsympathetic boundary treatment with a metal posts. The other two modern designs are at the entrance to View Close, a discreet development from the 1960s with

10.4.55 Between these and no.8 is a nearly completed development of 3 over large houses too closely packed on to the site. Even if the site is softened with planting when they are complete they will be a negative feature. No 12 on a wooded site is invisible from the road.

10.4.56 On the north side of the road, the houses are varied in style. No 3 is in the ownership of the republic of Tanzania.; 5 is currently facing demolition. 7, and 19 are Edwardian house with good corncicing and plasterwork decorations on the gable ends fronting the street, while 11 is an unusual property (listed grade 2) which has recently been sympathetically refurbished. The form of the roof line is particularly noteworthy. The Highgate (private) hospital occupies the next section of the road and is again undergoing expansion.

10.4.57 No 21 is a handsome Edwardian house similar to nos. 7 and 19 but now has very intrusive front railings and has lost much of the greenery from the front garden, something which is a good feature of other properties on this side of the road.

10.4.58 The two final houses 23 and 25 were designed as part of a well-designed development in grey brick which continues into Denewood Road. Unfortunately no.25 has been completely covered in white render including the garden walls which adds a discordant note to the street scene.

10.4.59 Opposite these houses is Willowdene a development of houses around a shared courtyard garden in a neo-Georgian

style. On the corner with Denewood Road is a sycamore tree which is an important feature in the street scene at this point.

Aylmer Road (South side)

- 10.4.60 Aylmer Road forms part of a dual carriageway built about 1925 to relieve congestion on the Great North Road. Only a small section of the south side as far as the junction with Bishop's Road is part of the Highgate Conservation Area. A section of the south side also forms the edge of Highgate Golf Club and also contains a former playing field now used for flood control by Thames Water. The road rises steeply from the junction with North Hill to the entrance to Miriam Court but then drops away towards Hampstead Garden Suburb. The road carries a great deal of heavy traffic as the access route to the A1, A406 and ultimately M1.
- 10.4.61 The south side contains three developments of flats, Aylmer Court, Whittington Court and Miriam Court, and a number of detached houses. Aylmer Court, built in 1924 at the junction of North Hill, retains its period detail and provides a distinctive and well designed marker of the transition from the pre-1914 housing characterising North Hill and the 1920s houses on what at the time was known as the Barnet by-pass.
- 10.4.62 The three blocks of Whittington Court which, like Aylmer Court, are in good repair contain fine examples of 1920s decorative details. Some uPVC replacement windows detract from the façade. All the flats have an outlook across the Highgate Golf Club.
- 10.4.63 The consistent size, scale and style of the detached houses along the road, most of which have carriage driveways and which look onto Highgate Golf Club to the rear, are a positive feature. The

road also has wide verges and a handsome planting of both red and white horse chestnut trees.

10.5 Key views and vistas.

- 10.5.1 The gaps between houses, particularly on their upper storeys, facilitate views of further trees in their side or rear gardens. There are more distant vistas down Grange Road as far as Finchley, along the curve of Bishopswood Road and down Denewood Road to the open space of Highgate Golf Club.
- 10.5.2 Although the south side of the Hampstead Lane is in the London Borough of Camden the views over the Heath and the wooded grounds of Kenwood contribute greatly to the character of the road.
- 10.5.3 To the North there is a pleasing distant view to East Finchley and beyond to the ridge between Mill Hill and Totteridge.

10.6 Trees, open spaces and Landscaping

- 10.6.1 Within the sub area, the street trees and trees within the front and rear gardens form a very important part of the suburban character of the area. The sports facilities associated with the Highgate School and the Highgate Golf club are the only major large open spaces within the sub area. However, the spacious plots itself provide an attractive landscape setting to the area.

10.7 Public realm

- 10.7.1 The street lights within the sub-area are generally modern. There are no significant street furniture, however, the front boundary treatment form an attractive part of the streetscene.

10.8 Positive Contributors

- 10.8.1 Most of the existing buildings contribute to the homogenous character of the sub-area.

10.9 Negative Contributors

10.9.1 These consist of inappropriate additions to otherwise positive properties or lack of maintenance particularly in the public realm. Features which damage the character of the area include:

- High front walls and gates creating an overly enclosed effect in an open and leafy street
- Crossovers and front garden parking except where there is adequate room for parked cars and good planting.
- Excessively large dormers especially facing the street
- Extending properties right up to the boundary thus destroying the views between houses and the open leafy character of the streets
- Poorly designed non-residential buildings including the sports buildings in Bishopswood Road and the School two storey educational building adjacent to No. 24 in Broadlands Road.
- The 'gatehouses' at the entrance to Courtenay and Compton Avenues.
- Digging of basements with potential to damage neighbouring properties.



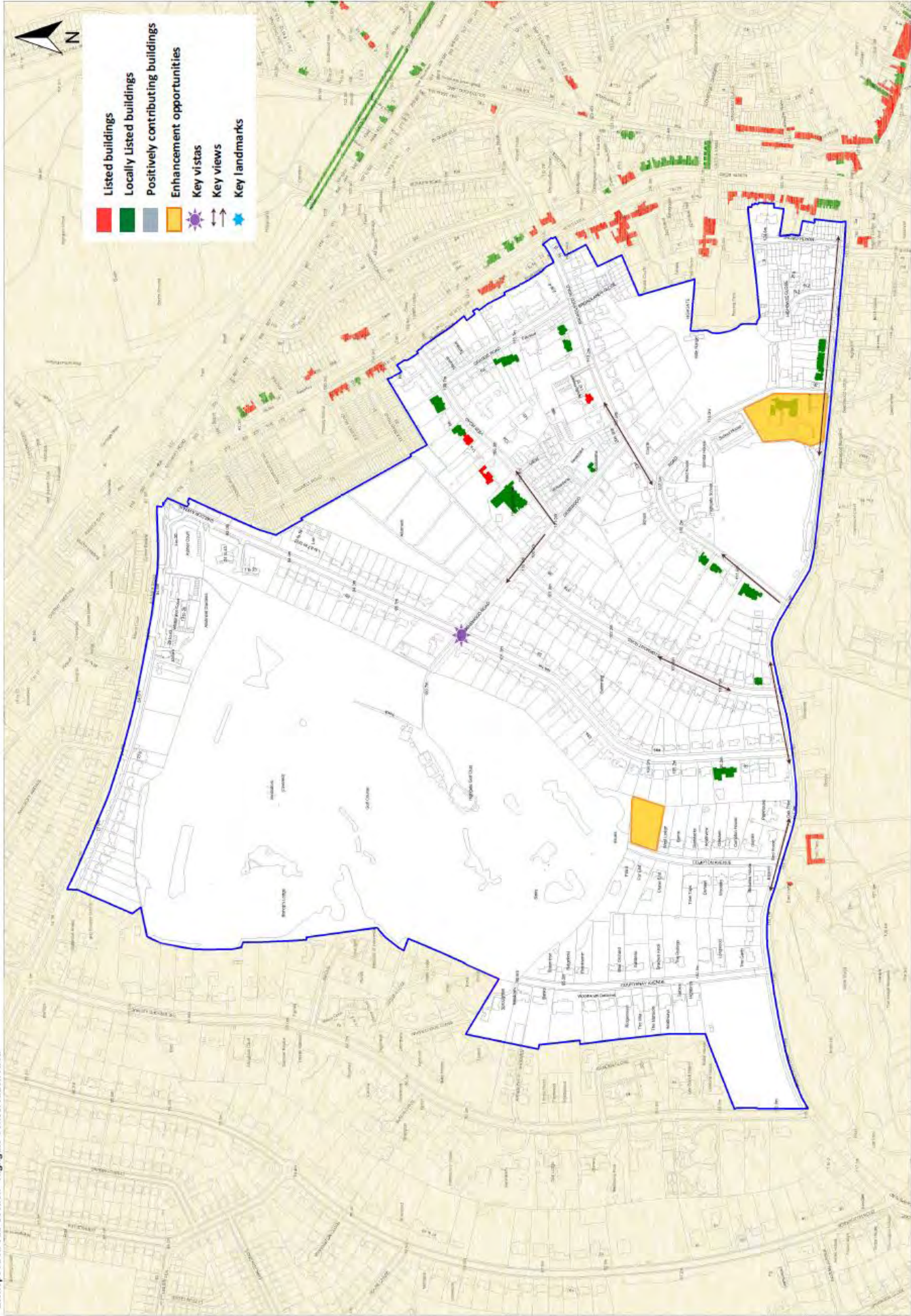
View along Hampstead Lane, looking west



View along Stormont Road, looking north

10.10 Summary

10.10.1 The streets within the Bishops Area are an excellent example of high quality residential development of the period. However, incremental loss of features, remodelling or complete demolition of houses have a detrimental effect on the conservation area. Future development should resist the loss of any buildings making a positive contribution to the area and should respect its layout and spaciousness.



11. Problems, Pressures and Enhancement Opportunities

Problems and Pressures

11.1 Demolitions and replacement buildings

11.1.1 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, detrimental to the character of the area.

11.1.2 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.

11.1.3 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.

11.2 Alterations within residential areas

11.2.1 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. The main issues are set out below:

Loss of architectural features

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

11.2.3 The introduction of fenestration of unsympathetic design and materials (particularly UPVC) has had a very negative impact on the character of the

conservation area where such interventions have occurred. UPVC is not a suitable material for a conservation area due to its unsympathetic appearance and because it is environmentally non-sustainable.

Brickwork, stonework, painting, render and cladding

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

Dormer windows

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

Forecourt parking and vehicular crossovers

11.2.6 The introduction of forecourt parking on a hard-standing within the front gardens of properties (where space allows) has led to the loss of front garden walls and a reduction in the amount of soft landscaping on the frontage in a number of isolated locations. This is most evident in the streets closest to the shop

frontages. The effect is to disrupt the visual continuity and enclosure of the street frontages, eroding its character and appearance. Unfortunately, this work can be carried out without the need for planning permission. The construction of a garage within a front room of a double-fronted house has also occurred in some locations, detrimentally interrupting the fenestration pattern of the street.

11.3 Shop fronts

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

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

11.3.3 A few replacement shop fronts detract from the overall quality of their frontages because they have:

- Inappropriately proportioned fascias (too wide, too deep or covering original features).
- Inappropriate signage on the fascias (internally illuminated boxes, oversized lettering and signboards).
- A visual clutter of advertisements
- Prominent shopfront security (externally fixed roller shutters)

- Fixed plastic canopies.

11.3.4 To preserve and enhance the character and appearance of the commercial frontages within Highgate conservation area the shop fronts of merit and other elements of interest should be retained wherever possible.

11.4 Traffic management

11.4.1 The retail and commercial core of Highgate conservation area concentrated on is affected by the high intensity of both public and private transport and of service vehicle traffic that passes through it from all directions. This, together with the high volume of pedestrian traffic movements between the High Street facilities, has a crucial influence on the area's character and appearance.

11.5 Streetscape and public realm improvements

11.5.1 Highgate village has a substantially intact historic area with a rich, historic fabric at its core. However, some of its streetscape is cluttered and lacking in consistency or coordination. Many areas contain a jumble of traffic signs, bins, bollards, guard rails and street furniture in a variety of different designs set in a mix of paving made up of tarmac areas or broken and uneven paving. Further investment in the public realm would be desirable.

11.5.2 Haringey Council has produced a Streetscape Manual which sets out its vision for the Borough's conservation areas. This vision focuses on the reduction of clutter and provision of attractive and robust street furniture. The Planning Policy team will seek to work with the Highways Team and Transport for London to pursue this objective.

Enhancement Opportunities

11.6 Future change

11.6.1 The potential for future change to residential areas is likely to result from the same pattern of incremental change that can be seen at present. This may lead to the further loss of front boundary walls where hard-standings for vehicular parking areas are installed, the replacement of original timber windows, doors and porches, and the painting and rendering of frontages that are currently beyond the scope of planning control. The replacement of windows may be greatest on the frontages to busy roads.

11.6.2 There may also be a pressure to enlarge and extend existing dwellings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets.

11.6.3 The impact of any future changes of use to properties in residential areas would need to be carefully considered in relation to the impact on the character and appearance of the street resulting from the amalgamation of properties, the impact and requirement for parking, signage and the loss of original details.

11.7 Opportunity sites

11.7.1 These are areas where visual improvements are desirable and could be achieved through redevelopment or refurbishment. Where these sites are identified, the potential for redevelopment will be judged against criteria suitable for the conservation area.

12. Management Plan and Design Guide

12.1 Introduction

12.1.1 This chapter intends 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.

12.1.2 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.

12.1.3 Applicants should note that these guidelines are one of a number of considerations that will be borne in mind, but that all applications will be assessed on their merits. If applicants consider their specific proposals are not in accordance with this policy they are encouraged to contact the Planning Team or arrange a paid pre-application meeting with an Officer.

12.2 Principles for Management

12.2.1 There is a need for specific planning policies for the Highgate Conservation Area. These follow from the issues identified within the conservation appraisal. It is not possible to adopt the appraisal and management plan as a supplementary planning document (SPD) in its own right, but it is intended that this and other appraisals will ultimately form a suite of documents under a Heritage Strategy SPD.

General policies:

1. The conservation area would be reviewed as required and the character appraisal and management proposals updated if necessary.
2. Where buildings have been included in the 'At Risk' register by English Heritage, the Council, under the current legislative powers, may notify building owners of the required maintenance and repair works. Statutory action may be taken, where necessary to ensure buildings are adequately maintained.
3. Buildings, views, open spaces and trees which contribute to the character of the conservation area would be protected and enhanced.
4. Where empty and unoccupied, the introduction of new uses to upper floors of buildings, particularly residential use, would be positively encouraged.
5. New development and extensions to buildings should be of a scale and design that protects and enhances the historic character and appearance of the conservation area.
6. Original architectural detailing including joinery, roofing materials, chimneys, boundary treatment should be retained and repaired. Where replacement of such features is necessary, these should copy the original.
7. Public realm improvement would be encouraged and sought to be of high quality to complement the appearance of the conservation area.

12.3 Principles for Development Control

12.3.1 Highgate Conservation Area is under strong development pressure. Sensitive and responsive management is required in order to cope with this pressure. When considering applications for development, the Council would:

- Apply the legislation and regulations outlined in the *Planning (Listed Buildings and Conservation Areas) Act 1990* and other relevant regulations, revisions and additions.
- Apply the policies outlined in the National Planning Policy Framework, Council's Local Plan, *Unitary Development Plan (UDP) Saved Policies* as adopted in April 2013, and policies in the emerging *Local Development Framework*.
- Require all planning applications to be supported by a Design and Access Statement or Heritage Statement where appropriate— these statements should be brief but should give a thorough understanding of the significance of the heritage asset and explain the rationale behind the design choice in appropriate detail. It should also explain how the proposal would relate to its context and preserve and enhance the character of the wider Conservation Area.
- Recommend pre-application consultation: the Planning Service and applicants may thus work jointly to produce schemes that are successful and high in quality. Experience has demonstrated that advance work of this sort is the most effective and efficient way of preparing applications.

12.3.2 A major requirement for any development proposal in a conservation area is quality, covering the design, materials, workmanship and execution.

- The drawings through which proposals are submitted should clearly and competently explain the intentions of the development, preferably being accompanied by photographs and anything else that can demonstrate the project's aims.
- Applications for work in the conservation area should be accompanied by clear indications of the materials and relevant architectural details to be used in producing the external finish of the proposed buildings. Actual samples of the materials should be submitted as part of the preparations of the scheme and/or in the course of beginning on-site building operations.
- Where appropriate to aid in the assessment of an application, the Council may require the submission of large-scale construction details for their approval. This enables officers to check the quality of what is proposed.
- Where appropriate, the Council may require the construction of sample panels for their approval to show two or more of the proposed finish materials together or how particular details will be built.
- The Council advise that applicants appoint both consultants and builders who have experience in historic building work.

Demolitions, replacement dwellings and new development

12.3.3 There shall be a presumption in favour of retaining designated and non-designated assets that make a positive contribution to the conservation area. Any proposals for such demolition should address the criteria for demolition set out in National Planning Policy Framework. Planning permission for demolition and new development would not be granted unless the loss of the building is justified.

12.3.4 In determining the suitability of new development, the following would be applicable:

- Key views into and within the conservation area would be carefully considered, and in particular long distance views of London, Alexandra Palace, and other views identified in the Appraisal or in the forthcoming Development Management Development Plan Document (DM DPD).
- There shall be a presumption in favour of retaining historic burgage plot boundaries, and development within rear yards shall be subservient to development along the High Street.
- The linear form of the historic yards to the rear of High Street shall be reinforced in any new development.
- The generous plots in which many houses are sited within the suburban parts particularly around the Bishops sub-area is considered to be one of the attractive characteristics of the conservation area. All aspects of this spacious layout will be protected in these areas. Where replacement houses are considered, these should not be bulky and visually intrusive in their scale and appearance.
- All forms of unsympathetic development would be resisted; sub-division of plots and new development

within rear gardens would only be permitted if it is part of the local character of the area and would contribute positively to the conservation area.

12.3.5 In determining the design of new development, the Council would not dictate the choice of architectural styles of any proposed new buildings. Contemporary and Modernist styles would be encouraged if they are of high quality and remain sympathetic to the context and the host building and/or other neighbouring buildings.

12.3.6 Replicas of good, older buildings may be acceptable provided that they are based on appropriate research and are high in quality. The design, scale, massing and detailing of such Traditionalist schemes should accurately replicate the context and local materials.

Extensions and alterations to existing buildings

Side extensions

12.3.7 Extensions to the side may have a significant impact on the streetscene and disrupt the rhythm of the repetitive building pattern along the street. They may result in ‘terracing effect’ and considered detrimental to the symmetry of pairs and terraces of buildings. The maintenance of characteristic gaps between buildings is often also important in preserving the streetscene and historic character of the conservation area.

12.3.8 Consequently, there will be some cases where side extension will, in principle, be unacceptable. Furthermore, ‘wrap around’ side and rear extension would not normally be considered acceptable.

12.3.9 Notwithstanding the above, in general, side extensions should be subordinate to

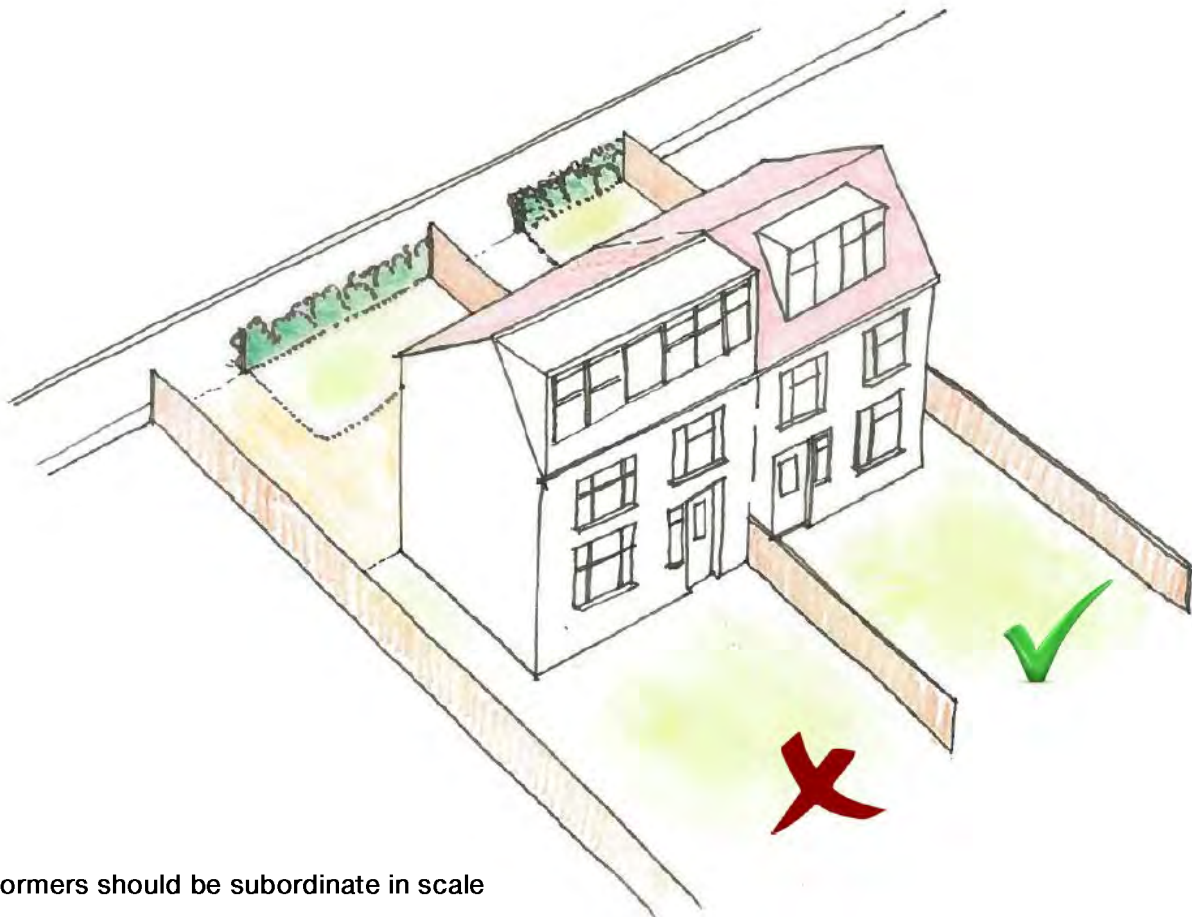
the main building and relate to the features of the main building, though not always at the same scale. When proposing a side extension, the layout should aim to achieve symmetry and balance. Where a different but appropriate precedent exists in the immediate vicinity, for example, the other half of a pair of villas, this should be copied. The following guidance points should also be considered:

- Side extensions should be set back from the building by at least 1m. This distance should be measured from the main elevation, not a front projecting bay or porch.
- Side extensions to corner properties should be carefully designed to address both street elevations.
- The width of side extensions should normally be no more than half the width of the main building's frontage.
- In the case of an extension more than one storey high, a minimum gap of 1.5 m should be maintained (from first floor level onwards) from the side boundary.
- When creating lower ground floor or basement extensions, these should follow the existing alignment of windows and replicate other elevation features such as string courses and window cills on the main building.
- Materials and detailing should match that existing on the main building. However, to appear visually subordinate, where appropriate these can be smaller in scale, for example, smaller window openings .

Rear extensions

12.3.10 Extensions at the rear of the properties should follow the scale and form of other appropriate traditional rear extensions on surrounding properties within the conservation area and should complement the character of the main dwelling. Where considered acceptable, they should meet the following design requirements:

- Rear extensions should usually be one storey less than the full height of the main building to ensure that they appear subordinate. Daylight, sunlight, overlooking, impact on neighbours and the suitability of the location would also be considered.
- Extensions should normally be subsidiary and have a maximum width between half and two-thirds of the original width of the house to ensure that at least a part of the original façade is retained. In Extensions should only exceptionally cover the entire width of the rear elevation.
- The depth of the rear extension should generally be such that it does not compete with the original footprint of the house. In any case, these should be no deeper than 4 m in case of detach and semi-detached properties, and 3 m in case of terraced properties.
- When creating lower ground floor or basement extensions, these should follow the existing alignment of windows and replicate other elevation features such as string courses and window cills on the main building.
- It is desirable that original windows and door openings on the rear elevation should be retained where possible.



Dormers should be subordinate in scale

Conservatories

12.3.11 Conservatories should be entirely subsidiary in terms of scale and form to the main building. They should be single storey only and should be either to the side or rear.

12.3.12 They should be as translucent as possible. If flat roof is proposed, these should be finished with either a brick-on-edge parapet or soldier course detail.

Roof form and extensions

12.3.13 Roof extensions to the front of properties are considered to be generally unsuitable in the conservation area because they have a detrimental effect on the character of the area.

- Where side and rear roof extensions and loft conversions are acceptable, the roof extension should observe the following:
- Extensions should compliment the roof form of the original house and

should match details such as parapets, ridges, eaves and materials.

- Hip to gable ends are unacceptable in principle as these are detrimental to the architectural integrity of the original building and the balance and symmetry of the pair/terrace.
- Dormers to the front are unacceptable as they are considered detrimental to the overall roof line of the properties.
- Dormers to the side and rear could be acceptable in many cases but, should be subordinate in scale and sit comfortably within the roof form. They should be suitably set in from the eaves, ridges and side of the roof of the host building, ideally by at least 1m.
- Over large and solid dormers with large 'cheeks' and 'aprons' to create habitable roof spaces would be unacceptable in principle.
- Juliet Balconies, roof terraces or 'cut

-in' terrace (inverted dormer) would only be permitted if they are characteristic of the area and do not harm the overall appearance of the building.

- Roof lights should be conservation type, sitting flush with the slope of the roof.

Front Extensions

12.3.14 Extensions to the front of properties including porches are generally considered intrusive and where not in keeping with the character of the area, would be unacceptable.

Doors and windows

12.3.15 Alterations to doors and windows including changes to the size of the door and window openings, can constitute development and require Planning Permission or where applicable, Listed Building Consent. The removal of decorative items such as door cases, window surrounds etc is likely to constitute demolition in case of listed

buildings requiring relevant consents.

12.3.16 Within the conservation area, there are examples of original 4 or 6 panel doors. Some properties have decorative and/or stained glass panelling and fanlights. These should all be retained and where possible re-instated. The following guidelines should be observed:

- Replacement main entrance doors should copy the design and materials of the original doors including details such as fanlights.
- New doors on extensions should copy the style and materials of existing or original doors on the main building.
- Where door cases or surrounds on the main building are missing, the Council will encourage their reinstatement in original style and materials or copied from existing ones on the main building or from the adjoining buildings of similar style in the area.
- Doors should be painted with gloss paint and not clear varnish.



Elements of doors and windows

12.3.17 Similarly, original windows should be retained and re-instated where lost. The following guidelines should be observed:

- New windows should reflect the character of the main dwelling and should be in proportion to the existing windows on the first or uppermost floor of the main building.
- Glazing bars, lintel, surround and cill detailing should match that of the existing building.
- UPVC windows are particularly unsuitable within conservation areas, and the Council will discourage replacement of existing timber or metal windows with UPVC. Where planning permission is required, these would be unacceptable. Bespoke and high quality metal frame windows may be acceptable based on design details.
- Double glazing or secondary glazing have a considerable impact on the appearance of the windows. Where possible, single sash windows should be restored with draft

proofing methods to increase their energy efficiency.

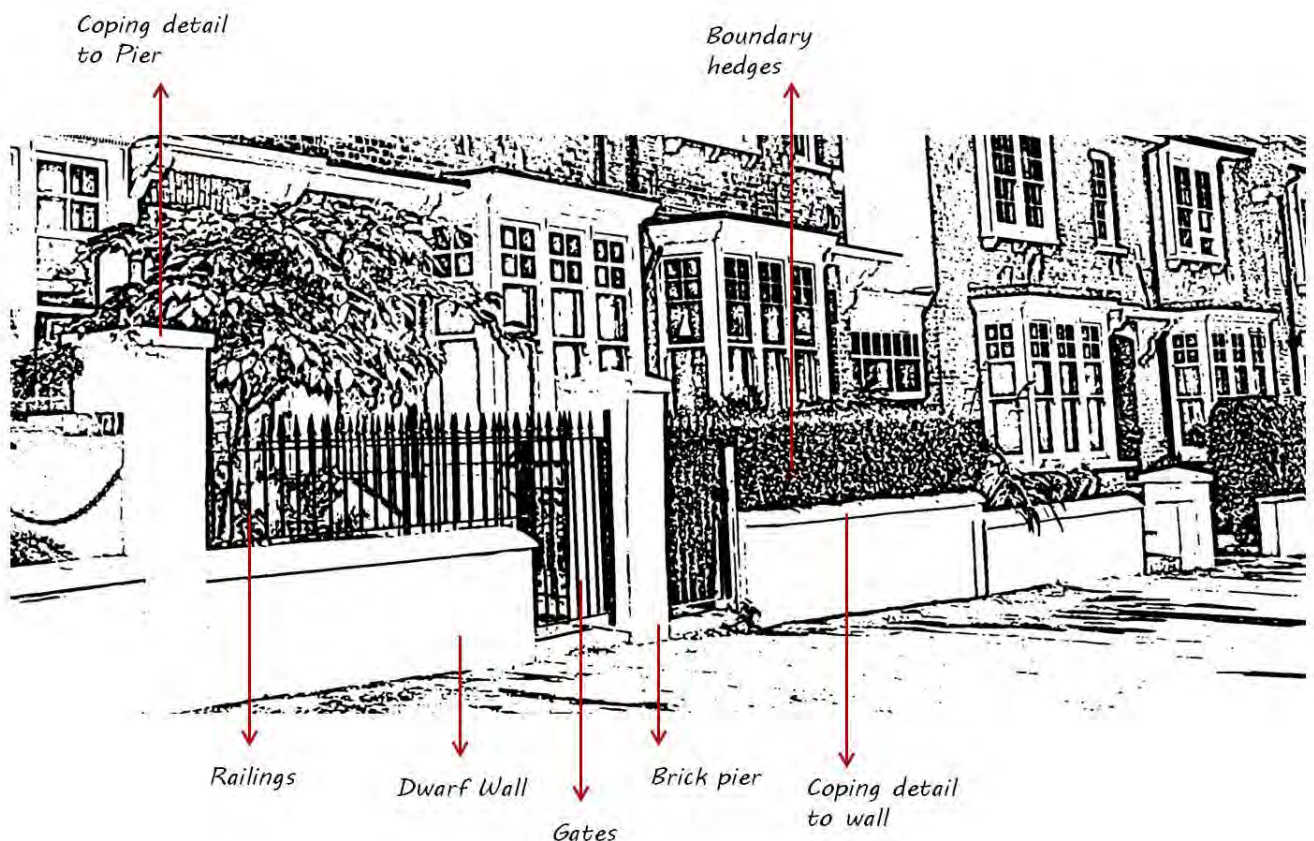
External finishes

12.3.18 Original external features on buildings must be retained. External finishes on extensions should match the original building. Existing brick work should not be painted or rendered. Existing original rendered bands should be continued across extensions where possible.

12.3.19 Brickwork pointing should be flush or recessed as appropriate for the property. Mortar mixes should be lime based composed of 1 part cement, 2 part lime and 9 part sand and aggregate mix (1:2:9), or to otherwise match the original building.

Garages and outbuildings

12.3.20 Outbuildings and garages should be ancillary to the main house and should be no more than one storey. These should align with the footprint of the



Boundary Treatment

building rather than plot boundaries. Their roof forms should relate to that of the main building or as appropriate in terms of design and street scene.

Crossovers, hardstanding and enclosures

12.3.21 The Council will resist the creation of additional hardstanding for parking in front of dwellings as this would detract from the character of dwellings and of the conservation area as a whole.

12.3.22 For boundary walls and fences, materials and design should match existing original examples from adjoining properties. Railings and railing heads should copy traditional ones. Some are typical within the street scene and should be retained and re-instated.

12.3.23 The construction of boundary walls, gates and railing on unlisted buildings (up to 1m to the front and 2 m to the side and rear) may not require planning permission as they may be deemed 'permitted development'. Nevertheless, developers and householders are strongly advised to replicate existing details such as dwarf walls with hedges and brick piers and the Council will use its powers where the planning system allows.. Large electric gates with solid walls should be avoided as these are highly detrimental to the character and appearance the area.

Trees

12.3.24 Trees and other landscape features contribute positively to the special character of a Conservation Area. There is a requirement to give six weeks notice (a 'Section 211 notice') to the Council for proposals to prune, lop or fell a tree in a Conservation Area. This allows time for the Council to make a Tree Preservation Order if considered to be appropriate. The following tree work

is exempt from the need to notify the Council:

- dead, dying or dangerous trees - five days notice of the works must still be given, unless in an emergency;
- Council owned trees;
- work on trees with a trunk less than 75mm in diameter; and
- work to a tree less than 100mm in diameter where the works will improve the growth of other trees.

Demolitions

12.3.25 Planning permission (formerly called conservation area consent) is required for demolition work of a substantial nature including demolition of walls or the total demolition of single buildings over 115 cubic metres in size. In general, consent will not be granted for the demolition of buildings which make a positive contribution to the character or appearance of a Conservation Area.

Satellite Dishes

12.3.26 The installation of satellite dishes (antenna) on the chimney stack or on the roof slope or elevation fronting the road would require permission and may not be granted if it detracts from the visual appearance of the building. In other cases, it is advised that satellite dishes should be located to the rear of the property. In case of flats, dishes should be shared to avoid unnecessary visual clutter. In case of listed buildings, their installation would require listed building consent and may not be granted if they are considered to be detrimental to the fabric and appearance of the building.

12.4 Shopfronts

12.4.1 The Conservation Area contains considerable retail frontage especially along Highgate High Street and

Archway Road. Their traditional characteristics, especially along Archway Road are under threat due to unsympathetic alterations and vacancies. Their improvement is crucial to preserve and enhance the appearance of the area. These guidelines are intended to give advice on the replacement of and any alteration to, shopfronts, signs and fascias.

12.4.2 The guidance is for the use of both shop owners and shopfront designers to ensure that new shopfronts are appropriately designed in keeping with the area.

Relevant permissions and consents

12.4.3 Planning permission is required for any removal, alteration or change that materially affects the appearance of the shopfront. This includes removal of details such as stall risers, original door

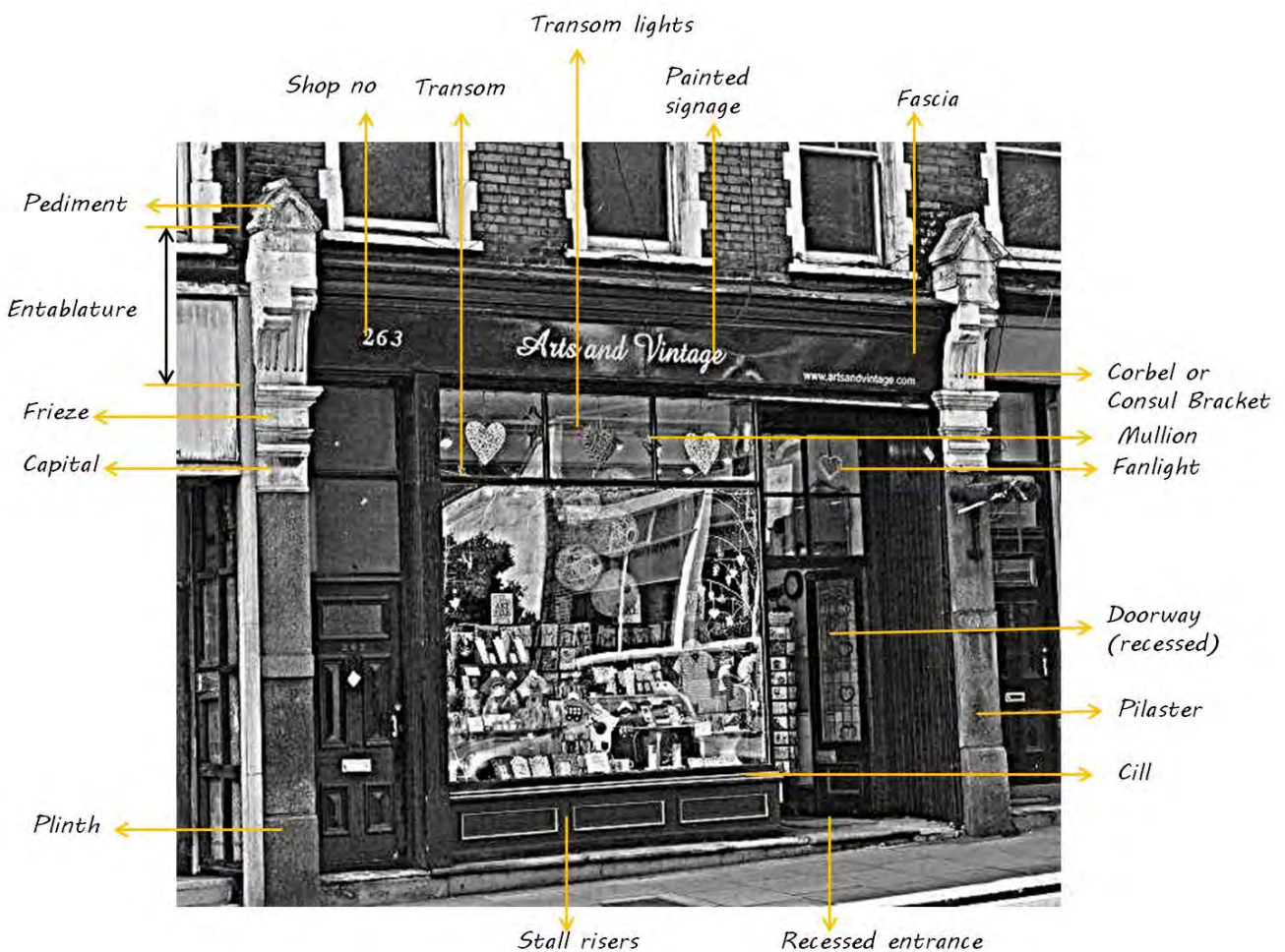
or installation of security grills or shutters. Permission is also required for relevant change of use. Please contact the Planning Department for further information.

12.4.4 Any alteration to a shopfront which forms part of a listed building would require Listed Building Consent.

12.4.5 A separate advertisement consent is required for any advertisements, shop sign, projecting sign or flag pole.

Elements of shopfront

12.4.6 A traditionally designed shopfront often has an entrance door set back from the back edge of the pavement with tiled entrance. It will also have a stall riser, one or two vertical mullions and a transom rail at head of door level with clerestory or transom lights over. The shopfronts are normally in timber, bar



Elements of Shop front

some 1920s shopfronts which were in metal.

12.4.7 The architectural framework around the shopfront traditionally comprises pilasters with details such as capital and plinth, a corbel or console bracket and an entablature with cornice and frieze or fascia level, which generally has a painted sign. These details should be retained and re-instated where appropriate.

- Pilasters: Generally supported by a plinth, they frame the shopfront on both sides and subdivide shops within parades.
- Doorway: This can be flush to the windows or recessed.
- Windows: These are represented by the glazed area of the shopfront, and are used for display. They can be of different shapes depending on the nature of the shop.
- Window sills: Window sills are created at the foot of the windows when these are recessed from the building line. They are usually made of stone or wood.
- Transoms and mullions: These are horizontal and vertical bars in the windows that reduce the scale of the glazed area.
- Stall riser: Surmounted by the window sills, stall risers raise the level of the windows from the floor reducing the size of the glazed surface.
- Awnings: These are a traditional feature of high street and traditional shops, usually in the form of straight retractable blinds usually made of canvas. In addition to the objective of providing shade and shelter, awnings offer the opportunity for advertising, such as lettering, to be displayed, and can add colour and variety to the street scene.

Design Consideration

12.4.8 Highgate Conservation Area has a some Georgian and many good Victorian and Edwardian shopfronts. These are integral to the character of the area and should be retained. Many shopfronts within the conservation area have been altered and are now out of keeping with the rest of the building and streetscene. Any new alterations should seek to re-instate the original features of the shopfront and enhance the appearance of the area.

12.4.9 The Council will generally encourage shop owners to repair original shopfronts or re-instate the traditional architectural frame of the shopfront. Where appropriate, high quality modern design may be acceptable.

12.4.10 It is important that the shopfront respects the effect of the design on the rest of the street and the wider conservation area. Proportion, materials and details should maintain and reflect local variations as appropriate. The new shopfront should not seek attention or be over-dominant in the street.

12.4.11 Careful and thoughtful consideration should be given to the original elements and architectural detailing of the shopfront. Special care in the design of entrances, doors, panels and signs will help to enhance the visual interest of the building as well as the shopfront.

12.4.12 Retention or reinstatement of original pilasters and the division of original units in particularly important, even where one modern shop may extend over several original shop units. There are many examples of where this has been done successfully.

Windows

12.4.13 Large expanses of glass are usually out of scale and are detrimental to the proportions of the shopfront. The use of transom and mullions ensures that glazing panels of the shop are broken visually. Proliferation of internal advertisement and display materials should be avoided as it add to the visual clutter.

Stallrisers

12.4.14 This is a common attractive feature and gives proportion and character to the shopfront. It is traditionally in timber, and should be retained and restored. Laminates, mosaic, reflective tiles or render are not usually appropriate materials and should be avoided.

Materials

12.4.15 Materials should be selected appropriately and should preferably be

timber. High quality metal shopfront, made bespoke to the proportions of the original shopfront may be acceptable in some cases. Shiny reflective materials such as acrylic or plastic should be avoided.

Security

12.4.16 Solid roller shutters, when closed, can appear visually intrusive, detract from the entire parade of shops and will be unacceptable. Open roller grills, removable grills or internal grilles and meshes are preferable since the shop display can still be seen contributing to an attractive environment and street frontage.

12.4.17 Roller shutters and grills, where acceptable, should be incorporated into the design of the shopfront and the housing box, not simply applied as a projecting item as this is detrimental to



Solid roller type shutters detract from the character of the conservation area. Open-mesh or lattice shutters achieve a balance between security and appearance.

the appearance of the building as well as the shopfront.

either internally or externally. There are a number of rules regarding ramps that are described in the building regulations which must be complied with.

12.4.18 Shutter grills should not cover pilasters when in the down position, and guide channels should be concealed or removable. All roller shutters should have painted or colour finish to harmonise with the rest of the shopfront and building.

Signs and advertising

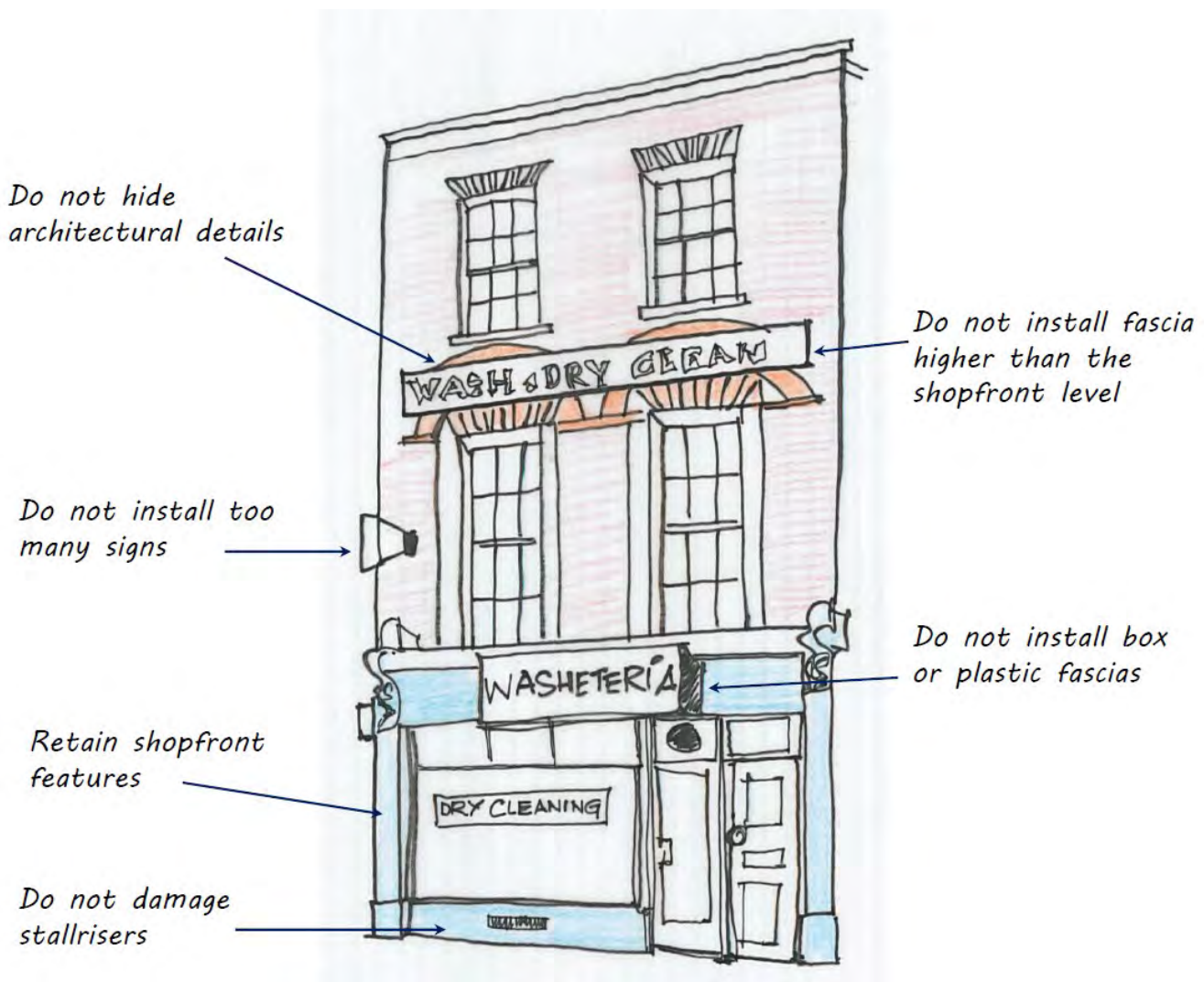
12.4.21 Shop signs are an important part of the shopfront design. They attract customers, but if poorly positioned or oversized, they can create visual clutter and be detrimental to the historic environment.

Doors and access

12.4.19 The design of shop entrance should be carefully considered to ensure that access is suitable and that the door is in keeping with the building as a whole.

12.4.22 Within Highgate, traditional shopfront fascias are primarily in timber with painted lettering. These are generally illuminated through swan neck lamps or trough lights. In this way the light emphasises the relevant elements in a subtle and unobtrusive way. Such

12.4.20 The shop entrance should be level with the pavement. This can be achieved by creating a non slip ramp (1:12 gradient)



List of do's and do not's



lighting also contributes to the overall street illumination, and therefore should be given particular attention, as this is an important element of streetscape and public realm design.

consider the details of their design, such as colours, size of lettering and illumination.

Blinds and awnings

- 12.4.23 The Council will not permit totally illuminated, internally illuminated or intermittently illuminated acrylic fascia panels. There will be a preference for spotlighted timber fascias or fascias and lettering with indirect illumination. The use of matt finished slim metal letters, individually illuminated may be acceptable in some instances.
- 12.4.24 Projecting and hanging signs should complement the fascia and the building in terms of proportions and position. The use of internally or intermittently illuminated projecting signs will not be permitted. Non illuminated projecting signs may be acceptable instead, but only when these are of appropriate scale and high quality.
- 12.4.25 The Council will expect commercial firms to adapt their corporate signage to retain and enhance the quality of the building, the character of the area and the street scene. They should carefully

- 12.4.26 Blinds and awnings are a traditional feature of shopfronts. In recent years, traditional canvas rollers have been replaced by quarter-round curved rigid-framed and 'balloon' blinds. The Council considers that it is important to control blinds and awnings because if poorly designed or over-prominent, they can detract from the appearance of shopfronts and buildings and be obtrusive to the street scene. Advertisements on blinds and canopies also need approval and their unauthorised use may result in enforcement action.
- 12.4.27 The traditional canvas rollers, if designed subtly, has the potential to respond to the character of the shopfront and the building, improve the character of the street scene and is usually less intrusive, although inherently more cumbersome when retracted. Permanent 'balloon' blinds

can be visually intrusive and are more alien to the traditional shopping street design.

12.4.28 Blinds will only be permitted where they do not adversely affect the architectural or historic interest of the building. Retractable blinds, which have no adverse impact on the quality of the street scene, are preferred. Care should be taken in the selection of an appropriate blind, when desirable, in terms of type, style, materials, colours and reference to the character and period of the building. The type of blind should be appropriate to the age and character of the building and should pay respect to the street scene. The most appropriate material is canvas with a matt finish, whilst bright, fluorescent, glossy or metallic finish blinds will not be considered appropriate.

12.4.29 The lettering of the advertising material appearing on the blinds, if acceptable, should be proportionate in scale to the blind itself and the building above.

Numbering

12.4.30 Too often the importance of numbering is underestimated and as a result numbering is absent in many shopfronts within the conservation area. Retailers are encouraged to incorporate the street number of their shop within the 'signable' area. Numbering can be used, for example, to grant distinctiveness to the threshold.

12.5 Public realm

12.5.1 The public realm of the conservation area would benefit from refurbishment and enhancement works to promote high quality design and to eliminate visual clutter by removing redundant items of street furniture. These works could involve the reintroduction of high

quality natural materials such as large rectangular paving slabs of York stone or artificial stone of a uniform colour laid in a traditional interlocking pattern and granite setts as appropriate; the retention and refurbishment of original cast iron lighting columns and historic cast iron bollards. An opportunity should also be taken to review the current provision of seating, trees and open planted areas.

12.5.2 Public realm works should also be encouraged along Archway Road to re-establish and facilitate its commercial prosperity. Proposals for new street furniture and signage should be assessed to ensure that they do not create clutter and that new signs reflect the road system hierarchy. New street furniture and signs should be designed traditionally to reflect the character of the road. Statutory undertakers/highway engineers and TfL, where necessary, would be encouraged to reinstate pavements with the same material as existing or a close match.

APPENDICES

Appendix 1: Planning policy context & purpose and status of the Appraisal

1 Planning policy framework

1.1 National

1.1.1 Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to designate as conservation areas any ‘*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*’ Designation provides the basis for policies designed to preserve or enhance the special interest of such an area.

1.1.2 Section 71 of the Act requires local planning authorities to formulate and publish proposals for the preservation or enhancement of conservation areas. This character appraisal is primarily an evidence based document which defines the special architectural and historic character interest of the conservation area, clarifying the qualities and attributers of the character to be preserved or enhanced.

1.1.3 The conservation of historic assets is a core principle of the National Planning Policy Framework (NPPF). This character appraisal is an evidence-based primary document consistent with NPPF chapter 12: Conserving and enhancing the historic environment, para. 126.

1.1.4 The English Heritage publication Understanding Place: Conservation Area Designation, Appraisal and Management, dated March 2011, is the latest relevant guidance document.

1.2 Regional

1.2.1 The Mayor of London’s London Plan: Spatial Development Strategy for Greater London July 2011 forms part of the statutory plan for the Borough. It contains a range of policies relating to the historic environment and landscapes. This character appraisal takes into account policy 7.8 Heritage Assets and Archaeology and policy 7.9 Heritage-led Regeneration.

1.3 Local

1.3.1 Haringey’s Local Plan (adopted March 2013) sets out a vision and key policies for the future development of the borough up to 2026. The Local Plan is the primary and strategic Development Plan Document and is at the heart of Haringey’s Local Development Framework.

1.3.2 Policy SP12 of the Local Plan states that the ‘The Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment.’

2 The Purpose of Conservation Areas

2.1 Conservation Areas were first introduced in the Civic Amenities Act of 1967. A Conservation Area is defined as an: “area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

2.2 They are also defined as “designated heritage assets” in the National Planning Policy Framework 2012.

2.3 The aim of Conservation Area designation is to protect the wider historic environment. Areas may be designated for their architecture, historic street layout, use of characteristic materials, style or landscaping. These individual elements are judged against local and regional, rather than national criteria. Above all, Conservation Areas should be cohesive areas in which buildings and spaces create unique environments that are of special interest and are irreplaceable.

2.4 The responsibility for designating Conservation Areas falls to the local authority. Local authorities also have a statutory duty to review all their Conservation Areas periodically. English Heritage recommends that each area is reviewed every five years.

2.5 Conservation Area designation provides extra protection within these areas in the following ways:

- Planning permission is required for the demolition of buildings.
- Local Authorities have additional controls over some minor householder development normally considered as permitted development.
- Special provision is made to protect trees.
- When assessing planning applications, the local authorities must pay careful attention to the desirability of “preserving or enhancing” the character and appearance of the Conservation Area and its setting.
- The local authority can include policies in the Unitary Development Plan or Local Development Framework to help preserve the

special character or appearance of Conservation Areas.

3 The Purpose and status of this Character Appraisal and Management Plan

3.1 The purpose of this document is to:

- Identify the significance of the designated heritage asset – i.e. the value of the asset to this and future generations because of its heritage interest – this may be archaeological, architectural, artistic or historic interest.
- Increase public awareness and involvement in the preservation and enhancement of the area.
- Highlight particular issues and features, which detract from the character or appearance of the Conservation Area and which offer potential for enhancement or improvement through positive management.
- Provide a framework for planning decisions, to guide positive change and regeneration.

3.2 The contents of this appraisal are intended to highlight significant features but should not be regarded as fully comprehensive and the omission, or lack of reference to a particular building or feature, should not be taken to imply that it is of no significance. This may only be fully identified at such time as a feature or building is subject to the rigorous assessment that an individual planning application necessitates. Similarly, the controls that apply to elements vary and in some instances, the items that have been identified as significant cannot be fully protected by planning legislation.

