

NOTICE OF MEETING

Cabinet

TUESDAY, 16TH OCTOBER, 2012 at 18:30 HRS – COUNCIL CHAMBER, CIVIC CENTRE, HIGH ROAD, WOOD GREEN, N22 8LE.

MEMBERS: Councillor Claire Kober (Chair), Councillor John Bevan, Councillor Nilgun Canver, Councillor Joe Goldberg, Councillor Alan Strickland Councillor Bernice Vanier, Councillor Ann Waters, Councillor Richard Watson.

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AGENDA

1. APOLOGIES

To receive any apologies for absence.

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. (Late items will be considered under the agenda item where they appear. New items will be dealt with at Item 17 below. New items of exempt business will be dealt with at Item 21 below).

3. DECLARATIONS OF INTEREST

A Member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and
- (ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A Member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct.

4. MINUTES (PAGES 1 - 8)

To confirm the minutes of the meeting of the Cabinet meeting held on 18 September 2012 as a correct record.

5. DEPUTATIONS/PETITIONS/QUESTIONS

To consider any requests received in accordance with Standing Orders.

6. DOG CONTROL ORDERS (PAGES 9 - 28)

(Report of the Director of Place and Sustainability. To be introduced by the Cabinet Member for the Environment). The report seeks approval to make Dog Control Orders in the Borough.

7. DRAFT CHARACTER APPRAISAL FOR HIGHGATE CONSERVATION AREA (PAGES 29 - 170)

(Report of the Director of Place and Sustainability. To be introduced by the Cabinet Member for Economic Regeneration and Social inclusion). To approve an eight week public consultation period on the draft Highgate Conservation Area Character Appraisal. The final character Appraisal will be brought back to Cabinet for adoption in spring 2013.

8. WINTER SERVICE PLAN REVIEW 2012/13 (PAGES 171 - 182)

(Report of the Director of Place and Sustainability. To be introduced by the Cabinet Member for the Environment). The report seeks approval of the revised Winter Service Plan for 2012/13 which details the Council's policies and operational procedures for dealing with snow and ice on the highway.

9. HARINGEY 40:20 CARBON COMMISSION AND ACTION PLAN

(Report of the Director of Place and Sustainability. To be introduced by the Cabinet Member for Finance and Carbon Reduction). The report presents the final recommendations of the Haringey 40:20 Carbon Commission and seeks approval of the initial Action Plan for actions to be led by the Council. **THIS REPORT WILL BE SENT TO FOLLOW**

10. 2012-13 CAPITAL PROGRAMME AND DECENT HOMES VARIATIONS (PAGES 183 - 206)

(Report of the Director of Adult and Housing Services. To be introduced by the Cabinet Member for Housing). The report asks Cabinet to note the position with regard to the 2012-13 Housing Capital Programme; approve virements to the 2012-13 Decent Homes Programme and approve the installation of pitched roofs for a number of housing blocks.

11. PROPOSED CHANGE TO PENALTY CHARGE BANDING (PAGES 207 - 214)

(Report of the Director of Place and Sustainability. To be introduced by the Cabinet Member for the Environment). The report seeks agreement, in principle, to move all penalty charges in Haringey Band A and to authorise officers to proceed to London Councils with an application to do so with effect from 1 April 2013.

12. SUPPORTED HOUSING REVIEW - PROTHEROE HOUSE (PAGES 215 - 224)

(Report of the Director of Adult and Housing Services. To be introduced by the Cabinet Member for Health and Adult Services). To approve the disposal of the site to the selected Registered Provider subject planning permission and consent from the Secretary of State.

13. CHILDREN'S SERVICES CAPITAL PROGRAMME UPDATE (PAGES 225 - 234)

(Report of the Director of Children's Services. To be introduced by the Cabinet Member for Children). To update Members on the latest position of the Children's Service Capital Programme 2012/13 to 2015/16 and to obtain approval for virements within the 2012/13 Capital Programme.

14. 'ACCOUNTABLE FOR ALL, RESPONSIBLE FOR SOME' - THE RELATIONSHIP BETWEEN THE LOCAL AUTHORITY AND SCHOOLS 2012 AND BEYOND (PAGES 235 - 250)

(Report of the Director of Children's Services. To be introduced by the Cabinet Member for Children). The report sets out proposals for the development of the Council's future relationship with schools.

15. SIGNIFICANT AND DELEGATED ACTIONS

(Report of the Assistant Chief Executive. To be introduced by the Leader of the Council). To note significant and delegated actions taken since the previous meeting.
THIS REPORT WILL BE SENT TO FOLLOW

16. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at Item 2 above.

17. EXCLUSION OF THE PRESS AND PUBLIC

Note from the Head of Local Democracy and Member Services

Items 18 and 19 allow for the consideration of exempt information in relation to Items 4, and 12 respectively, which appear earlier in the agenda.

RESOLVED:

That the press and public be excluded from the remainder of the meeting as the items below contain exempt information, as defined under paragraph 3, Part 1, schedule 12A of the Local Government Act 1972.

18. EXEMPT MINUTES (PAGES 251 - 258)

To confirm the exempt minutes of the Cabinet meeting held on 18 September 2012 as a correct record.

19. SUPPORTED HOUSING REVIEW - PROTHEROE HOUSE (PAGES 259 - 262)

To consider exempt information pertaining to Item 12 above.

20. NEW ITEMS OF EXEMPT URGENT BUSINESS

To consider any new items of exempt Urgent Business.

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Published: Monday 8 October 2012

**MINUTES OF THE CABINET
TUESDAY, 18 SEPTEMBER 2012**

Councillors Present: Councillor Claire Kober (Chair), Councillor John Bevan, Councillor Nilgun Canver, Councillor Joe Goldberg, Councillor Bernice Vanier, Councillor Ann Waters and Councillor Richard Watson

Also Present: Councillor Reg Rice, Councillor Richard Wilson

MINUTE NO.	SUBJECT/DECISION	ACTION BY
CAB227.	APOLOGIES There were no apologies for absence.	
CAB228.	URGENT BUSINESS There were no items of Urgent Business.	
CAB229.	DECLARATIONS OF INTEREST There were no declarations of interest made.	
CAB230.	MINUTES RESOLVED: That the minutes of the Cabinet meeting held on 10 July 2012 and the Special Cabinet meeting held on 19 July 2012 were confirmed as a correct record.	
CAB231.	DEPUTATIONS/PETITIONS/QUESTIONS A deputation was taken in relation to Item 11: 'Options for the Future of John Loughborough School' from Mr Samuel Berton, Acting Chair of the school Governors.	
CAB232.	FINANCIAL (BUDGET) MONITORING Cabinet considered a report, introduced by the Cabinet Member for Finance and Carbon Reduction, which forecast financial revenue and capital outturns for 2012/13, based on actual performance to 31 July 2012; the report also sought approval of budget adjustments (virements) in response to monthly budget management. RESOLVED: i. That the report and the progress being made against the Council's 2012/13 budget, with respect to revenue and capital expenditure, be noted. ii. That the budget changes (virements) set out in Appendix 3 of the	Ass Dir

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	<p>report be approved.</p> <p>iii. That the capital carry forward of £396k relating to Alexandra Park and Palace from 2011/12 to 2012/13 be approved.</p>	<p>Finance</p> <p>Ass Dir Finance</p>
CAB233.	<p>PERFORMANCE ASSESSMENT 1ST QUARTER 2012/13</p> <p>Cabinet considered a report, introduced by the Leader of the Council, which provided an update in relation to progress against the Council's priorities and other major responsibilities during the first quarter of 2012/13.</p> <p>In response to a question with regard to performance in relation to the adoption of Looked After Children, Cabinet was advised that the Department for Families and Education (DFE) had considered that the Council's plans for improvement in this area were sufficiently robust and that performance in this area would continue to be closely monitored by the Corporate Parenting Committee.</p> <p>There was agreement that the Cabinet Member for the Environment would check whether figures reported within the report in relation to a rise in litter, from 8% to 13%, were correct and report back to Cabinet and the Leader of the Opposition.</p> <p>RESOLVED:</p> <p>i. That progress against the Council's priorities and other major responsibilities during the first quarter of 2012/13 be noted.</p> <p>ii. That the emerging issues and challenges going forward be noted.</p>	
CAB234.	<p>WELFARE BENEFIT REFORMS - IMPLICATIONS FOR HOUSING SERVICES</p> <p>This item was withdrawn from the agenda.</p>	
CAB235.	<p>DECLARATION OF AN ARTICLE 4 DIRECTION AREA FOR CONTROLLING PROBLEMATIC HOUSES IN MULTIPLE OCCUPATION (HMOS)</p> <p>Cabinet considered a report, introduced by the Cabinet Member for the Environment, which sought approval to make a Direction under Article 4 (1) of the Town and Country Planning (General Permitted Development) Order 1995, as amended, removing permitted development rights for changes of use from C3 to use C4 in twelve of the Borough's wards.</p> <p>It was noted that the implementation of an Article 4 Direction would enable the Council to better manage the impact of Houses in Multiple Occupation (HMO) and ensure that HMOs were of a higher standard where they were approved. This would form part of a range of measures available to the Council to raise standards in private sector housing and would also compliment work being undertaken to regenerate Tottenham.</p> <p>In response to a question it was noted that the Article 4 Direction was</p>	

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	<p>being implemented in wards in the east of the Borough as there was a far higher level of HMOs being established in these areas.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> i. That the current joined up partnership working already in place to better manage private sector housing in the Borough, as outlined in paragraph 2.2 of the report, be noted. ii. That approval be given to make a Direction under Article 4 (1) of the Town and Country Planning (General Permitted Development) Order 1995, as amended, removing permitted development rights for changes of use from C3 to use C4 in the following Wards: <ul style="list-style-type: none"> ➤ Seven Sisters ➤ Tottenham Green ➤ Tottenham Hale ➤ West Green ➤ Bruce Grove ➤ White Hart Lane ➤ Northumberland Park ➤ Noel Park ➤ Woodside ➤ Bounds Green ➤ Harringay ➤ St Ann's iii. That it be specified in the making of the notice that it should come into effect no less than twelve months later. iv. That the Director of Place and Sustainability be authorised to carry out the statutory procedure for making an Article 4 (1) Direction including undertaking the necessary consultation. v. That it be noted that, subject to the outcomes of this consultation, a further report would be made to Cabinet to confirm the Direction. 	<p>Dir Place and Sustainability</p> <p>Dir Place and Sustainability</p> <p>Dir Place and Sustainability</p>
<p>CAB236.</p>	<p>LOCAL IMPLEMENTATION PLAN ANNUAL SPENDING SUBMISSION FOR TRANSPORT 2013/14</p> <p>Cabinet considered a report, introduced by the Cabinet Member for the Environment, which sought approval for the submission of the Local Implementation Plan (LIP) Annual Spending Submission for 2013/14.</p> <p>It was noted that Annual Spending Submission for 2013/14 detailed transport schemes within Haringey's LIP and that 2013/14 formed the final year of a three year cycle of funding. Preparation for the next three year cycle of funding would begin during 2013/14.</p> <p>RESOLVED:</p> <p>That the Local Implementation Plan (LIP) Annual Spending Submission</p>	<p>Dir Place</p>

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	for 2011/13/14, as set out in Appendix A of the report, be approved.	and Sustainabi lity
CAB237.	<p>OPTIONS FOR THE FUTURE OF THE JOHN LOUGHBOROUGH SCHOOL</p> <p>Cabinet considered a report that sought approval to commence consultation on the closure of John Loughborough School.</p> <p>A deputation was received from Mr Samuel, Acting Chair of the school's Board of Governors.</p> <p>Mr Samuel noted that whilst he understood the Council's concerns with regard to the school's performance the school had taken significant steps to improve performance over the last two years. These included the employment of a consultant head teacher, with a track record of driving up standards of performance in failing schools, and bringing in teachers with special expertise in Maths to improve standards in that specific area.</p> <p>Mr Samuel noted that John Loughborough School had a strong Christian ethos and that in addition to providing a good education it also aimed to equip pupils with skills that would enable them to make a significant contribution to society.</p> <p>Mr Samuel raised concern with regard to the impact that the closure of the school would have upon existing pupils and noted that whilst he appreciated that the Council had a duty to ensure that children in the Borough were provided with the highest standards of education, the disruption and impact upon children at the school also had to be considered.</p> <p>In conclusion Mr Samuel noted that he hoped that the school and the Council could work together to continue to improve standards at the school and to support the school in its application for Academy status.</p> <p>The Leader thanked Mr Samuel for his deputation and invited Cabinet Members to put questions to him.</p> <p>In response to a question, with regard to the falling school roll and the decline in the number of parents and pupils selecting the school as their first preference, Mr Samuel advised that since the school had been placed under special measures by Ofsted in 2009 there had been an understandable fall in the school roll. However, he considered that the steps that the school had taken to drive up standards had made a positive impact and that if the school and the Council continued to work together this would improve further.</p> <p>The Cabinet Member for Children thanked Mr Samuel for his deputation and acknowledged the work that the school had undertaken to improve its performance. Whilst she understood the school's position in wanting more time to improve its performance further, she noted that as part of a recent review it had been concluded that the school was only financially viable if it continued to receive extensive and sustained support from the</p>	

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Seventh Day Adventist South of England Conference. Therefore the school was not financially viable from the Council's perspective.

The Cabinet Member for Children noted that the Council recognised the unique Christian ethos of the school and the emphasis that it placed on its pupil's spiritual development. However, this was not a sufficient reason not to consider closure against a backdrop of failing education standards and attainment.

In conclusion the Cabinet Member for Children noted that no decision would be made with regard to the closure of the school until the first round of consultation had been undertaken and that all of the views and material evidence received would be taken into account before the final decision was made.

It was noted that the Council was not only concerned about the school's ability to provide the right quality of education but also its financial viability and the value for money it represented. As set out in the report there would be a parallel process whereby South of England Conference of Seventh Day Adventists would work to identify a sponsor that could overcome the challenges the school faced and to support it in becoming an Academy.

In response to a question it was clarified that it was the Secretary of State, not the Council, which would consider the school's application for Academy status. In terms of the process moving forward it was noted that if the recommendations were agreed by Cabinet this would begin a process of consultation with the school, parents and pupils, after which there would be consideration of the views gathered. The Cabinet Member for Children and the Director of Children's Services would then determine whether a statutory notice, proposing the closure of the school should be issued. As set out in the report the issuing of the statutory notice would represent the start of a six week representation period after which a report would be submitted to Cabinet for it to make the final decision as to whether the school should be closed.

The Leader reiterated that the Council would not proceed with consultation on the closure of the school if the Secretary of State approved an application for Academy status.

RESOLVED:

- i. That, following careful consideration of the under performance of John Loughborough School and the lack of success in attempts to create sustained improvement from other methods of intervention, consultation on the closure of the school should commence.
- ii. That the Cabinet Member for Children's Services, in consultation with the Director of Children's Services, should be authorised to determine whether to issue a Statutory Notice proposing closure, following the completion of the consultation period. The issuing of a Statutory Notice would mark the start of a six week

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	<p>representation period, following which the final decision on the future of the school would be taken by Cabinet.</p> <p>iii. That, in parallel with this process, the South of England Conference of Seventh Day Adventists (SEC) would work to identify a sponsor that was confident that they could overcome the challenges identified in the review and support the school to become an Academy. The Local Authority would terminate consultation on school closure if the Secretary of State entered into Academy arrangements following any approval for an Academy application by SEC for the school.</p>	<p>Children's Services</p> <p>Dir Children's Services</p>
CAB238.	<p>HOUSING RELATED SUPPORT CONTRACT - HOME IMPROVEMENT AGENCY</p> <p>Cabinet considered a report, introduced by the Cabinet Member for Housing, which sought approval to the waiver of tendering requirements of Contract Standing Order (CSO) 10.01.2 (d) to approve an award of contract with Metropolitan Care and Repair for Homes Improvement Service for two years at the current contract value.</p> <p>It was noted that the report contained exempt information that would be considered in the closed part of the meeting.</p> <p>RESOLVED:</p> <p>i. That the waiver of tendering requirements of Contract Standing Order (CSO) 10.01.2 (d) be approved.</p> <p>ii. That the award of contract with Metropolitan Care and Repair for Homes Improvement Service (HIA) for two years at the current contract value be approved.</p>	<p>Dir Adult and Housing Services</p>
CAB239.	<p>AWARD OF LEISURE MANAGEMENT CONTRACT</p> <p>Cabinet considered a report, introduced by the Cabinet Member for Communities, which sought approval to award a twenty year contract to Bidder B (as set out in the exempt part of the report) to manage Tottenham Green Leisure Centre, Park Road Leisure Centre, Broadwater Farm Community Centre and White Hart Lane Community Sports Centre (for up to three years), and to delegate authority to the Director of Place and Sustainability, in consultation with the Cabinet Member for Communities, to finalise and issue the contract.</p> <p>In response to a question Cabinet was advised that there would be an opportunity for service users to engage with the Council with regard to the services provided on a four monthly basis and that this would be considered in the Council's monitoring of the contract.</p> <p>It was clarified that the Council set the prices for concessionary users and that the contractor would only have the flexibility to raise non concessionary prices.</p>	

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	<p>RESOLVED:</p> <ul style="list-style-type: none"> i. That the results of the procurement process and, in particular, the evaluation assessment set out in the 'exempt' part of the report, be noted. ii. That a twenty year contract be awarded to Bidder B to manage Tottenham Green Leisure Centre, Park Road Leisure Centre, Broadwater Farm Community Centre and White Hart Lane Community Sports Centre (for up to three years), and to delegate authority to the Director of Place and Sustainability, in consultation with the Cabinet Member for Communities, to finalise and issue the contract. 	Dir Place and Sustainability
CAB240.	<p>MINUTES OF OTHER BODIES</p> <p>RESOLVED:</p> <p>That the minutes of the meetings set out below be noted:</p> <ul style="list-style-type: none"> ➤ Cabinet Member Signing 18 July 2012 ➤ Cabinet Member Signing 26 July 2012 ➤ Cabinet Member Signing 15 August 2012 ➤ Cabinet Member Signing 16 August 2012 	
CAB241.	<p>SIGNIFICANT AND DELEGATED SIGNIFICANT ACTIONS</p> <p>Cabinet received a report that detailed the significant and delegated actions taken by Directors since the previous meeting of Cabinet.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
CAB242.	<p>URGENT ACTIONS TAKEN IN CONSULTATION WITH CABINET MEMBERS</p> <p>Cabinet received a report that detailed urgent decisions taken by Directors, in consultation with Cabinet Members, since the previous meeting of Cabinet.</p> <p>RESOLVED:</p> <p>That the report be noted.</p>	
CAB243.	<p>NEW ITEMS OF URGENT BUSINESS</p> <p>There were no new items of Urgent Business.</p>	
CAB244.	<p>EXCLUSION OF THE PRESS AND PUBLIC</p> <p>RESOLVED:</p>	

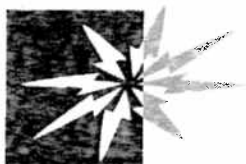
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	That the press and public be excluded from the remainder of the meeting as the items below contained exempt information, as defined under paragraph 3, Part 1, schedule 12A of the Local Government Act 1972.	
CAB245.	EXEMPT MINUTES RESOLVED: That the minutes of the Cabinet meeting held on 10 July 2012 be confirmed as a correct record of the meeting.	
CAB246.	HOUSING RELATED SUPPORT CONTRACT - HOME IMPROVEMENT AGENCY Cabinet considered exempt information relating to this report.	
CAB247.	AWARD OF LEISURE MANAGEMENT CONTRACT Cabinet considered exempt information relating to this report.	
CAB248.	EXEMPT MINUTES OF OTHER BODIES RESOLVED: That the exempt minutes of the Cabinet Member Signing held on 26 July 2012 be noted.	
CAB249.	NEW ITEMS OF EXEMPT URGENT BUSINESS There were no new items of exempt Urgent Business.	

Councillor Claire Kober

CHAIR

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Haringey Council

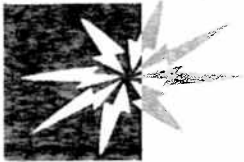
Report for:	Cabinet 16.10.12	Item number	
Title:	Dog Control Orders		
Report authorised by :	Lyn Garner, Director of Place and Sustainability		
Lead Officer:	Joan Hancox, Head of Neighbourhood Services		
Ward(s) affected: All	Report for Key/Non Key Decision: Key Decision		

1. Describe the issue under consideration

- 1.1 Cabinet is asked to consider the results of the consultation on Dog Control Orders and to approve the making of several Dog Control Orders.

2. Cabinet Member Introduction

- 2.1 Whilst we recognise that there are many responsible dog owners in the borough who wish to exercise their dogs, this needs to be balanced by the need for residents and children to play and enjoy our parks and open spaces. We also wish our borough to be a clean place to live and reduce the amount of dog fouling that takes place.
- 2.2 Residents, Friends of Parks and Safer Neighbourhood Teams have raised with us their concern over dogs that appear to be out of control and how intimidating this can be. Upon receiving this feedback we made it a council commitment to address these concerns. Specifically we made the following pledge:



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“We will ensure all of our parks and open spaces are designated as Dog Control Areas, encouraging owners to look after their dogs and keep them under control.”

2.3 Consultation was conducted in the summer and the data has been evaluated. There is strong support for some of the orders that we consulted on but not for the complete exclusion of dogs from Russell Park, which had been part of the original proposals. With these orders in place and through joint working with the Police we can help people feel safer in the streets and in other public places.

2.4 I endorse the recommendations contained within this report which clearly demonstrate that Haringey will continue to be a welcoming place for responsible dog-owners and their pets.

3. Recommendations

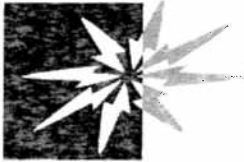
3.1 That Cabinet approves the making of Dog Control Orders applicable to all land within the London Borough of Haringey which is open to the air and to which the public are entitled or permitted to have access (with or without payment) as follows:

- Dogs on Leads Order - dogs to be kept on a lead on roads, in car parks and cemeteries, and in parks and open spaces of less than half a hectare;
- Dogs on Leads by Direction Order - make it a requirement to place a dog on a lead when instructed to do so by an authorised officer;
- Fouling of Land by Dogs Order - make it an offence to fail to clean up after a dog; and
- Dogs (Specified Maximum) Order - limit to six the number of dogs that can be walked by an individual person.

3.2 That Cabinet approves the making of the following Dog Control Order related to specific areas as follows:

- Dogs Exclusion Order - dogs to be excluded from children's playgrounds at all times and excluded from marked sports pitches when the pitches are in use.

Please see paragraph 5.6 for details.



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4. Other options considered

- 4.1 Originally a pilot scheme was considered to introduce Dog Control Orders in five parks within the borough with dogs being completely excluded from Russell Park. Based on discussions and feedback from stakeholders it was felt that to be effective the scheme should be widened to cover the whole of the borough. In addition it was considered that the controls should extend to other land uses such as highways and land controlled by Homes for Haringey.

- 4.2 Other options were set out in the Cabinet Report in December 2011 including orders introduced by other boroughs and also a “do nothing” option.

5. Background

- 5.1 Cabinet agreed on 20th December 2011 to undertake formal consultation on a range of dog control orders. The report set out the concerns of stakeholders as well as outlining proposals for dog control orders and their enforcement, if approved. The proposed orders were as follows.

Dogs Exclusion Order

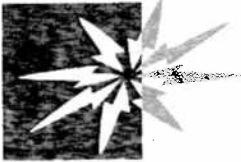
All public areas identified as children's playgrounds, sports courts, marked games areas and marked pitches when in use.

Dogs on Leads Order

- All roads, footpaths
- Car parks,
- Communal public areas on housing estates
- Small areas of land – less than half hectare (see appendix 2 for a list of parks and open spaces of less than half a hectare)
- Cemeteries, crematoriums and church yards

Dogs on Leads by Direction Order

This would apply to the whole borough and give designated officers the power to request that dogs are put on leads where they are not under the appropriate control of their owner or where they are causing damage or acting aggressively.



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Fouling of Land by Dogs Order

This would apply to the whole borough and make dog fouling an enforceable offence.

- 5.2 Subsequently an informal information gathering exercise was carried out in April/May 2012. Feedback from this exercise recommended that dogs should not be wholly excluded from Russell Park as other proposals would be sufficient.

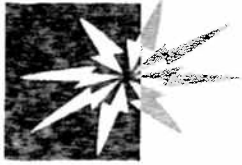
Consultation results

- 5.3 A detailed consultation was undertaken between 6th June and 20th July 2012 to ascertain the views of stakeholders and public opinion. We received 623 completed questionnaires and the consultation included some outreach work in parks and open spaces through which roughly 35% of the responses were obtained. A shortened analysis of the results are contained in Appendix 1. The full results, which include all the comments made will be available in the Cabinet Members room and will be put on our website.
- 5.4 The table below shows the results of the consultation for the proposed orders.

Table 1: Results of Dog Control Consultation June/July 2012

		Dog owner?		
		Yes	No	Total
		%	%	%
Make it an offence to fail to clear up after a dog	Agree	96%	99%	98%
	Disagree	4%	1%	2%
Dogs to be put on a lead when officially instructed	Agree	78%	96%	90%
	Disagree	22%	4%	10%
Dogs to be kept on leads at all times on all public roads...	Agree	59%	90%	79%
	Disagree	41%	10%	21%
Dogs not allowed on any public play grounds, sports cour...	Agree	66%	88%	80%
	Disagree	34%	12%	20%
Limit to number of dogs walked by one person	Agree	76%	87%	83%
	Disagree	24%	13%	17%

- 5.5 Cabinet should note that the third question in Table 1 above reads in full, "Dogs to be kept on leads at all times on all public roads, car parks, cemeteries and in small areas of land less than half a hectare." Also that the fourth question reads in full, "Dogs not allowed on any public playgrounds, sports courts, games areas or marked pitches – when in use – in parks and open spaces."



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5.6 This demonstrates that there is majority support for each kind of dog control order, with non-dog owners being more in favour than dog owners. Nevertheless, the majority of dog owners are also in support of the introduction and enforcement of the orders. The main area of concern was around whether the orders will be enforced in a sensible and positive way. Specifically questions were raised on whether Dog Control Orders will deal with “real problems” or whether they will merely be additional regulations to be ignored by what is perceived to be a minority of irresponsible owners and their often aggressive dogs. Dog owners and other park users comment on groups of younger people who actively encourage and train their dogs to become aggressive.

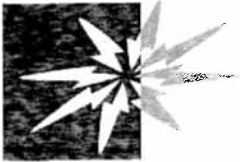
5.7 In general there are positive views on the Dog Control Orders as proposed in Haringey. Some dog owners are concerned about having to keep dogs on leads in small areas of land. In addition, some disagree with the limit of 6 dogs as this is seen as too many. Therefore, it is being recommended that Cabinet approves the making of Dog Control Orders applicable to all land within the London Borough of Haringey which is open to the air and to which the public are entitled or permitted to have access (with or without payment) as follows:

- Dogs on Leads Order - dogs to be kept on a lead on roads, in car parks and cemeteries, and in parks and open spaces of less than half a hectare;
- Dogs on Leads by Direction Order - make it a requirement to place a dog on a lead when instructed to do so by an authorised officer;
- Fouling of Land by Dogs Order - make it an offence to fail to clean up after a dog; and
- Dogs (Specified Maximum) Order - limit to six the number of dogs that can be walked by an individual person.

5.8 It is also recommended that Cabinet approves the making of the following Dog Control Order:

- Dogs Exclusion Order - dogs to be excluded from children’s playgrounds at all times and excluded from marked sports pitches when the pitches are in use.

5.9 A 28 day Consultation Public Notice detailing the proposals for Dog Control Orders was published on 14th September 2012. To date there have been no responses to this Public Notice. The Notice period closes on 12th October 2012. The details of any



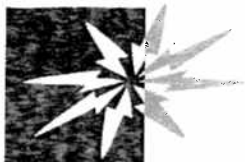
Haringey Council

responses that may have been received by this date will be provided at Cabinet.

- 5.10 It is planned to implement the Dog Control Orders in a phased process between November 2012 and end of March 2013. Dog Control Orders will be made under delegated powers by the Head of Neighbourhood Services following the Dog Control Orders (Procedures) Regulations 2006 which require notices to be published in local newspapers before the Dog Control Orders can be made. Once the Dog Control Orders have been made there will be press releases, articles in Haringey People, web-site information, signs, stalls at Area Forums and patrols to support the message that the Dog Control Orders are in place and to encourage compliance.
- 5.11 It is likely that the Government will introduce legislation changing the basis for dog control orders as part of the revision of anti-social behaviour orders in this Parliament. This is currently expected to be in Spring 2013. The change in legislation is not expected to invalidate the proposed dog control orders.

Enforcement

- 5.12 On enforcement the expectation is that the enforcement of dogs behaving aggressively will be led by the Police and that activity will reflect policing priorities agreed for each of the Safer Neighbourhood Teams. The main initial focus will be on locations where dog control has historically been identified as an issue. The Police have agreed to undertake regular joint operations with the Council on enforcement of the orders once they are introduced.
- 5.13 The Council's Neighbourhood Action Team (NAT) and Homes for Haringey staff will be trained to enforce the orders and become authorised officers. The NATS Officers will be tasked with monitoring other exclusions and prohibitions and enforcement here will be led by the Council but will require police support in most cases. In addition, the Council has access to Waltham Forest's Dog Warden Team as part of the Regulatory Shared Services arrangements which can also bolster enforcement of the orders, although this will have to be for specific operations rather than general monitoring.



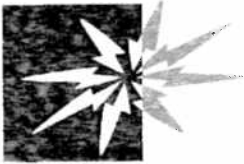
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6 Comments of the Chief Financial Officer and financial Implications

- 6.1 It is expected that the costs of implementing the recommendations can be met within existing budgets. These include costs of signage, advertisements and consultation. If costs exceed the available budget then this will be reported to Cabinet through the normal budget process.

7 Head of Legal Services and Legal Implications

- 7.1 A Dog Control Order may be made under Section 55 of the Clean Neighbourhoods and Environment Act 2005 in respect of any land which is open to the air and to which the public are entitled or permitted to have access (with or without payment). Exemptions exist (e.g. to the registered blind). There is a requirement that they be proportionate to the problem identified. It is function for the executive by default.
- 7.2 The Dog Control Orders (Procedures) Regulations 2006 set out the procedure for making such orders including the requirement to consult as outlined in the body of this report. Failure to consult properly or to have due regard to what is proportionate could result in a legal challenge.
- 7.3 The Dog Control Orders (Prescribed Offences and Penalties, etc.) Regulations 2006 creates offences for those in charge of a dog in circumstances covered by an Order (subject to the defence of reasonable excuse) attaching a maximum fine of £1000 in the Magistrates Court. Fixed penalty notices can be issued instead of prosecution. The permitted range is £50-£80 but £75 is the default amount if left unspecified. The offences are:
- (a) failing to remove dog faeces;
 - (b) not keeping a dog on a lead;
 - (c) not putting, and keeping, a dog on a lead when directed to do so by an authorised officer;
 - (d) taking a dog onto, or permitting a dog to enter land from which dogs are excluded; and,
 - (e) taking more than a specified number of dogs onto land.
- 7.4 Haringey currently has in place a designation made under the Dogs (Fouling of Land) Act 1996 which will remain in force until such time as a Dog Control Order is made for any of the five offences on the same land. This provides for a Fixed Penalty Notice of £50. If any order is made under 7.1 above, then the



Haringey Council

local authority will need to make a Dog Control Order for fouling of land as is proposed here.

7.5 Enforcement can be undertaken by appropriately authorised Council Officers or the Police, although enforcement without police support is unlikely to be effective.

7.6 The Dog Control Orders (Procedures) Regulations provides a legal requirement that, where practicable, signs must be placed summarising the order on land to which a new order applies, ~~thereby informing the public that land is subject to an order.~~ For Parks and similar land this can be by signage placed at entrances, for other locations signage is required at 'regular intervals'.

8 Equalities and Community Cohesion Comments

8.1 Dog control orders affect all users of the highway, parks and open spaces. No specific community group is adversely affected by this type of order. Exemptions exist for the registered blind.

9 Head of Procurement Comments

9.1 Comments are not required in this report

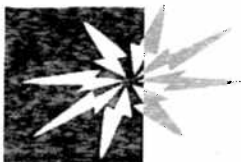
10 Policy Implications

10.1 A consultation on Dog Control Orders is an agreed policy of the Council.

11 Reasons for Decision

11.1 Residents, Friends of Parks and Safer Neighbourhood Teams have raised with us their concern over dogs that appear to be out of control and how intimidating this can be. The need for responsible dog owners to exercise their dogs must be balanced with the need for residents to be able to enjoy public spaces that are free of dog fouling and where dogs are kept under control by their owners.

11.2 Based on the results of the consultation work undertaken by the Council there is strong support for making dog control orders. The recommendations in this report will provide the framework to achieve the required outcomes.



Haringey Council
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Use of Appendices

Appendix 1 – Results of Formal Consultation

Appendix 2 - List of parks and open spaces of less than half a hectare

13

Local Government (Access to Information) Act 1985

Minutes from Responsible Dog Ownership Project Board

Cabinet Report on Dog Control Orders – 20 December 2012

DOG CONTROL ORDERS CONSULTATION

FINAL DATA ANALYSIS REPORT August 01 2012

INTRODUCTION

Following an informal information-gathering exercise in April / May; the official consultation commenced early June and ran until 23 July. 623 completed questionnaires were received by the closing date.

About 35% of responses were obtained through interviews 'on location' in parks; 40% through the post - often as a result of respondents collecting questionnaires from the interviewer, while the remaining 25% were completed online. Many questionnaires were distributed with the help of the Parks Department, Homes for Haringey, Libraries and Area Forums.

In-house resources have been used for the management and operation of the consultation and as a result, direct costs have been minimised. The only direct cost incurred was that of printing the consultation document.

Much of the analysis in this report is presented with reference to whether or not respondents are dog owners. Dog owners and non-owners have differing perspectives on a number of issues but there is also considerable common ground on matters such as aggressive dogs, irresponsible owners, and the problem of owners failing to clean up dog mess.

The analysis identifies extensive support for Dog Control Orders (DCOs) as proposed in Haringey; but also some concern at whether these will be enforced in a sensible and positive way. Specifically questions are raised on whether DCOs will deal with the 'real problems', or whether they will merely be additional regulations to be ignored by what many parks users see as the hard core of irresponsible owners and their often aggressive dogs. Dog owners and other parks users comment on groups of younger people who actively encourage and train their dogs to become aggressive.

TECHNICAL NOTE

Research surveys are designed statistically to be representative of the 'target population' and may be *weighted* to represent the total population, as with public opinion polls. Consultations can be similarly statistically adjusted and weighted, but in general they consist of a self-selected 'sample' which may or may not be representative of the wider population.

In the present instance, we are satisfied that views are representative of parks users because so many responses have been obtained through interviews in the parks and distributing of questionnaires to those users who did not have the time or inclination for an 'on site' interview. This method of data collection also has the advantage of providing first hand information from individual parks users and dog owners/walkers

DATA ANALYSIS**By questions****Q1 Name of road in which you live****Q2. Do you or others in your household currently have a dog?**

Of the 623 responses; 36% are from those who do not have a dog, and 64% from dog owners.

		Count	%
Dog owner?	Yes	226	36%
	No	397	64%
	Total	623	100%

Q3. Which local parks or open spaces do you most often visit for exercise or recreational purposes?

Haringey has many parks, walks and open spaces which are valued and enjoyed both by residents and by the many users from outside the Borough:

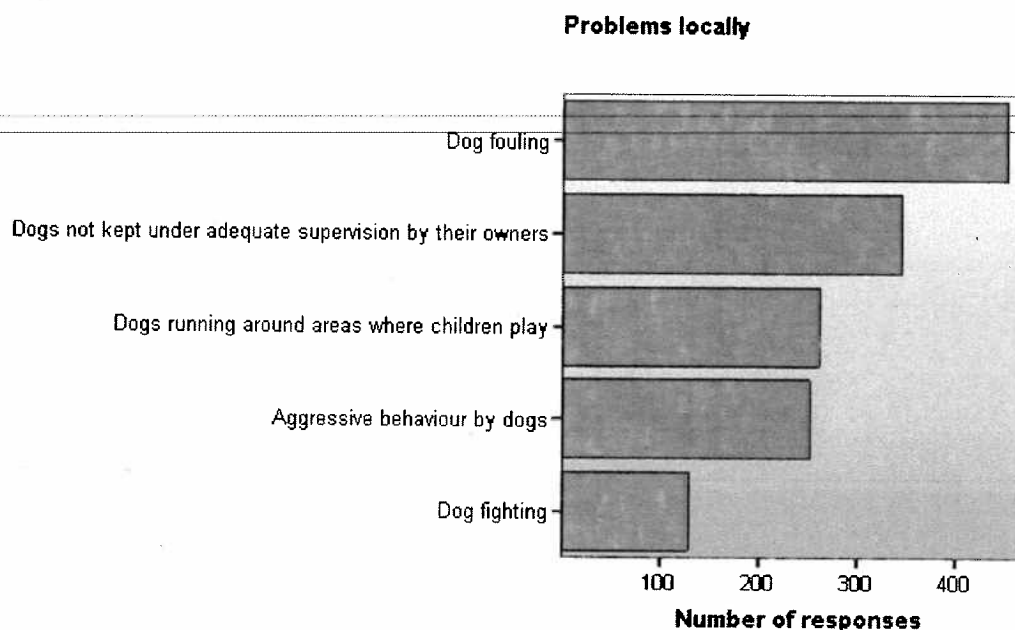
Alexandra Palace / park
 Finsbury Park
 Priory Park
 Markfield (Crowland)
 Highgate Woods
 Not stated
 Finsbury Gdns
 Parkland Walk
 Queens Wood
 Bruce Castle Park
 Other local space
 Downhills
 Albert Road Rec
 Stationers
 Lordship Rec
 Chestnuts
 Coldfall Woods
 Cemetery / playing fields

Woodside
 Russell Park
 Springfield
 Belmont
 Hampstead Heath
 Ducketts Common
 Durnsford
 River Lea towpath
 Hidden River path
 Tower Gardens
 Waterlow Park
 Noel Park
 Avenue Gdns
 Durnsford
 Broomfield
 Wood Green Common
 Nightingale Gdns

The single most important problem cited by both dog owners and non owners on their visits to parks and open spaces is that of irresponsible dog owners failing to clean up the mess left by dogs. Those who do not have dogs are also concerned about what they see as dogs not being effectively supervised. This is seen as a separate issue to that of clearly aggressive and 'status' dogs.

Q4. Do you consider any of the following to be a problem in your local area?

The bar chart below gives a summary visual overview, while the table sets out greater detail. Respondents can identify as many as they think appropriate



	Dog owner?	
	No	Yes
	%	%
Dog fouling	90%	90%
Dogs not kept under adequate supervision by their owners	74%	55%
Dogs running around areas where children play	64%	23%
Aggressive behaviour by dogs	51%	48%
Dog fighting	27%	21%

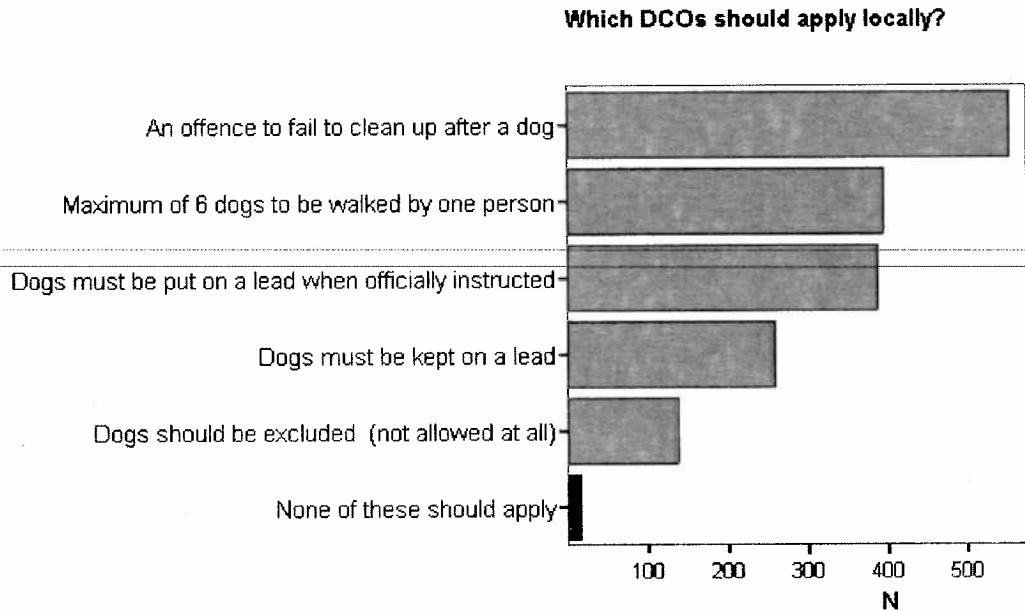
There is agreement amongst the broad majority of respondents that that dog mess is a widespread problem. Similarly, there is shared concern at the incidence of aggressive behaviour by dogs.

There is rather less consensus over the question of dogs running round areas where children play. Comments by non-owners suggest that in many cases the mere presence of dogs tends to be frightening for children; and that dog owners may fail to appreciate this.

Dog owners comment that their dogs need exercise and do not need to be kept permanently on leads. Clearly there are differing views between owners and non owners on this aspect.

Q5. Please identify those DCOs you think should be applied in your area.

The bar chart gives a visual overview. The subsequent table provides more detail grouped by dog owners and non-owners.

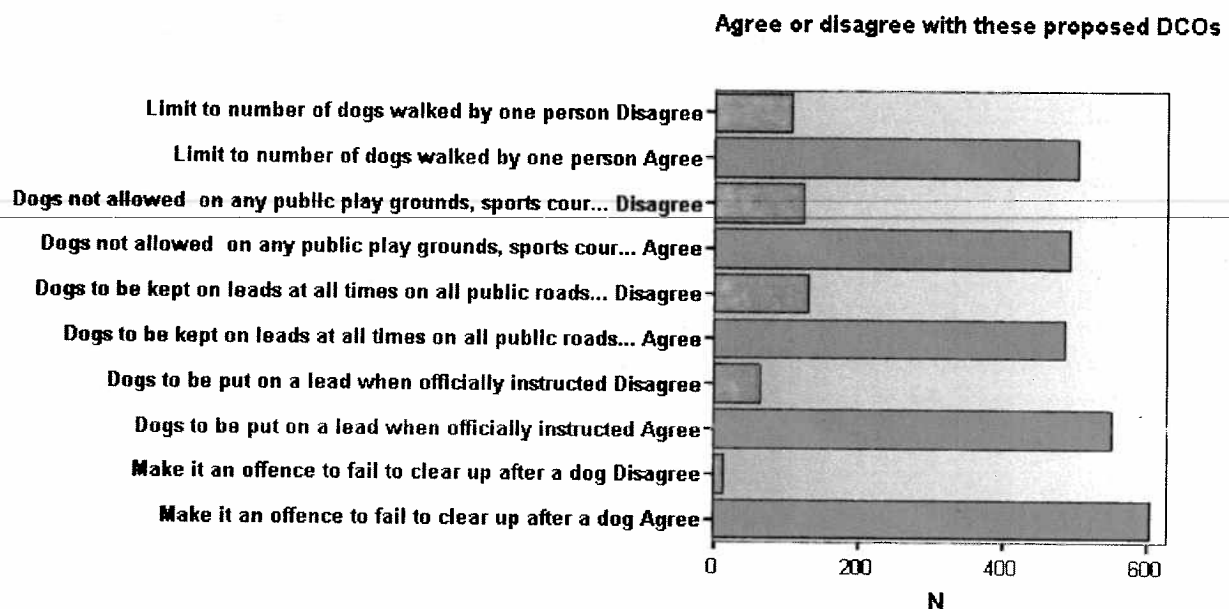


	Dog owner?			
	Yes		No	
	Count	%	Count	%
An offence to fail to clean up after a dog	204	93%	348	89%
Maximum of 6 dogs that can be walked by one person	139	63%	255	65%
Dogs must be put on a lead when officially instructed to do so	144	65%	242	62%
Dogs must be kept on a lead	39	18%	218	56%
Dogs should be excluded (not allowed at all)	9	4%	128	33%
None of these should apply	7	3%	9	2%

There is shared majority agreement amongst parks users on application of three DCOs. Around 90% of all users agree it should be an offence not to clean up dog mess. A substantial majority agree on having a limit to numbers that can be walked by one individual. The figures on this aspect would be higher except that many respondents consider 6 to be an excessively generous limit. Most consider 4 to be a more sensible limit.

Where there is disagreement is over the suggestions that dogs should be kept on the lead, and that dogs should be excluded. 33% of non-owners consider dogs should be excluded from specific areas in local parks; whereas just 4% of dog owners accept there is any case for exclusion.

Q6. Please indicate whether you agree or disagree with each of the following controls suggested for Haringey



In general there are positive views on the DCO controls as proposed for Haringey. Some dog owners are concerned about having to keep dogs on leads in small areas of land, as discussed above, many disagree with the limit of 6 dogs being walked by one person because they think it should be less than this.

Looking at these results by dog owners and non-owners there is majority agreement on all the DCOs as proposed for the Borough. However on some DCO proposals there is markedly lower agreement from dog-owners.

		Dog owner?		
		Yes	No	Total
		%	%	%
Make it an offence to fail to clear up after a dog	Agree	96%	99%	98%
	Disagree	4%	1%	2%
Dogs to be put on a lead when officially Instructed	Agree	78%	96%	90%
	Disagree	22%	4%	10%
Dogs to be kept on leads at all times on all public roads...	Agree	59%	90%	79%
	Disagree	41%	10%	21%
Dogs not allowed on any public play grounds, sports cour...	Agree	66%	88%	80%
	Disagree	34%	12%	20%
Limit to number of dogs walked by one person	Agree	76%	87%	83%
	Disagree	24%	13%	17%

Q11. Summary of comments

The table below shows comments made by respondents grouped into categories. This summary of themes from respondents' comments helps to illustrate the context of results set out in the charts and tables for the questions above. Further illustration and context is provided in Q12 which lists all the comments by individual respondents and with their local parks identified.

If we were to offer a single paragraph summary of comments it would be along the lines of: *DCOs are necessary but how would they deal with the real problem of out-of-control dogs and dog poo lying around and not be an ineffective set of regulations ignored by the worst offenders but penalising responsible dog owners.*

	Dog owner?	
	Yes	No
	%	%
No comments offered	36%	50%
Concern that DCOs will simply target responsible dog owners	24%	4%
How will DCOs deal with aggressive dogs and/or their irresponsible owners who ignore the rules ?	12%	9%
Dog poo not cleared up - lots lying around - need bags and more bins provided	6%	9%
Agree with the need for controls and fines for irresponsible owners	7%	6%
Alarming if dogs are not properly restrained or controlled - they should be on leads	3%	8%
How will the council enforce DCOs fairly and effectively? No action currently taken.	4%	4%
Other	5%	3%
The limit should be much less than six	1%	5%
Micro-chipping, tagging, muzzling or other form of control needed	3%	3%
Total	100%	100%

Appendix 2 Dog Control Orders - Cabinet Report 18.9.12

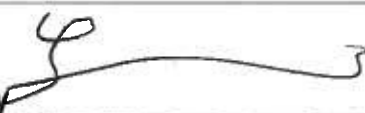
Parks and open spaces for proposed Dogs on Lead Order

Small areas of land – less than half a hectare		
Site Name	Post Code Area	Comments/Location
Adams Road To Lordship Lane	N17	Side of footpath
Archway Beds	N6	Archway Rd Opp Police Station
Aylmer Gardens	N6	junct Aylmer Rd, Sheldon Ave & North Hill
Barratt Gardens	N22	Junction Station Road and Mayes Road
Bidwell Gardens	N11	Side of Sunshine Garden Centre Durnsford Road
Blaenhaven Gardens	N22	Junction Fortis Green and Eastern Road
Bounds Green Baptist Church	N22	Front of church jnt Bounds Green Rd and Braemar Ave
Brook Street Playground	N17	Stoneleigh Road
Brunswick Road Open Space	N15	Open Space
Campsbourne Bank	N8	Rectory Gardens/High Street
Caxton Terrace	N22	Station Road / Parkland Road
Chapmans Green	N22	Junction Lordship Lane and Perth Road
Chapmans Green	N22	
Christchurch Hedge	N8	Crescent Road/Crouch End Hill
Cline Road	N22	Cline Road Bounds Green Road
Clyde Road South	N15	Junction Lawrence Road and Bedford Road
Coleridge Gardens	N6	Shepherds Hill/Archway Road
Colney Hatch Lane	N10	Roadside verge
Crescent Road Gardens	N19	Junction Crouch End Hill
Doran Manor Strip	N2	Great North Road Opp Woodside Ave
Downhills Recreation Grnd (Outside)	N15	Outside Downhills Recreation Ground Belmont Road
Durnsford Road Verges	N11	Durnsford Road including Rhys Ave frontage
Durnsford Rockery	N11	Junction of Durnsford Road and Wroxham Gardens
Falkland Fairfax Open Space	N8	Junction Wightman Road and Falkland Road
Finsbury Gardens	N22	Finsbury Road btwn Nightingale Road and Truro Road
Florence Gardens	N4	Junction Upper Tollington Park
Graham Road	N15	Triangle
Granville Road Gardens	N4	Granville/Stapleton Hall Road
Granville Road	N22	Open space
Great North Rd Islands	N2	Gt Nth Rd/Aylmer Rd/Archway Rd
Green Gate Common	N15	Opp Ducketts Common
Greenridings Telephone Exchange	N22	High Road/Bounds Green Rd
Grove Lodge Gardens Frontage	N10	Grove Lodge Gardens Frontage Muswell Hill
Harcourt Gardens	N22	Junction Durnsford Road/Albert Road opp Albert Rec
High Road No 294	N22	Corner of Canning Crescent
High Road Gardens	N22	Opposite Civic Centre, Between High Rd/Stuart Crest
High Street Enclosure	N8	High Street Cross Lane
High Street Playground	N8	Hornsey High St opp Middle Lane. Site relandscaped
Hornsey Lane Triangles	N19	Junction Hornsey Lane and Crouch End Hill
Hospital Common	N15	Between Tottenham Green East and High Road.

Small areas of land – less than half a hectare		
Site Name	Post Code Area	Comments/Location
Ivatt Way to Belmont Road	N22	Space between Ivatt Way/Belmont Rd
Kingsley Place	N6	Junction Southwood Lane
Lordship Recreation	N17	Outside Main Gates
Lydford Road Island	N15	Oulton Road
Lynton Gardens	N11	Junction Blake Road
Marsh Lane	N17	Roadside verge
Middlesex Cricket Entrance	N8	Park Road
Midhurst Gardens	N10	Junction Fortis Green and Midhurst Ave
Muswell Hill Banks	N10	Near subway north and south
Muswell Hill Peace Gardens	N6	Junction Archway Rd/Muswell Hill Road
Neville Place	N22	Neville Place/High Rd N btwn Trinity and Commerce Rds
New Road Recreation Ground	N22	Between New Road and Norman Avenue
Newnham Slips	N22	Behind Woodside Park from school to White Hart Lane
Page Green Common	N15	Between Ashmount Road and Broad Lane
Page Green Terrace Borders	N15	High Road rom Pembroke Road to Townsend Road
Palace Gardens	N22	Junction of Albert Rd/Alexandra Park Rd
Palace Gates Road	N22	Palace Gates Road junction Crescent Road
Park Grove	N11	Open space
Park House Passage	N6	Park House Passage off North Hill
Park Rd Beds & Maynard Gdns	N8	Junction Park Road and Palace Road
Priory Common	N8	Priory Rd roadside verge Park Ave North to Redston
Pulford Rd	N15	North End Open Space
Rangemoor/ Herbert Rd	N15	Open Space
Rectory Gardens	N8	Hornsey High Street/Rectory Gardens
Rokesly Gardens	N8	Tottenham Lane/Rokesly Avenue
Russell Park	N22	Russell Avenue
Ryecroft Way	N17	Open space
Seven Sisters Gardens	N15	Junction of Manchester Rd and Heysham Rd
Shelbourne Junction	N17	Jnct Lansdowne Road
Sheldon Avenue	N6	North end open space
Shepherds Hill Gardens	N6	Shepherds Hill
Somerford Grove Play Area	N17	Adjacent green space
Somerset Gardens	N6	Roadside verge
Southwood Lane	N6	
Springfield Park	N11	Park Road
St Georges Hall	N8	Cranley Gardens / Park Road
St. Albans Crescent	N22	Junction Cranbrook Park
Stainby Road	N15	Junction Monument Way
Stanley Road	N15	Open space
The Drive	N11	Small areas parallel with Bounds Green Road
The Green School Open Space	N17	Somerset Road /Fairbanks Road
The Linkway	N4	Between Eade Road and Vale Road
The Mansions	N22	Junction Palace Gates Road and Alexandra Park Road
The Tunnel	N11	Blake Road
Tiverton Road	N15	Playing Field
Tottenham Lane Triangle	N8	Junction Tottenham Lane and Church Road

Small areas of land – less than half a hectare		
Site Name	Post Code Area	Comments/Location
Tottenham Lane(C E G B)	N8	Opposite 60 - 86 Tottenham Lane
Town Hall Common	N17	Common Q9, Town Hall Approach Road/High Rd
Tunnel Gardens	N11	Wroxham Gardens
Twyford Avenue	N22	Grass verge
Walpole Road Triangles	N17	Walpole Road Triangles
West Green Common	N15	Junction of West Green Rd and Philip Lane and Spur Rd
Williams Close Triangle	N8	Avenue Rd Williams Cl Crescent Rd
Wood Green Crown Court	N22	Lordship Lane (part site)
Woodlands Gardens	N8	Haslemere Road Crouch End Hill
Woods Path	N8	Park Road Opp Park Ave South
Woodside Gardens	N6	Jnct Fordington Road/Woodside Ave
Wycombe Road	N17	Junction Lansdowne Road



Report for:	Cabinet 18th October 2012	Item Number:	
Title:	Draft Highgate Conservation Area Character Appraisal		
Report Authorised by:	Lyn Garner Director of Place and Sustainability 		
Lead Officer:	Nick Powell, Head of Carbon Management & Sustainability		
Ward(s) affected: Highgate, Crouch End.	Report for Key/Non Key Decisions:		

1 Describe the issue under consideration

- 1.1 Cabinet is requested to approve the draft Highgate Conservation Area Character Appraisal, attached at Appendix 1, for an eight week public consultation. The final amended character appraisal will be referred back to Cabinet for adoption by the Council in the spring of 2013.

2 Cabinet Member introduction

- 2.1 The draft Highgate Character Appraisal follows the guidance published by English Heritage. It covers the historical context and provides an audit of Highgate's seven sub-areas (with design recommendations), explaining the reasons for their special interest and character. It provides design guidance and addresses opportunities for development, together with planning policy and development management issues.
- 2.2 The character appraisal supports the Council's existing UDP Conservation policies and the emerging Local Plan Strategic Policies and does not seek to introduce new policy. There are no proposals to alter the existing conservation area boundaries, nor are any Article 4(2) Directions proposed at this time.
- 2.3 The conservation area has a contiguous character with the adjacent Highgate conservation located across the borough boundary with the



Haringey Council

London Borough of Camden. Camden already has an adopted character appraisal in place and it is important that Haringey has one, too. Camden's appraisal is very similar in content and format and Haringey's appraisal will complement and enhance it.

3 Recommendation

- 3.1 That Cabinet approves an eight-week public consultation on the draft Highgate conservation area character appraisal, referring the final character appraisal (with any further amendments) back to Cabinet for adoption in spring 2013.

4 Alternative options considered

- 4.1 The draft character appraisal has explored the possible need for the creation of Article 4(2) Directions. In 2008, Central Government extended Permitted Development (PD) Rights for householders and expects such PD Rights to be maintained unless there is a compelling case for their removal. It is not proposed to create any Article 4(2) Directions in Highgate Conservation Area at this time.

5 Background Information

- 5.1 There are 29 conservation areas in Haringey, designated over a period of 45 years, of which 13 have adopted character appraisals. Highgate conservation area was the first conservation area to be designated in Haringey, on 21 December 1967, in recognition of its special historic and architectural interest.
- 5.2 The Council has a statutory requirement to '*...formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas*' under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Conservation area character appraisals are primary evidence-based documents which aid the implementation of approved development plan policies for the preservation and enhancement of conservation areas.
- 5.3 It is important to stress that a character appraisal ***cannot introduce new policy***. The purpose of the appraisal is to provide a clear indication of the Council's approach to the preservation and enhancement of the Highgate conservation area, as well as supplement existing planning policy already set out in the UDP and the emerging Local Plan.
- 5.4 The National Planning Policy Framework (NPPF) issued by the Government in March 2012 requires local planning authorities to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. In doing so, they should recognise that heritage assets are an



Haringey Council

irreplaceable resource and should be conserved in a manner appropriate to their significance. In this regard, character appraisals are primary guidance which define the special character of conservation areas, and identify what is of special architectural and historic interest within them.

- 5.5 The Council's strategy for the conservation and enjoyment of the historic environment takes into account the desirability of new development that makes a positive contribution to local character and distinctiveness. This position is reflected in the Council's adopted UDP and emerging Local Plan Strategic Policies.
- 5.6 The emerging Local Plan Strategic Policies (anticipated for adoption by the end of 2012) states that the historic environment should be used as the basis for heritage-led regeneration as the basis for good design and positive change. All new development should be of the highest standard of design that respects its local context, character and historic significance.
- 5.7 An adopted character appraisal provides a sound basis, defensible on appeal, to implement the Council's approved development plan policies and to inform development management decisions. The appraisal is for the use of local residents, community groups, businesses, property owners, architects and developers and is an aid to the formulation and design of development proposals and change in this particular area. The document will be used by the Council in the assessment of all development proposals.
- 5.8 An adopted character appraisal is taken into account by the Planning Inspectorate when it considers and determines planning appeals, i.e. in the case of planning appeal for 596-606 Tottenham High Road (ref. APP/Y5420/A/08/2070070) which was determined in favour of the Council. The character appraisal is also helpful to those considering investing in the area, and can be used to guide the form and scale of new development proposals. When funding was sought for grant aid schemes, such as the Townscape Heritage Initiative at Bruce Grove, Tottenham, an adopted character appraisal was essential to demonstrate the value of the area.

5.9 Conservation Area Character Appraisal

Structure of Highgate Conservation Area Character Appraisal

The Highgate conservation area character appraisal has been written to reflect the framework set out in *Understanding Place: Conservation Area Designation, Appraisal and Management*, published by English Heritage in March 2011. A brief structure of the appraisal and the issues it addresses is set out below:



Haringey Council

- **Introduction:** a background to the study, general identity and character of Highgate conservation area, designation and the context of Highgate within the wider settlement;
- **Definition (or summary) of special interest:** a vivid, succinct picture of the overall conservation area as it is today;
- **Archaeology and historic development:** development to the present day;
- **Spatial and character analysis:** divides Highgate conservation area into the following seven sub-areas:
 - The Village Core;
 - Highgate Bowl;
 - Archway;
 - The Miltons;
 - Shepherd's Hill;
 - Gaskell;
 - Bishops.

The appraisal outlines the overall character and appearance of each of the above sub-areas, detailing streets and key buildings. It also identifies what is desirable to preserve or enhance;

- **Planning policy framework:** how the appraisal fits in with the recently published NPPF, the London Plan and Haringey's UDP (2006) and emerging Local Plan Strategic Policies;
- **Audit of heritage assets:** statutory listed buildings, local listed buildings of merit, buildings of positive, neutral or negative contribution, shopfronts of merit and elements of streetscape interest;
- **Challenges, pressures and opportunities for development:** demolitions and replacement development, infill development, traffic management, streetscape and public realm improvements;
- **Development management issues:** demolitions and replacement development, design considerations, shopfronts, forecourt parking and vehicular crossovers, original features, brickwork and stonework painting render and cladding, dormer windows, future change, and opportunity sites. Permitted Development where changes affect the essential character and appearance of the conservation area;
- **Conservation area boundary review:** boundary review and the potential for extensions or deletions;



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- **Potential for Article 4(2) Directions:** Permitted Development Rights and recommendations.

Please see the Appendix 1 for the draft Highgate conservation area character appraisal.

Community Involvement and Public Consultation

- 5.10 Pro-active community involvement and public consultation has been very important during the preparation of this character appraisal, and is consistent with good planning practice. Both the Highgate Society and Highgate Conservation Area Advisory Committee (CAAC) have liaised with the Council, participating in the re-survey of each sub-area of the conservation area and in the preparation of this draft during the period May-Sept 2012. Their observations, where consistent with current planning policy and guidance, have been included in the draft appraisal.
- 5.11 Public consultation of this draft appraisal will be undertaken in line with the Council's Statement of Community Involvement (SCI) 2011. The Council will notify all consultees on its database, and will issue a press notice. Paper copies of the draft appraisal will be issued to The Highgate Society, Highgate CAAC, and to the Highgate Library. It will be published on the Council's website, accompanied by an electronic feedback form to facilitate responses to the Council. An eight-week period of public consultation is proposed.
- 5.12 The final character appraisal, with any further amendments, will be referred back to Cabinet in the spring of 2013 for adoption by the Council, together with a report to Cabinet detailing how the input from the community has been evaluated and how it has been taken into account in informing the final character appraisal.

Neighbourhood Planning

- 5.13 The creation of Neighbourhood Plans is a new tool which offers an opportunity for communities to contribute towards the shaping of their local areas and to help build strong neighbourhoods.
- 5.14 A Highgate community group has applied to Haringey and Camden Councils to be formally designated as a neighbourhood forum and to set the boundary of their neighbourhood area, in accordance with Neighbourhood Planning Regulations 2012. Both Councils are now seeking views and comments on the applications from residents and other interested stakeholders. The applications show the area in which the group intends to use the new neighbourhood planning powers, and gives details of the Forum that proposes to write a Neighbourhood Plan.



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- 5.15 It is important to note that the aforementioned consultation is completely separate to this draft conservation area character appraisal. However, an adopted character appraisal would inform a proposed Neighbourhood Plan for Highgate.

6 Comments of the Chief Finance Officer and financial implications

- 6.1 Any costs associated with publication of the adopted character appraisal will be contained within existing approved budgets for Planning Policy & Design.

7 Head of Legal Services and legal implications

- 7.1 Local planning authorities are under a duty to formulate and publish proposals for the enhancement of conservation areas under section 71 Planning (Listed Buildings and Conservation Areas) Act 1990. The formulation and publication of proposals for conservation areas is not governed by any procedural requirements compared to that regulating other areas of the development process. There is no requirement for a public local inquiry to consider objections. The only requirement is for a public meeting for consideration of the proposals. However it is common practice for local authorities to incorporate conservation area designations and enhancement proposals into the planning process.
- 7.2 The legal basis for conservation area character appraisals is not only section 71 but also Haringey's adopted UDP policies. The UDP is in the process of being replaced by the new Local Development Framework (LDF). This appraisal will be used to support the emerging conservation policies of Haringey's LDF.

8 Equalities and Community Cohesion comments

n/a

9 Head of Procurement Comments:

n/a

10 Policy Implication

- 10.1 The character appraisal does not contain any new policies. It aims to interpret and provide guidance for the implementation of policies contained within the Council's UDP and emerging Local Plan, the London Plan and the National Planning Policy Framework (NPPF).



Haringey Council

11 Reason for Decision

12 Use of Appendices

12.1 Appendix 1: draft Highgate Conservation Area Character Appraisal

13 Local Government (Access to Information) Act 1985

- National Planning Policy Framework (NPPF), March, 2012;
- Planning Policy Statement (PPS) 5 Practice Guide, English Heritage, March 2010;
- Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, March 2011.



London Borough of Haringey

Conservation Area No. 1
Highgate Conservation Area
Character Appraisal

CONSERVATION AREA CHARACTER APPRAISAL

HIGHGATE CONSERVATION AREA No.1

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[Historic maps and photos to be inserted prior to publication.]

1. Introduction

Background to the study

- 1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 defines a conservation area as *'an area of special architectural or historic interest the character of which it is desirable to preserve or enhance'*. Under section 69 of the Act, the London Borough of Haringey (the 'Borough' or 'Council') has a duty to: *'determine which parts of their area are areas of special architectural or historic interest'* and to *'designate those areas as conservation areas.'*
- 1.2 The borough has 29 conservation areas, designated over 41 years, of which Highgate conservation area was the first to be designated.
- 1.3 Under section 71 of the Act, once an area has been designated the Council has a duty to: *'formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.'*
- 1.4 The Local Development Frameworks (LDF), introduced by the Planning and Compulsory Purchase Act 2004, will replace Unitary Development Plans (UDP). As part of the transition, the UDP policies are automatically saved while the new LDF system is being completed.
- 1.5 To meet Government requirements, the Council is producing documents to protect its conservation areas in stages. The first stage is this character appraisal, which aims to give a clear assessment of the special interest, character, and appearance that justified the designation of the area as a conservation area. It is intended that each appraisal will provide a sound basis (defensible on appeal) for the development plan policies and development control decisions, for the guidance of residents and developers. The second stage will be the production and adoption of a supplementary planning document (SPD) on Conservation, including design guidance, as part of the Council's evolving LDF. The third stage will be the production and adoption of proposed management strategies for the conservation areas that will also support the SPD.
- 1.7 In line with the guidance given by both Government and English Heritage, this appraisal aims to define the character of the conservation area on the basis of an analysis of all or some of the following criteria:
 - current and past land use;
 - social and economic background;
 - orientation;
 - archaeological and historic sites;
 - geological and topographical mapping;
 - density and types of building;
 - place names and earliest references;
 - communication types and patterns;
 - comprehensive and selective historic mapping;

- aerial photographs;
- documentary sources;
- historic environment record (HER) data;
- characterisation and extensive urban studies (EUS);
- statutory and non-statutory designations.

1.8 The aims of this appraisal are therefore to:

- Set out the special architectural and historic interest of the Highgate conservation area and clearly describe the special character and appearance that it is desirable to preserve or enhance.
- Identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to its character.
- Identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist.
- Examine the existing boundaries of the conservation area and consider the potential for other areas to be included.
- Identify areas subject to pressure for change that would adversely affect the character and appearance of the area, as a result of permitted development, and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.

The Council is very grateful to the Highgate Society for its assistance in helping to prepare some of the sub areas information.

1.9 It should be noted that the appraisal does not represent an exhaustive record of every building, feature or space within the conservation area and an omission should not be taken to imply that an element is of no interest.

General identity and character of a conservation area

1.10 The character and appearance of an area depends on a variety of factors. Its appearance derives from its physical and visual characteristics, materials, heights of buildings, types and relationship of built form, topography, open spaces and trees. Its character includes other less tangible effects relating to the experience of an area. This may include levels and types of activity, patterns of, or prevailing, land uses, noise and even smells. The character of an area may also differ according to the day of the week or time of day.

1.11 A conservation area depends on much more than the quality of its individual buildings. It also depends on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on the appropriate scale architectural style and detailing of buildings; on the quality of shopfronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. The quality of townscape in its broadest sense relies on the positive contribution of all the individual elements; buildings, groups

of buildings, historic street furniture, the sense of enclosure of open space, trees, etc, that go to make it special. It is the overall historic and architectural quality and interest of the area, not merely the interest of the buildings, which make conservation areas special.

- 1.12 This assessment of the character and appearance of the area is based on the present day situation. The intrinsic interest of an area, therefore, reflects both the combined effect of subsequent developments that replaced the earlier fabric and on the original remaining historic buildings, street patterns and open spaces.

Designation and extensions

- 1.13 Highgate was originally designated as a conservation area on 21 December 1967. The original conservation area boundary included the village core and the Bishopswood area, the Gaskell Estate, together with the area bounded by Southwood Lane, Jacksons Lane, the central part of Archway Road, Muswell Hill Road, and Wood Lane up to Queen's Wood.
- 1.14 The conservation area boundary was extended on the eastern side on 27 September 1990, to include the upper and lower parts of the Archway sub area, together with the Miltons and Shepherd's Hill sub-areas.
- 1.15 The final relatively small boundary extension was on the eastern side to include part of Stanhope Road in the Shepherd's Hill sub area on 29 November 1994.

Context of the conservation area within the wider settlement.

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

Topography

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

Views

- 1.18 The character of an area depends on views inside, outside, and within it. The significance of views to local people are frequently not always appreciated, and the quality of the natural and built environment can taken for granted. Often it is only when planning applications are being considered that the importance of views becomes apparent.
- 1.19 Views are informed by the interaction of hills, street patterns, built form and the disposition of buildings, parks, open spaces and trees. In time certain views and perspectives in an area become well known to its residents. Together with established landmarks, they inform the sense of place and identify of an area.
- 1.20 Significant local views are identified as part of the analysis of each sub area.

2. Definition of special interest

Summary of Highgate Conservation Area

- 2.1 Highgate conservation area includes a total of seven sub-areas which are described in this appraisal. These vary from Highgate Village core itself, to outlying residential areas featuring streets of elegant red brick terraces, flats in a mature landscape setting, and avenues of large detached early twentieth century houses on spacious plots set in landscaped gardens amongst mature trees.
- 2.2 The essential character of the Highgate Village itself is of a fine grained traditional settlement crowning one of the twin hills to the north of London. Highgate's proximity to London, combined with the benefits of its elevated position, providing clean air, spring water and open spaces, has ensured that from its earliest beginnings in about the fourteenth century, it has been a very popular place to live or visit. Highgate developed as a hilltop village overlooking London on one of the main road to the north. Coming from the city via Holloway is the main road leading up Highgate Hill. The early village High Street is characterised by its seventeenth, eighteenth and nineteenth century small-scale terrace houses, traditionally fronted shops and businesses. Buildings here have a relatively fine grain pattern of late medieval burgage plot sizes and their Georgian frontages may conceal the existence of earlier structures behind. Pond Square, on the Camden side, remains the heart of the village. Here, large and fashionable historic houses from the seventeenth, eighteenth, nineteenth and twentieth centuries cluster around the historic core. Highgate School and Chapel and the Gatehouse public house are the prominent landmark buildings that stand on either side of the junction of Highgate High Street and North Road on the top of the Hill. North Road is dominated by the Highgate School buildings on its east side and the handsome seventeenth, eighteenth and nineteenth century residential terraces on its west side. It leads to North Hill which is a residential street of late Georgian, Victorian, Edwardian and twentieth century development.
- 2.3 The character of the conservation area is formed by the relationship of its historic pattern of development, its high percentage of buildings of architectural merit, its topography, its green open spaces and trees which are all so crucial to its historic setting. The fine grained terrace development of Highgate High Street is in marked contrast with the open area of Highgate Bowl, maintaining the connection to its agricultural past, on the north side of the village.
- 2.4 Archway Road is the busy main traffic route heading north. It is fronted by late Victorian and Edwardian retail parades of diverse independent shops, with flats over, along the nineteenth century route driven through from Archway to the Great North Road. The adjacent high quality residential areas of Victorian, Edwardian and early twentieth century terrace housing off Archway Road include the Cholmeleys, the Miltons, and Shepherd's Hill. Here, streets of terraces and semi detached houses of a regular plot size are fine examples of planned development of their period.

- 2.5 Further diversity is apparent in the large imposing detached houses of Bishopswood, laid out within generous large plots, with landscaped front and rear gardens and mature trees, and which back onto Highgate Golf Club. The sense of open green space is very evident and important as a backdrop to Highgate. Along Hampstead Lane, views to the playing fields of Highgate School and to Hampstead Heath, with its wooded landscape, give it a rural feel. Views and access to Waterlow Park from Highgate Hill, and to the green open spaces of Highgate Wood, Queen's Wood, and the Parkland Walk, in the north of the conservation area, accentuate this quality and character.
- 2.6 It should be noted that the London Borough of Camden also has a designated Highgate conservation area, which is contiguous with Haringey's. It includes half the original Highgate village, and lies on the south side of Highgate High Street and Hampstead Lane. As the borough boundary runs down the middle of the High Street itself, the character and appearance of the High Street is shared by both Camden and Haringey. A copy can be obtained from www.camden.gov.uk.

3. Archaeology and historic development

Archaeology

- 3.1 There are two designated areas of archaeological interest (AAI) within the boundary of Highgate conservation area. These are: Bishop's Lodge in Highgate Golf Course and Highgate Village itself, the boundary of which includes the whole of the High Street and Highgate Hill, as well as North Road and Southwood Lane up to Castle Yard. These AAI boundaries are shown on the Council's 2006 UDP map. Applications for development within AAIs are expected to properly substantiate their submissions, with desktop archaeological investigations (DAIs). Applicants are also recommended to carry out DAIs for proposed development on sites adjacent or close to these AAIs.

Historic development

Before 1813

- 3.2 The village of Highgate originated as a hamlet at the southeastern corner of the medieval Bishop of London's estate. The area of Highgate was within the diocese of the bishop of London, which eventually became divided between the parishes of St Pancras and Hornsey. The bishops used the parkland to the northwest of the hamlet for hunting, from 1227 until the confiscation of church lands by Henry VIII in the 1530s.
- 3.3 By 1380, a new road with a gradual incline was in use, coming up from the city via Holloway and up Highgate Hill. A direct route to the north was opened in 1386 as a toll road by the bishop of London. The new road formed a junction with an older track along Hampstead Lane and Southwood Lane, skirting the woodland. Southwood Lane provided an alternative route northward for those not prepared to pay the toll. It led to a spring of water famous for its curative powers and attracted many pilgrims, the Mus Well, which was on one of the main medieval roads to the north.
- 3.4 There is evidence of buildings in Highgate Village from the Canteloves Manor court rolls that date from the fifteenth century. There was some ribbon development along Highgate Hill in the sixteenth and seventeenth centuries. It became a popular spot for the wealthy to build their country retreats. By 1553, there were five licensed inns in Highgate, reflecting the numbers travelling through the area. The expansion of the village occurred in the eighteenth century. West Hill, connecting to St. Pancras in the south, was not constructed until the end of the seventeenth century. The bishop of London established a tollgate in 1386 at the highest point on the hill, where the North Road and Hampstead Lane now meet and where the Gatehouse public house stands. The tollgate was probably known as High Gate. It was closed in 1876, as were all tollgates, and it

was finally removed in 1892. As Highgate was a regular stopping place to the north, there were numerous inns and flourishing trades serving the needs of travellers. Inns such as the Gate House, the Angel, the Flask, and others provided stopping points on what by the eighteenth century had become one of the main driving roads from the north to London.

- 3.5 Highgate, with its fine situation on the hill, attracted many well to do residents. In 1664 it already contained 161 houses, while the rest of Hornsey contained only 62. The village was the home of many parliamentarians. It was just beyond the limits imposed by the 1665 Five Mile Act, which had the effect of preventing nonconformist chapels being built within five miles of a town. The post Civil War period saw the growth of Nonconformism, particularly amongst traders and other middle class people, many who were attracted to Highgate. A meeting house was established in Southwood Lane in 1662. In the eighteenth century, old and new meeting houses stood on each side of the Lane, one Presbyterian and the other Methodist. The Presbyterian meeting house was sold to the Baptists in 1814 and later rebuilt as a tabernacle. It was acquired in 1977 by Highgate School, to provide accommodation for pupils. The other meeting house became Highgate Congregational Church before the present building, now the United Reform Church, was built in Pond Square. Highgate village did not have an Anglican parish church until 1832, when St Michael's was constructed on South Grove. Up to that time the Anglican chapel was within the grounds of Highgate School, the site of the medieval hermitage.
- 3.6 Highgate School, located on top of the hill, was founded in 1565 by Sir Roger Cholmeley as a free grammar school for local boys. From 1830, this free school began to introduce fees and to move towards being a fee paying public school. During the nineteenth century, new school buildings were erected and land was later acquired for playing fields. The new chapel and 'old' school building in the Victorian Gothick style, were built to celebrate the tercentenary of Highgate School in 1865. St. Michael's National School was built in 1833 in Southwood Lane to cater for poor local boys and to absorb the girls' charity school started alongside in the Wollaston Pounceforth Almshouses. In 1852, it moved to a new site in North Road.
- 3.7 The main period of the development of Highgate occurred during the eighteenth century by which time a handsome Georgian village had been created. In the nineteenth century, Highgate remained one of the most desirable parts of London in which to live, with smaller scale houses being built among the fine eighteenth century residences. In the course of time Highgate Hill became too busy and congested with traffic. In response to this, a by-pass was created, by driving a new road through a tunnel to the northeast of Highgate Hill.

1813 - 1896

- 3.8 Archway Road was opened in 1813 as a by-pass, to avoid the steep gradients up to Highgate village, and to provide a more direct route between Archway and the Great North Road. As a result, Highgate became more sedate, with the diversion of traffic away from the village centre.

- 3.9 Historically, the centre of the settlement lay around Pond Square, which today is a tranquil green open area. The ponds supplied drinking water until 1864 when they were filled in. Fronting onto Pond Square the Highgate Literary and Scientific Institution was founded in 1845 and developed as a resource for Highgate's social and cultural life.
- 3.10 The Archway Road had stimulated facilities to service passing trade with two new public houses (the Wellington in 1812 and the Woodman in 1828). As the nineteenth century progressed, Highgate was to be developed mainly on its southeast side. The 1869 Ordnance Survey (OS) map shows Archway Road still running through open fields, except where it skirted the Queen's Wood and Highgate Wood. Increased traffic on the Archway Road meant that the narrow archway which carried Hornsey Lane across was an impediment and it was rebuilt under powers obtained in 1894 by the London County Council. The replacement single span bridge was built next to the old arch which was then dismantled. The new bridge was opened in 1900.
- 3.11 The opening up of Highgate railway station in 1867 enabled the boundaries of Highgate to be extended, spreading to the south, east and north, to connect with the neighbouring communities of Muswell Hill and Crouch End. Highgate Woods were saved from destruction by speculative builders towards the end of the Victorian era, and secured for public enjoyment through the efforts of H R Williams and others. The semi-rural nature of the neighbourhood was saved. By the 1890s, the Miltons area in the southern part was constructed. Shepherd's Hill became a road instead of a bridle path and began to have large houses on its south side by 1882. To the west of the village, both Broadlands Road and Bishopswood Road had been substantially developed before 1894.

1896 - 1914

- 3.12 The OS maps of 1896 and 1913 illustrate the extent of residential development of the area during this period. The Gaskell estate off the west side of North Hill was developed between 1902 and 1913. A series of successful campaigns against housing development on the area's woodland, the former hunting grounds of the bishop of London, meant that parts of the area's famous open space were spared from urbanisation. As a consequence, the west of the Bishopswood area was largely left undeveloped.

1914 -1967

- 3.13 Development of the west of the Bishopswood area happened mainly during the period 1906 to 1930, as a suburb of large detached houses on large individual plots overlaid on a treed landscape.
- 3.14 During the twentieth century there were some important architectural contributions to Highgate. On North Hill, Highpoint 1 and 2 were designed by Berthold Lubetkin and his Tecton partnership in 1935 and 1938. Some houses were also designed by architects for their own occupation in Highgate. They tended, therefore, to be low-budget houses, but embodied original thinking about construction and lifestyles. In *Modern Buildings in London* (1964), Ian Nairn describes areas of

Highgate as, *'A leafy sequence of streets where there are enough modern buildings to act as happy inflections to a connected walk. Here half a dozen people have contributed separately, and the total effect transforms what might elsewhere have been quite modest designs.'*

- 3.15 Opposite Highpoint, on the east side of North Hill, in 1948, Hornsey Council built the Hillcrest Estate, a residential estate of 116 flats, on the site of the demolished Regency mansion Park House and its spacious grounds. The seven residential blocks were named after wartime leaders. The pattern of the demolition of original large historic houses set in spacious landscaped gardens, and their replacement by the construction of private large blocks of flats and houses, continued.

1967 – present day

- 3.16 A notable modern development of 1967 was Kingsley Place, a housing development off Southwood Lane, by Architects Co-partnership, which won a Civic Trust Award the same year. Dyne House, the five storey Highgate School arts block in a prominent location on Southwood Lane, was also opened the same year.
- 3.17 In response to the Civic Amenities Act 1967 the Council designated Highgate as its first conservation area on 21 December 1967 in recognition of its special historic and architectural interest. Camden designated its part of Highgate a conservation area the following year. Highgate has a long history of being an area divided between different authorities. It used to straddle the boundaries of St Pancras and Hornsey parishes, then the borough councils of the same name, and now the London boroughs of Camden and Haringey.
- 3.18 In the twentyfirst century, the conservation area is facing unprecedented pressure for residential development, often involving the demolition of existing single family dwellings, to create luxury residences of high specification with potentially inappropriate scale and design for the character of the area. It is significant that there are similar challenges to the character and appearance of conservation areas in the adjacent boroughs of Camden and Barnet.

4. Sub areas of Highgate conservation area

- 4.1 Because the Highgate conservation area covers a very wide area, for the purposes of this appraisal, it has been split into seven sub areas. These sub areas are based on historical patterns of development of the settlement, land ownership, and the architectural styles of the buildings within them. A spatial and character analysis of each sub area is found in their individual sections.

The sub areas are as follows:

Sub area 1 The village Core

Highgate High Street, Highgate Hill, North Road, Castle Yard, Southwood Lane, North Hill Avenue, Baker's Lane, part of North Grove, Bramalea Close, Hillcrest

Sub area 2 Highgate Bowl

Somerset Gardens, Kingsley Place, Southwood Park, Duke's Point, open land.

Sub area 3 Archway

Archway Road, part of Hornsey Lane, Cromwell Place, Cromwell Avenue, Winchester Place, Winchester Road, Cholmely Park, Cholmely Crescent, Causton Road, Southwood Lawn Road, Southwood Avenue, Highgate Avenue, Jackson's Lane, Hillside Gardens, part of Southwood Lane, The Park, Bishop's Road, Bloomfield Road, Church Road, Talbot Road.

Sub area 4 The Miltons

Part of Hornsey Lane, Hornsey Lane Gardens, Milton Park, Milton Road, Milton Avenue, Langdon Park Road, Wembury Road, Northwood Road, Orchard Road, Holmesdale Road, Claremont Road, Stanhope Gardens.

Sub area 5 Shepherd's Hill

Shepherd's Hill, Shepherd's Close, Priory Gardens, Wood Lane, Douth Close, Summersby Road

Sub area 6 Gaskell Estate

Yeatman Road, Gaskell Road, Kenwood Road, Storey Road, Toyne Way, nos. 193-215 North Hill.

Sub-Area 7 Bishops

Hampstead Lane, Courtenay Avenue, Compton Avenue, Sheldon Avenue, Stormont Road, Bishopswood Road, Denewood Road, View Road, Aylmer Road, Broadlands Road, Grange Road, View Close, Highgate Close, part of North Grove, Broadlands Close.

5 Audit of heritage assets

Introduction

- 5.1 An audit of heritage assets in Highgate conservation area has been undertaken to identify: statutory listed buildings, local listed buildings of merit, unlisted buildings that make a positive contribution to the character and appearance of the conservation area, shopfronts of merit, and elements of streetscape interest. In addition, elements that detract from its character and appearance have been identified.
- 5.2 The audit of heritage assets in each sub area can be found in their individual sections.

Positive contribution to the built environment

- 5.3 In addition to those buildings that are on the statutory list and local list of buildings of merit, there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Highgate conservation area as a whole. Even though some of these buildings may have experienced minor alterations over the years, they still make a positive contribution to the conservation area as part of a group. The assessment of whether a building makes a positive contribution to the special architectural and historic interest of a conservation area is based on the criteria in the checklist of Table 2 of Understanding Place: Conservation Area Designations, Appraisal and Management (English Heritage, March 2011).

Shopfronts of merit

- 5.4 Within the conservation area there are a number of shop frontages that are of townscape merit.

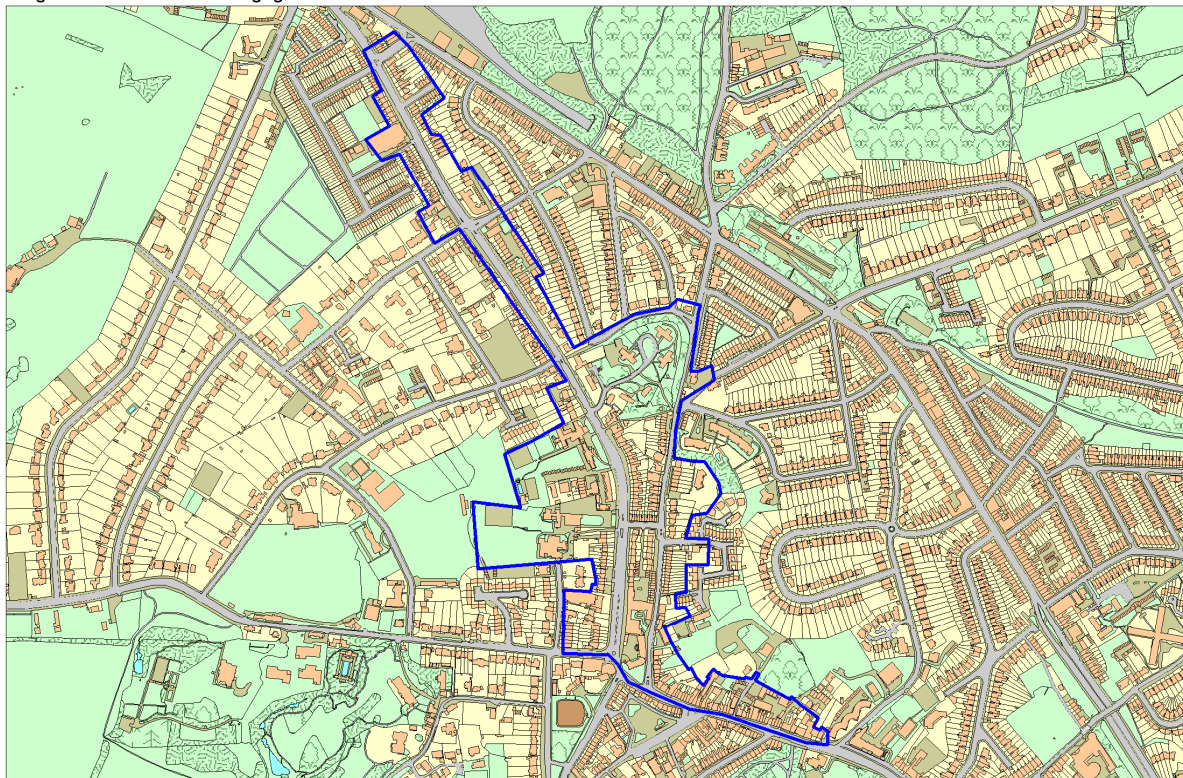
Elements of streetscape interest

- 5.5 The character and the appearance of the Highgate conservation area are not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage and planting and mature trees contribute greatly to the area's quality, character and appearance. Most of the streets within the conservation area contain granite kerbs and gutters, and many are tree lined and have front gardens with semi-mature and mature trees.

Detractors

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

High Street Sub Section - Highgate Conservation Area



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6 Sub area 1 – the village core

Spatial and character analysis

- 6.1 Sub area 1 forms the historic core of the conservation area, developed along the major roads which crossed the high ground to the north of London. This area has the most intense development within the conservation area, rich in form and detail. It has all the elements expected of a village, with a shopping frontage in the High Street providing a variety of services, inns, cafes, grand houses, terraced town houses, simple cottages. The grand houses reflect the fact that Highgate has been a desirable residential area since the late seventeenth century. There are a series of strong edges that define the village core, around which the rest of Highgate has developed.

Background

- 6.2 The road layout of Highgate's historic core is still essentially that of the historic routes, which developed to serve travellers along the north-south approaches to London from at least the Middle Ages. The High Street was part of a primary route to and from the City of London, while Southwood Lane has medieval or earlier origins. Jackson's Lane was part of a route over Shepherd's Hill (formerly a field track) towards Hornsey, while North Road and North Hill, as their names suggest, were the Highgate stretch of the historic route from London to the north. This route

has been in existence since at least the late thirteenth century, when it became the main toll road through the 1,000-acre hunting park given to the bishops of London during the Norman era. The road's wide nature derives from the fact that a law of Edward I required a clear area 200 ft wide for the road, to reduce the ever-present possibility of attack by brigands. This wide character is therefore an essential element of its historic interest.

- 6.3 The historic boundary between the parishes of St. Pancras and Hornsey along the middle of Highgate High Street still exist and divide the modern London boroughs of Camden and Haringey. The consequent difference in local government and management through the ages has also been a formative element in the character of Highgate village. Various institutions and individuals also shaped the way in which the village core and the wider area have been developed. The two largest landowners were the Church of England (later the Church Commissioners) and Highgate School.
- 6.4 From the above, it will be evident that the character of the Haringey side of Highgate High Street cannot be viewed in isolation from that of the Camden side. Together, they form a single, unified historic village core, divided only by an early political boundary. Because of this, design and access statements for development proposals affecting the High Street should be also informed by the character appraisal of the Camden side of the High Street. The design and statements should include an assessment of how the proposals will impact upon views of or from, and the character of, both sides of the High Street.
- 6.5 From the descriptions below, it will also be apparent that, except where neutral or negative features are indicated, the great majority of buildings in the High Street part of the conservation area are considered to make a positive contribution to it.

Townscape Quality

- 6.6 The layout of Highgate village centre is focused around the intersection of historic routes which converge at the top of Highgate Hill and head north out of London. The sense of enclosure of the village High Street dissipates as after turning the corner through this pinch point, followed by the wider scale of North Road.
- 6.7 In the village centre, the street widths, sense of external spaces, building heights, profiles of roof pitches, dormers, parapets and chimneys provide a pleasing silhouette against the skyline. The rhythm of narrow fronted building frontages and vertically proportioned door and window openings and fenestration patterns along the street is accentuated by the harmony and richness of external facing materials.
- 6.8 The continuity of the linear quality of the High Street and Hill is very significant, where groups of buildings are tied together in visual harmony. The three storey narrow fronted terrace townhouse, frequently with a shop at street level, is primary building typology, typical of the historic terraces of the High Street. Occasionally, a taller building, roofline, dormer, mansard, or chimney projects to enliven the silhouette of the building form against the sky.
- 6.9 Along the street, the varying street widths and gaps to intersecting streets add to

the variety of spatial experiences. There is a pinch point between the bank at no.56 and the Angel public house on the opposite side of the High Street, which is immediately adjacent to the wide junction with South Grove, with its views into Pond Square.

- 6.10 From the wide junction of the High Street and South Grove, there are important views to Pond Square on the Camden side. This is a quiet and tranquil backwater lying close to the heart of the village, an informal gravelled square which has at its centre a shady enclosure of mature trees with an area of grass. It is a retreat from the bustle of the High Street, a place to rest in or to pause, rather than simply to cross. It is also a place for congregation and is the venue for the annual Highgate Village Fair. The built form around Pond Square provides a strong sense of enclosure, as well as a series of inviting vistas through alleys or secondary roads at a number of locations around its edge and at three of its corners.
- 6.11 This wide junction is also the terminus for the bus which brings passengers up from Holloway. The bus stand is adjacent to the flank of no.43 High Street. The bus service generates constant pedestrian movement to and from the terminus, which is part of the character of the High Street.
- 6.12 The continuity of the building line and sense of enclosure of the High Street is maintained until the set back of nos. 128 - 130 Highgate Hill from the plane of the High Street. Here the historic built form has front gardens to the Hill, and where the spatial quality opens out. This, together with a change to a steeper gradient on Highgate Hill, contributes to the diversity of interest along this linear route.

Topography of High Street and Highgate Hill

- 6.13 The Gatehouse and Highgate School stand at a level of 129.7m on the top of Highgate Hill. At this point, North Hill turns south east into the High Street, with a shallow gradient passing Southwood Lane at a level of 127.6m. This shallow gradient continues all the way down the High Street until the junction with Highgate Hill at a level of 118.8m. Thereafter, the gradient of the Hill is notably steeper down to the borough boundary with the London Borough of Islington, at a level of 100.3m.

Views

- 6.14 As one moves along the village centre, the variety of significant views are ever changing. Views up and down the High Street scene include views to the Gatehouse, as well as down Southwood Lane, West Hill, Pond Square, and Bisham Gardens. The buildings along the High Street provide a variety of interesting facades, with the two canopies at nos. 82 and 62, as well as an interesting roofscape with a lively juxtaposition of roof forms and chimneys.
- 6.15 Views from nos. 128 and 130 Highgate Hill provide views to Cromwell House, with its prominent ogee dome on the Bank, provide an impressive prospect over east London and over Waterlow Park. Views from the Bank over Waterlow Park and

Highgate Hill are significant.

Streetscape

Highgate High Street

- 6.16 The area is dominated by the Gate House public house (grade II listed) and Highgate West Hill (on the Camden side), Hampstead Lane, North Road, the traditional academic buildings of Highgate School (grade II listed), the churchyard, Southwood Lane and the High Street, comprise the visual focal point of the village. It is an architecturally and historically complex area, which has developed organically, with the wide roads of Hampstead Lane and North Hill able to accommodate larger-scale buildings, while the other, narrower roads keep to a lower historic village scale. It forms a gateway both to the village core and to the roads and avenues leading to the north. The organic growth of this area has nevertheless produced inter-relationships which combine to produce a delicate balance and results in a harmonious scale and character.
- 6.17 At the junction of Highgate West Hill with Hampstead Lane stands the Gatehouse public house. Though in Camden, the Gate House public house (grade II listed), an Edwardian mock-Tudor rebuild of a seventeenth century inn, combines with the splendid High Victorian Chapel and the 'big school' (both listed grade II) of Highgate School, founded in 1565, to define the approach to Highgate village. At the narrowest point between the two was a tollgate at the entrance to the medieval deer park, abolished in 1871, but the name is perpetuated in the Gate House, from which Highgate derives its name.
- 6.18 The earliest mention of the Gate House in the licensing records was in 1670. Curiously, the borough boundary between Middlesex and London ran through the building. When the hall was used as a courtroom, a rope divided the sessions, to ensure prisoners did not escape to another authority's area. More recently, Camden and Haringey shared responsibility for the building, but in 1993 the boundary was moved a few feet to allow Camden overall control. The building was rebuilt in 1905 in the present mock Tudor style and is a prominent landmark. Comprising three storeys, this imposing building is typical of the Edwardian period, constructed from red brick with half-timbered, heavily gabled upper floors. The corner location is accentuated by a turret. A plaque on the flank wall reads, 'Hornsey Parish 1859; S, P & P 1791'.
- 6.19 The present Highgate School chapel (listed grade II) was designed by F P Cockerell and built in 1867, replacing a sixteenth century predecessor, together with the imposing 'big school' hall, as a part of the mid-nineteenth century school expansion. The chapel, together with the churchyard (boundary wall and a tomb within both grade II listed) was also a chapel-of-ease for the village, until the building in 1832 of St. Michael's, in the Camden side of the village. Together, the wide school campus, clearly visible through the fine 1948 memorial gates and redolent of a typical old English rural public school, the leafy churchyard with its old graves, and the old inn, with views north along the tree-lined North Hill with its many old buildings, south to the historic High Street, across the low buildings on 69 High Street (Camden) into the tree-filled Pond Square, and westward along

Highgate West Hill lined with imposing mid-Victorian and earlier buildings and the open reservoir space, all combine to create a vision of a historic London village. Its development over the centuries is possibly unique in London.

- 6.20 This historic character persists down towards the junction with Southwood Lane. The Gate House, Churchyard and Chapel (at this point even more easily visible through c.1900 railings) combine to define the end of the village, with its low-scale nineteenth century buildings on the Camden side balanced by the openness of the churchyard and the imposing eighteenth century buildings at this end of Southwood Lane.
- 6.21 The built-up part of the High Street extends on the Camden side, along the opposite side of the road to the Chapel, to West Hill. On the Haringey side it commences at the junction with Southwood Lane. Though fine grained and terraced in nature, the scale is generally low. Both sides of the street consist mainly of brick-built shops with two storey accommodation above. While the architectural character of the facades is mainly eighteenth and nineteenth century, studies of such buildings as no. 46, suggest that many of the buildings may well have cores or structures of much earlier date, possibly as early as late medieval.
- 6.22 A few eighteenth and nineteenth century buildings of higher scale punctuate but do not upset this balance, giving the line of the High Street a slight variety of scale which does not upset the village style balance. Despite some unsympathetic interventions of the twentieth century, the historic and architectural character of the High Street has survived to a remarkable extent, as comparison with early twentieth century photographs clearly shows.
- 6.23 The corner of High Street and Southwood Lane is occupied by three buildings which, while only three storey like the adjoining terrace to the south, have a slightly more imposing scale than its neighbours and therefore sensitively frames the view to the south. Any alterations to their frontages or roofs must therefore take into account this character and contribution to the village. No. 88 is an interesting building, with a pitched roof and oriel windows on the Southwood Lane frontage. The façade is probably earlier nineteenth century, though the form, with its pitched roof, cobbled access yard and covered gateway leading to the rear on the Southwood Lane frontage, suggests an earlier origin. The 'traditional' style shopfront dates from the 1930s. This locally listed building makes a very positive contribution to this important corner.
- 6.24 No. 86, the grade II listed Rose and Crown public house, recorded as an inn since 1730, has an important wooden Victorian pub exterior at ground floor level. The narrow no. 84 (1800 or earlier), with its white-painted brickwork and characterful Victorian shopfront accessed from the street by three high stone steps, is one of a few examples still surviving in the High Street. It forms the transition of the High Street frontages to the lower terraced aspect of the next stretch of buildings.
- 6.25 It should be noted that most buildings on this northern side of the High Street, from nos. 24-82, are listed grade II, while the remainder, nos. 44, 50 to 56, and 88 to 90a are locally listed. Therefore, effectively every building on the Haringey side of the High Street is a significant heritage asset, underlining the historic and

architectural importance of the High Street and its buildings, both individually and as a group.

- 6.26 No. 82 was a butcher's shop and slaughterhouse from at least 1813 to the 1960s. Its timber canopy, projecting across the entire pavement and supported on uprights bedded to the kerb, was typical of nineteenth century butchers' shops but is now, however, a very rare survival in London. It is a defining feature of the architectural, commercial and social history of the village. The main building, including the timber-framed slaughterhouse forming the rear section, has recently been carefully restored for domestic use. The associated historic outbuildings to the rear, including pigsties, were replaced in the 1990s by a house which, although in itself of excellent and award-winning design, is out of scale with the rest of the rear of the High Street properties. A further special feature of the frontage is the elegant Regency bowed window at first floor level, while the simple panelled shopfront at ground floor probably dates from the 1830s and is one of the oldest and most interesting shop fronts in Highgate.
- 6.27 It may be noted here that the rear yard of no. 82 is typical of the plot patterns of the High Street. It is a long and narrow medieval-style "burgage plot", extending far to the rear and opening up dramatically at the edge of the Highgate Bowl. A high proportion of the properties along the High Street similarly occupy narrow but very deep sites. They are a further defining feature of the early origins of the High Street, itself punctuated by ancient yards formerly serving the inns and the agricultural and commercial establishments which grew up along it. Though not readily visible from the High Street, this combination of long narrow plots and early access yards is a further essential historic characteristic of the High Street
- 6.28 The general uniformity of the mainly nineteenth century three storey row from nos. 82 to 66 (all listed grade II) is in itself a defining feature of the High Street. However, this uniformity is gently modified by minor variations in the colours of the yellow stock bricks used, fenestration (mainly eighteenth to early nineteenth century, with six over six pane sash windows. There are later Victorian sashes at nos. 74 to 70). The roofscape, though varying slightly in its treatment from property to property, is low-scale and barely visible from ground level in the High Street. Several original chimney stacks remain. Variations in the width and depth of the windows reveal differences in historical development, while Victorian shop surrounds are mostly intact and an exceptional circa 1830s shopfront with three fanlights survives at no. 76. A later circa 1900 shopfront survives next door at nos. 74 to 72. Modern shop fronts at nos. 80 and 78 are neutral in character. However, nos. 76 and 66 (including the poor quality access door to the upper storeys) are negative contributors to the character of this terrace. Where possible, opportunities should be taken to replace them with designs that are in sympathy with the overall elevation, incorporating original architectural elements of interest.
- 6.29 No. 66 was originally a milliner's shop but now houses a coffee chain outlet, with a standard ground floor frontage and a poor quality access door to the upper floor flat. No. 64, and the lower-scale no. 62 were built in 1832 on the site of a Tudor Inn, the White Lion. The four-storey no. 64, has been a chemist's shop since that date. Sadly, the current shopfront, with its fluted columns and Ionic capitals, is a rather unconvincing replica of the highly important mid nineteenth century original

which was destroyed in the 1990s, when the whole building was reconstructed owing to stability problems. The rear of the site has also undergone extensive recent intensive development.

- 6.30 No. 62 was a butcher's shop until c.1918, when it became an ironmonger's, and is now a multiple coffee chain. The cobbled cart crossover which accommodated the butcher's trade survives. The interior, though heavily adapted, retains some traces of its existence as a butcher's shop, mainly the row of hooks. The timber canopy, not unlike that at no. 82, is a near replica of one which was irreparably damaged by a bus turning out of the bus stand opposite in the 1980s. It is nevertheless another defining feature of the High Street .
- 6.31 By contrast, no. 60 is a two-storey early nineteenth century weather-boarded former corn chandler's establishment, with its asymmetric pair of gables and the door and hoist to the hayloft above the cartway. It is a remarkable survival for London, and is a highly important reminder of Highgate's vernacular village origins.
- 6.32 The smaller-scale three storey rendered brick frontage of no. 58, which shares an important nineteenth century shopfront with no. 60, dates from the late nineteenth century. However, investigation has revealed that this facade conceals substantial remains of a late medieval timber framed building, surely one of Highgate's oldest structures. The surviving fabric indicates that the building was originally jettied . Not only is this a remarkable survival for Greater London, but it strongly suggests the possibility that similar early structures may survive behind any of the other nineteenth and eighteenth century facades in Highgate High Street.
- 6.33 The form, height and texture of the terrace changes with the High Victorian interventions at nos. 56 to 54, at which point the slope of Highgate Hill starts to become steeper and more apparent. The rendered four storey no. 56 is an imposing example of a Victorian bank building with neo-Renaissance overtones and a Dutch gable. No. 54, of similar date but slightly lower, retains its red brick façade with decorative horizontal stone banding. Both are of a slightly larger scale, but nevertheless make an architecturally interesting contribution to the historic development of the High Street.
- 6.34 The lower scale of no. 54 forms the lead-in to the resumption of the predominant small scale and fine grain scale of the High Street. The tall three-storey no. 50, with its altered mid-Victorian façade may conceal an earlier structure. It has a notable 1930s metal shopfront, which adds interesting historical variety to the street.
- 6.35 The traditional scale of the street resumes at nos. 46 to 48. The superb early eighteenth century red brick façade of the building conceals two seventeenth century (or earlier) narrow fronted buildings sharing a steeply pitched roof. No. 48 was a pub from 1795 to 1902. No. 46 was a bakery during most of the nineteenth century and a bookshop from 1939 to 2010, under the same ownership. No. 46 is little changed inside in perhaps two centuries and is one of the High Street's most

important buildings. It retains fragments of weatherboarding on its gable end and its attractive reproduction bow shopfront dates from the 1930s, but appears to copy an earlier predecessor.

- 6.36 The two-storey late Victorian no. 44 is locally listed and makes a strongly positive contribution, both in scale and style, to the street, with its original shop front. It occupies a key visual position at the corner of the High Street and Townsend Yard, a narrow and ancient trackway giving access to the rear of many of the High Street properties and to the open land of the Highgate Bowl behind.
- 6.37 The prominent three storey 1813 brick townhouse at the south corner of Townsend Yard and High Street (no. 42, listed grade II), set behind attractive early iron railings, is of notable visual and historic significance. The moulded architrave of the doorway bears the arms of Sir William Ashurst, from whose imposing Jacobean mansion in South Grove it was taken when it was demolished in 1832, and is therefore of additional local importance.
- 6.38 The roofline of the terrace resumes its scale between the predominantly earlier nineteenth century buildings of no. 40 and 22, though it shows somewhat more architectural variety. Some of the shop fronts are early, or original: important examples are nos. 40, 38, 26 and 24. Others are modern, but are sympathetically designed and contribute positively to the street scene, such as nos. 40, 34 and 32.
- 6.39 A particularly important feature of the history of the High Street, though not visible from it, and unsuspected by passers-by, is no. 38a. It is an important and well-preserved eighteenth century mansard roofed cottage standing by itself at the rear of the High Street properties. However, it is easily visible from Townsend Yard. It is accessed by a covered passageway from the High Street, although the access is barred by a fine early wooden door recessed between nos. 38 and 36. A grille in the door affords a remarkable view down the passageway, floored with York slabs and flanked by early timber-framed wall. This passageway and cottage are remarkable survivals for London, reminiscent of rural market towns.
- 6.40 The scale of the terrace increases again at no. 36, which forms part of a relatively uniform terrace extending all the way to no. 24. No 36 has a plain white painted brick façade and retains its original late eighteenth century multi-paned sash windows on the upper floor. At the back of the long narrow plot belonging to no. 36 is no. 36a, a small seventeenth century former milliner's cottage with a distinctive gambrel roof. This small building is a unique survival of a historic backland structure behind Highgate High Street.
- 6.41 Nos. 34 to 28 retains their unpainted eighteenth century stock brick façade but with Victorian moulded stucco string course and window surrounds. The shopfront of nos. 34 to 32, now a minimarket, has been restored and painted to be sympathetic with its surroundings.
- 6.42 The Victorian shop surrounds survive at nos. 28-30, but the existing shop front is a sympathetic modern insertion. The eighteenth century façade of no. 26, and the slightly wider and higher no. 24, have a mid nineteenth century rendered rusticated effect, while the Victorian shopfronts survive in good condition.

- 6.43 The historical interest of the terrace is augmented by a plaque on the right side of the façade of no. 24 with the words '*FEARY'S ROW 1791*' on the upper right side of the façade. The plaque refers to the entire row of terraces up to no. 40. These terraces were presumably altered and unified in 1791. The variations in heights and roof forms of the grade II listed terrace indicate that the row was originally a series of buildings of separate dates.
- 6.44 The first of the two only real discordant notes in the whole of the High Street is the red brick building numbered 22 and 20, which is a bland and unsuccessful 1950s replacement of historic buildings along the High Street. It replaced a two storey early nineteenth century building with a small covered passageway at one end leading to Broadbent Yard at the rear. The replacement arch is a utilitarian high and wide horizontal beam and column structure supporting two floors over, providing ground floor access through to the re-developed Broadbent Close to the rear. Views through the arch reveal the utilitarian fletton faced modern accommodation within. The overall effect of such a development on the architectural and historic interest of the High street has been profoundly negative.
- 6.45 There is a curious two storey structure in the northwest corner of Broadbent Yard. From its eclectic construction, it appears as a nineteenth century folly. Its lower half is constructed in a wide variety of limestone and sandstone blocks and slabs (some of which are seemingly of some antiquity) together with small early bricks or large early tiles and Victorian clinker infill. Its upper part is built of various brick, tile and clinker blocks. The structure has been altered in modern times, with its walls rendered and roof clad in corrugated asbestos.
- 6.46 A small part of the earlier terrace remains at no.18 (listed grade II), which is eighteenth century with an early nineteenth century rendered façade. Its early nineteenth century shop front survives in part and is in sympathy with the overriding character of the area.
- 6.47 Though the adjoining Duke's Head (no.16) is a late Victorian rebuild of an eighteenth century pub on the same site. Together with the covered passage to Duke's Head Yard, it still reflects the form and character of the High Street. The passage leads to Duke's Head Yard, containing a variety of 19th century brick buildings, makes a positive contribution to its character, including the outbuildings of the Duke's Head. It is dominated at its western end by Park View Mansions. Modern additions, such as a garage block and the 1980s gated housing development of Duke's Point, have eroded its historic character, but it nevertheless retains some of the character of a historic coaching or stable yard. An interesting modern touch is added by Taylor and Green's 1939 early Modernist studio building (listed grade II).
- 6.48 The scale and grain of the street is interrupted at Park View Mansions, an imposing 1907 red-brick block of flats. However, despite its size and bulk, it integrates satisfactorily into its context through its fine detailing, traditional materials and wrought iron railings.

- 6.49 A last remnant of the village scale is no. 10, the White House, which is listed grade II. It is a very fine seventeenth century house with a late eighteenth century façade, accessed by stone stairs and retaining internal historic features. Weatherboarding on the south elevation reveals its vernacular origins.
- 6.50 The second of the two negative intrusions in the High Street is Stanhope House, nos. 4 to 8. It is a significantly out of scale 1980s office block which affronts the traditional scale of the High Street and is particularly insensitively located between the historic White House (no.10) and the equally historic nos.128 to130 Highgate Hill. Its over-dominant mass and bulky flat roof structure with its pronounced horizontal emphasis interrupts the established vertical rhythm of the smaller scale narrow fronted houses and their vertically proportioned windows of the High Street. Stanhope House's use of over-fired dark red bricks is also at odds with the soft variegated colours and textures of traditional facing brickwork which is characteristic of Highgate. The commercial High Street terminates in another poor quality, though thankfully low-scale, building at no. 2, a post World War II replacement for the fine early Victorian Elgin House.
- 6.51 Beyond no. 2, the continuous line of buildings fronting the pavement terminates and a looser, more residential pattern of development begins; the name also changes from the High Street to Highgate Hill. The gradient of the High Street also changes from a gentle slope to a pronounced slope down Highgate Hill. Also buildings are set back from the street, there are occasional gaps in the frontage and front gardens, and their walls contribute to the overall traditional streetscene.

Highgate High Street

- 6.52 The magnificent pair of late seventeenth century houses, nos. 130 to128 Highgate Hill (Northgate House and Ivy House, listed grade II*), is set behind a low brick front garden wall, make an imposing and dignified gateway to Highgate Hill and the village.
- 6.53 Next, the six storey Cholmeley Lodge (listed grade II listed) forms a dominant landmark at the corner of Highgate Hill and Cholmeley Park. The large yet elegant Art Deco flats by Guy Morgan (1934) replaced the 1770s house of the same name. Cholmeley Park was formed from its driveway, but the small and picturesque Victorian Gothic gatehouse survives on the south side of Cholmeley Park. Now a part of Channing School, it is of considerable architectural interest and makes a highly important contribution to the historic character of the area, particularly as it is set against the backdrop of a high tree-lined bank along the south side of Cholmeley Park, itself topped by a high brick wall partly of seventeenth or eighteenth century date.
- 6.54 South of the junction with Cholmeley Park begins The Bank, an unusual paved walkway rising above the main carriageway up Highgate Hill and itself a historic feature listed grade II. Its origins are considered to date as far back as the late medieval period. It was perhaps designed to take advantage of the local topograph, to separate the very fine houses lining it from the busy and notoriously muddy hill in winter. The eighteenth century retaining wall supporting the raised pavement is constructed in Flemish bond with Portland stone blocks inserted at

intervals in the top courses, with iron railings (some of nineteenth century date). This historic character has been eroded in recent decades by poor quality repairs, and the structure is in need of repair.

- 6.55 The first building at the top of The Bank is the main block of Channing School (no. 126), a late nineteenth century building in an austere Italianate style which replaced a substantial late Georgian house. Further school buildings occupy the Hill between nos. 120 and 114. Nos. 120 and 122 form a pair of altered Regency townhouses (nos. 120 and 122, listed grade II), set back from the frontage of no. 126 and with a small front garden. An identical pair of adjoining houses were destroyed by enemy action during World War II and replaced by a lacklustre 1960s 'replica' (no. 114 to 118) with none of the subtle qualities of the original building.
- 6.56 The open space adjoining no. 114, between Channing School and the fine row of listed buildings ending at Cromwell House (see below) now provides a well-landscaped entry to the main campus of Channing School, behind which a new performing arts block is due to be erected. Iron railings on low brick walls retain a consistent sense of enclosure to the pavement throughout. The school campus lies to the north east of the Highgate Hill frontage and occupies a site of several acres. The front part contains a range of post-war school buildings. The rear half of the site is enclosed on its north side by a high brick wall, parts clearly of some considerable age, perhaps dating from the seventeenth or eighteenth century, and belonging to an earlier estate on the site. Landscaped with trees and shrubs around the central grassed areas, it slopes down in a series of terraces to Winchester Place and reflects the historic open character of the area which is reflected in the centre of the village by the Highgate Bowl.
- 6.57 The group of historic buildings forming nos. 104 to 112 Highgate Hill, also fronting The Bank, is among the finest anywhere in Highgate or, indeed, in London. It is comparable with, and can be considered the eastern equivalent of, the historic grade I, II* and II row of early eighteenth century mansions in The Grove, on the Camden side of Highgate Village. The steeply descending topography of Highgate Hill, and the distant views towards the City of London behind, add a further positive dimension to the setting of the buildings and of views from the Hill itself. The terrace makes a major contribution to the conservation area, in historical and architectural terms. Its setting is enhanced by the green, tree-filled settings of Waterlow Park opposite, together with its sixteenth century Lauderdale House, located on the opposite side of Highgate Hill in Camden.
- 6.58 The entire terrace from nos. 112 to 104 is listed grade II or Grade II* (the statutory list should be consulted for detailed descriptions). It begins with no. The Cottage (no. 112), a low eighteenth century building behind a small front garden, though with an insensitive roof extension and replacement windows. The character of the building is enhanced by its setting behind a small front garden with a border hedge.
- 6.59 The height of the terrace increases at no. 110 (Margaret House, c.1730). Next are nos. 106 to 108 (Ireton House and Lyndale House). These buildings form a symmetrical pair of early eighteenth century townhouses of exceptional quality,

raised above the pavement and behind low red brick walls with wrought iron gates between pairs of square brick piers with ball finials, the whole giving a highly elegant appearance.

- 6.60 Lyndale House abuts Cromwell House, a magnificent c. 1638 townhouse with fine Renaissance brickwork. As one of only five grade I listed buildings in Haringey, with its original ornate front retaining wall with raised-level garden, it has national significance. The treatment of its setting and context, both in the private and public realm, is therefore of high importance.
- 6.61 The Bank descends fairly steeply at this point. The topography, the front walls and gardens of the listed houses, together with the trees, bushes and the venerable cobbled frontage of Cromwell House combine to form a uniquely significant streetscape. The long, narrow garden plots behind this terrace reflect the early land subdivision of the area and are in themselves an important reminder of the area's historical development which should be retained.
- 6.62 The old village of Highgate ends at Cromwell House, which is abutted on its southern face by the mainly unaltered 1880s red brick terrace (102 to 92 Highgate Hill), built in the grounds of the seventeenth century Winchester Hall. These brick buildings characterise, and lead into the suburban residential development of late Victorian and Edwardian Highgate between Hornsey Lane and Archway Road.
- 6.63 Nos. 92 to 102 Highgate Hill comprise a terrace of red brick late Victorian houses, two storeys high with dormers in the roof. They feature splayed projecting front bays with hipped roofs over, and small front gardens with planting behind brickwork boundary walls.
- 6.64 Haringey's borough boundary with the London Borough of Islington is located on the Highgate Hill/Hornsey Lane junction. On the Islington side of the boundary stand two distinctive landmark buildings which appear as sentinels on either side of the Hill. These are St Joseph's church, with its prominent copper dome on the south side, and the Old Crown public house, with its distinctive corner oriel window with turret roof on the north side.

Southwood Lane

Background

- 6.65 Historic development of the Southwood Lane was principally on the east side, which was outside the bishop of London's park and was not in ownership of Highgate School. Until the twentieth century, this was a quiet, semi-rural lane comprising eighteenth and nineteenth century mansions, set in substantial grounds, combined with areas of much denser eighteenth century terraced housing closer to Highgate High Street. Most of the mansions have gone; however, Southwood Lane between Jackson's Lane and The Park becomes much

narrower and retains much of its historic semi-rural character, as well as a variety of historic buildings.

- 6.66 This section will look only at the south end of Southwood Lane from the junction with the High Street to the junction with The Park.

Topography

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

Views

- 6.68 There are significant views down Southwood Lane towards Bank Point House. The corner of Jackson's Lane conveys strongly the rural character which this part of Highgate has remarkably retained.
- 6.69 Views east over the Bowl and east London from street openings along the Highgate Ridge

East Side

- 6.70 The corner of Southwood Lane and High Street maintains the dense urban town setting of the High Street. An interesting group of predominantly eighteenth century brick terraces (all grade II listed) of varying height, age and detailing, are all set behind wrought iron railings but fronting the pavement. This group comprises a focal point at this end of the street and serves as a transition from the built up commercial character of the High Street to the generally less dense and more residential character of Southwood Lane further north.
- 6.71 From Highgate High Street, Southwood Lane begins modestly with a two storey vernacular cottage (No. 2) that contrasts in scale with the much taller corner building at No. 90 High Street. No. 2 Southwood Lane has a steeply pitched roof and a red-brick early 18C facade that has clearly been added to the structure. An attractive early 19th century shopfront, oriented towards busy commercial Highgate High Street rather than residential Southwood Lane, survives on one side of the ground floor.

- 6.72 No. 2 forms part of an important group (nos. 2 to 12) of eighteenth and early nineteenth century yellow and red brick grade II listed buildings that vary considerably in height, form and detailing. The buildings are, almost without exception, set behind attractive decorative wrought iron railings. No. 4 is three storeys high, with front parapet and slated roof, is of stock brick and dates from the late eighteenth century. It has segmental headed sash window, flanking pilasters and a patterned fanlight to the door. No. 6 is three storeys high, also of stock brick, though somewhat earlier than no. 4. It has a dentilled eaves cornice and stone-coped parapet, and a plain fan-lighted doorway within an enriched architrave, and Ionic doorcase. Nos. 8 to 10 are three storeys high with basements. They form a mid eighteenth century red brick pair, featuring Doric doorways with fanlights on either side of a central round arched opening that provide shared access to the rear. No. 12, three storeys high with a basement, terminates the group and is also the tallest and latest (circa 1800) building in the terrace. It is a stock brick townhouse, with a prominent Ionic prostyle porch. A decorative wrought iron overreach spans the narrow drive at the side of the building leading downhill to what was probably once the stable block.
- 6.73 Nos 2 to 12 have a continuous building frontage and relative unity that exists is severely interrupted by Dyne House, a five storey brick and concrete tower block designed in 1967 by Ansell & Bailey that pays no reference to the established scale and character of the street. The building is set back from the road at an angle, which provides the site with front car access and parking. It creates a jarring departure from the strong continuous building lines represented by the historic houses on either side. Dyne House was built as the arts block of Highgate School, and replaces Cholmeley House, which was acquired by the school in 1845.
- 6.74 The integrity of this side of the street is restored between nos. 16 to 20, where another group of grade II listed eighteenth and nineteenth century houses terminate in the monumental presence of the Highgate Tabernacle. No. 16, although compromised by its setting hard up against the five storey Dyne House, is an attractive three storey stock brick house dating from the early nineteenth century with a later circa 1900 purplish brick extension on the north side. The house is set behind a forecourt with decorative wrought iron railings.
- 6.75 No. 18 is an elegant three storey late eighteenth century house set back further from the street behind a neat forecourt paved with York slabs. The building line steps forward again at no. 20, which is three storeys high, has a much narrower frontage than no. 18 and is set behind decorative cast iron railings. No. 20 is a stock brick early nineteenth century house with gauged flat brick arches and elliptical arched recesses at ground floor. The narrow two storey building at no. 20A dates from the early to mid nineteenth century and was built as infill between the Tabernacle and no. 20. The building is characterised by gauged flat brick arches to the windows and a four panel side door. Unfortunately the original sash windows have been replaced by modern units, thereby compromising the appearance of the house.

- 6.76 The fine-grained group of buildings described above terminates with the much larger Highgate Tabernacle, constructed during the early nineteenth century on the site of an earlier Presbyterian meeting house. The building is currently in use as a Highgate School library. It projects slightly beyond the building line of the houses and, with its classical front comprising giant pilaster supporting a central pediment, round headed windows with moulded architraves and vermiculated key blocks, forms a major presence along this part of Southwood Lane. The cast iron lampholders over the doors are rare survivals.
- 6.77 The strong building line that runs from the Tabernacle to no. 16 and again between nos. 12 and 2, is relieved at no. 22 (Avalon), which is set well back from the pavement and down the hill behind wrought iron railings. The setting of the early to mid nineteenth century two storey stock brick villa is most attractive. There are views on either side of the house from Southwood Lane towards the east and over the Highgate Bowl.
- 6.78 The north side of no. 22 fronts a narrow alley running steeply down the hill towards the 1960s development at Kingsley Place. On the opposite side of this alley is a group of grade II listed early nineteenth century terraces once known as Southwood Terrace (n 24 to 48). The range was built as a uniform terrace of narrow two storey townhouses set behind a small garden enclosed by wrought iron railings. The front elevation of the terrace was originally plain, with six over six pane sash windows, rusticated white render to imitate stone and a projecting plaster door hood providing the principal means of decoration. Over the centuries the uniform character of the terrace has been eroded: for example, nos. 38 to 40 form a raised middle section with remodelled mid nineteenth century details and a projecting porch at no. 40. The end of the terrace at nos 24 to 30 is also three stories, and there is an unattractive parking forecourt at nos. 26 and 28. Most of the houses in the terrace have added mansard roofs.
- 6.79 Southwood Terrace abuts onto Nos. 50 and 54, a pair of grade II listed three storey circa 1800 townhouses, with banded rusticated stucco at ground floor level and stucco-lined window reveals above. The wrought iron railings and mature trees along the pavement, as well as the site at the corner of Southwood Avenue and Kingsley Place, combine to provide the buildings with an attractive setting. The appearance of the once symmetric buildings have been somewhat compromised, however, by the added mansard roof at no. 54.
- 6.80 The pair of houses terminates the almost continuous row of historic listed terraces along Southwood Avenue from Highgate High Street. The opening up of the frontage at Kingsley Place offers impressive views over Stroud Green and Finsbury Park. Kingsley Place once formed the entry to Southwood Lodge (no. 52 Southwood Lane), situated halfway down the slope of the hill. The grade II listed building dates from the late eighteenth or early nineteenth century and is similar in style to nos. 50 and 54. Poorly executed roof alterations have eroded the character of the original house.
- 6.81 Kingsley Place itself was developed to provide access to the cul de sac estate of the same name on land formerly belonging to Southwood Lodge. The estate was designed in 1967 by the Architects' Co-Partnership and comprises a lively variety

of one, two and three storey yellow brick modern style houses stepping down the steep slope. Beyond Kingsley Place, the pattern of development along the east side of Southwood Lane takes on a different form; the dense terraced housing gives way to spacious Victorian semi-detached houses as well as remnants of an older structure consisting of large houses set in open parkland.

- 6.82 North of Kingsley Place is a group of three pairs of Victorian semi-detached houses (nos 58 to 68) set behind forecourts, which are enclosed by low brick walls and some mature trees. The three storey houses are built in stock brick with soft reds and polychromatic detailing to accentuate Gothic overtones. Decorative slates add variety to an imposing roofscape. The front walls of the villas are interesting features in their own right, with gate piers capped in carved Portland stone and some robust decorative iron railings between and in front of some of the properties. Gaps between the buildings provide views towards trees at the rear of the site.
- 6.83 The site of the former Southwood Hospital (no.70) has now been developed with a stucco fronted terrace on the site. The Limes was an eighteenth century house on this site that was altered and subsumed by the subsequent development. There are some good mature trees in the grounds which are visible from the street and contribute to the character of this part of the road. The road is then bounded by the locally listed wall of the former Southwood Court. There is a blocked gateway in the wall with an adjacent plaque containing a damaged coat of arms.
- 6.84 Southwood Lane starts to descend more steeply north of the former hospital site. A continuous brick wall creates a strong sense of enclosure and effectively screens the high rise blocks of Southwood Park, a residential development designed in 1963 by Douglas Stephen & Partners and built two years later on land previously occupied by two large houses (Southwood and Southwood Court). Southwood had already been demolished by 1934 and the land incorporated into the garden of Southwood Court. A surviving Victorian pointed arch opening in the brick wall fronting Southwood Lane once provided access to the estate via a cobbled entry.
- 6.85 The view down Southwood Lane towards the corner of Jackson's Lane conveys strongly the rural character that this part of Highgate has remarkably retained. The centrepiece is Bank Point House, a delightfully three storey tall and narrow 18th century rendered house with a prominent clay tiled gambrel roof. The grade II listed house is situated within a narrow wedge of tree-covered and landscaped land between Southwood Lane and Jackson's Lane, which descends steeply to the right. Victorian spiked iron railings partly enclose the pavement at the tip of the wedge, and a series of stone steps lead down to Jackson's Lane.
- 6.86 Jackson's Lane once formed part of a route over Shepherd's Hill towards Hornsey. Its rural origins are apparent near the junction of Southwood Lane where it is very narrow and is enclosed on the south side by a substantial house (Hillside) and its associated perimeter walls. Both the house and the walls date from the eighteenth century and are listed grade II. The iron railings along Southwood Lane give way

to a brick wall near Bank Point House and the foundations of the house itself form part of the wall. Both the lane and the pavement narrow at this point, with the wild growth of bushes and trees on the opposite side of the lane providing a strong sense of enclosure and almost rural charm.

- 6.87 Beyond Bank House the brick wall along the pavement steps down as the hill descends further. A bricked up opening north of Bank Point House may have served as access for coaches to the house. Further down the hill there is a disused cobbled drive to provide access to the side of one of a series of vernacular cottages that once lined this side of the lane. These houses were swept away at the beginning of the twentieth century. The brick wall put up in their place maintains the narrow enclosure of the street and shields the modern house behind.

West Side

- 6.88 The west side of Southwood Lane is dominated by the Highgate School Churchyard, which curves around from the High Street as it descends gently into Southwood Lane. The churchyard forms the triangle of open space bordered by the school chapel, Southwood Lane and High Street. The raised land is set upon a wall of stock bricks and partly enclosed by iron railings with decorative finials, some of which are urn-shaped. The entire complex is grade II listed. The churchyard itself retains a number of pre-Victorian headstones, and its setting in front of the Gothick red brick chapel amongst mature trees makes this small area one of the most important elements of Highgate conservation area.
- 6.89 The ground descends slowly further along Southwood Lane so that the red brick and terracotta apse of the Highgate School chapel towers over the pavement and, along with the main school hall of the same period, provides this part of the street with a dramatic sense of enclosure. The elevation facing the street is dominated by a series of projecting buttresses, heavy mullion windows and huge chimneys. These elements, combined with the slate roofscape and height of the building, form a monumental backdrop to the street.
- 6.90 The road widens to follow the line of Highgate School Hall and there is a gap in the building frontage to reveal a courtyard set back from the street. The sense of enclosure along the pavement is maintained by iron railings, trees and a gate providing access into the courtyard. The courtyard itself is formed by backs of various Highgate School buildings fronting North Road and the science wing along Southwood Lane. The latter, constructed in 1928, in a neo-Baroque style, with its

modern roof extension, is visually distinct from the main school buildings but is similar in terms of its dominant presence.

- 6.91 The monumental buildings of the school stand in marked contrast to the single storey range of almshouses (nos. 13 to 37) that line Southwood Lane, north of the Highgate School science block. The Wollaston Pauncefort almshouses were originally built in the seventeenth century by Sir John Wollaston and then re-built in 1722 by Edward Pauncefort in their present form. They consist of two modest single storey ranges on either side of a taller centre block. Materials are brown bricks with soft red dressings, timber sash windows and a roof finish in modern clay roof tiles. The entire complex is listed grade II, although the taller centre block with its sash windows and stone inscription tablet is of primary interest.
- 6.92 Beyond the almshouses, Southwood Lane widens to reveal a terrace of 1950s houses (nos. 39 to 49), built on the site of the 1833 National School for boys and girls. The two storey yellow brick, vaguely neo-Georgian houses are simple, well-designed and of good quality. They are raised on a concrete terrace and set back from the pavement behind low railings. A detached house of the same style and period occupies the corner of Southwood Lane and Castle Yard. This site was formerly occupied by a neo-Tudor infants' school built in 1839.
- 6.93 The opposite side of Castle Yard stands a range of simple two storey Victorian stock brick terraces with six over six pane sash windows.
- 6.94 Beyond Castle Yard is a group of attractive late Victorian two storey semi-detached terraces (nos. **[TO BE ADDED]** to 65) with mock Tudor gables and decorative sash windows. The houses are set back behind small front gardens enclosed by low brick walls or hedges. Glazed tiles survive on some of the house entrances.
- 6.95 Abutting no. 65 is the former Post Office sorting offices, housed in a purpose built red brick single storey building dating from 1888. The intricate brickwork and prominent gable indicate Flemish influences. At some point the pavement in front of the building was unfortunately relinquished to provide front car parking, thereby disrupting the relatively uniform frontage beginning at no. 53.
- 6.96 The pavement, as well as characteristic low front walls and hedges re-appear in front of no. 87, a three storey stock brick detached house from 1883 decorated with bands of soft red bricks. Cholmeley Court, a four storey block of flats with Arts & Crafts overtones, is further down the road, set back from the pavement behind wooden railings, a hedge and a neat front garden.
- 6.97 Southwood Lane begins to descend more sharply beyond Cholmeley Court. No. 89 is a pair of three storey Victorian semi-detached houses set behind a wall with brick capped gate piers. The pattern of walls and shallow front gardens is preserved at Nos. 91 to 97, two pairs of mid-Victorian yellow brick houses with prominent bay windows. The 1960s purpose built block of four storey flats at nos. 99 to 109 reflect the overall character of the area in their use of yellow stock bricks but are mediocre in quality and detract from the streetscene by being set back behind a parking forecourt. The site was previously occupied by a group of Victorian buildings, one of which was the Hornsey Local Board office.

- 6.98 The built-up character of the west side of Southwood Lane ceases abruptly north of no. 109. A quiet leafy path, Park Walk, then leads from Southwood Lane up to North Road. Beyond this the road becomes significantly narrower, the pavement disappears and Southwood Lane unexpectedly reveals its rural origins. The bank, which forms the rear of the former Park House Estate (now occupied by Hillcrest, T P Bennett's 1946-49 blocks of flats), is entirely overgrown with trees arching over the narrow road.
- 6.99 The narrowness of Southwood Lane opens up dramatically at the junction of The Park, which sweeps up the hill in the direction of Talbot Road and North Hill. The steep, overgrown and tree covered bank is retained as the road winds round the former Park House estate. The other side of The Park is lined by a group of attractive gault brick two storey villas of 1877 that follows the curve of the road.
- 6.100 A remnant of the pre-Victorian rural setting of Southwood Lane survives at no. 123, a grade II listed early eighteenth century two storey cottage with an early nineteenth century weatherboarded extension. The cottage is set back from the street with a small wall to the front. Beyond no. 123 are two pairs of tall Victorian semi-detached houses with substantial open space between them. Nos. 139 to 141 date from 1878 and display polychromatic brickwork and decorative gables and bargeboards.

North Hill / North Road

Topography of North Hill / North Road

- 6.101 From the level of 129.7m outside Highgate School there is a barely perceptible gradient in the falling level of North Road until it turns northwest at the junction with North Hill at a level of 126.9m. Here there is a pronounced gradient as North Hill continues downward to the junction with Baker's Lane at a level of 93.5m. Thereafter it follows a shallow gradient to the junction with Archway Road at a level of 91.9m.

Streetscape

- 6.102 From its connection to the High Street, North Road, continued by North Hill, starts as a wide London plane treelined avenue flanked by Highgate School on the east and by a range of three storey Victorian houses set back from the road on the west.
- 6.103 Since this road was a major route out of London buildings sprang up along it at a relatively early date. The result is a very varied streetscape with examples of the architecture of every era from the seventeenth to the twenty first centuries. Moreover since houses were erected at wide intervals along the road older buildings are not grouped together but are found dispersed among more recent construction. This mix of styles has, however, created a harmonious whole, a very sensitive and important feature of Highgate. The buildings types vary from long and short terraces, semi-detached, detached properties and blocks of flats. Of particular important to its character and appearance is the considerable green

space and tree cover amongst and between the properties and lining North Road and North Hill. There are also views between the buildings to more distant plantings. The great majority of buildings are well maintained. It is also notable that from the first the houses were not intended for one social class but are a mixture from those intended for quite affluent families to those built for working men or by charities or local authorities as social housing. This has created a diverse community which is still one of the strengths of the road and makes an important contribution to its character.

East Side

- 6.104 The east side of North Road, from the former tollgate near the Gatehouse public house to Castle Yard, was historically commercial and was lined with a continuous frontage of shops and pubs until the late nineteenth century.
- 6.105 Near the junction of Highgate High Street, the red brick Victorian Gothick presence of Highgate School dominates the streetscape. Behind the decorative iron memorial gates from 1947 and set back from the road are the main historic school building. These are the chapel and main hall (known as Big School), designed by Frederick Pepys Cockerell in a red brick French Gothick style and constructed from 1865-67. The buildings are listed grade II.
- 6.106 Immediately south of the chapel is the leafy graveyard, which is enclosed by a grade II listed eighteenth and early nineteenth century boundary wall of stock brick. A number of old headstones are visible in the churchyard through an iron-gated gap in the wall and further around towards Southwood Lane, where cast iron railings replace the brick wall. A particularly significant early nineteenth century tomb to Thomas Causton is listed separately as Grade II.
- 6.107 Further north, beyond the entrance to the school, the wide pavements, mature trees and imposing red brick frontage of the school combine to form a streetscape of civic urban character. This part of the school, which obliterated a range of narrow two storey eighteenth century houses with shops on the ground floor, was first extended in a neo-Jacobean style in 1898-99 by C.P. Leach, and again during the 1980s. The later extension pays reference to Leach's block in terms of materials but is nevertheless austere and fortress-like.
- 6.108 A new school block has been constructed on the site of no. 26. It is three storeys high, with a new ground floor entrance, faced in red/orange brickwork. Mature London plane trees line the pavement and add considerably to the character and appearance of North Road. North of the school, a 1960s terrace of well designed two storey brick houses (nos. 28 to 40) set behind shallow front gardens continues the strong building line along this side of North Road as far as Castle Yard.
- 6.109 Beyond the small Victorian terraces fronting Castle Yard begins a uniform terrace of well preserved late Victorian red brick two storey houses (nos. 60 to 82) with projecting square bay windows at ground floor and overhanging roof eaves. The siting and alignment of this terrace follows the sweeping arc of North Road in a gentle curve towards the north west. The wide pavement and mature trees continue along this part of North Road and add to the setting of the terrace, which

is situated behind low front garden walls that enhance the overall sense of architectural uniformity. At nos. 8 to 90, the house style changes with an Edwardian pair displaying full storey round bay windows and prominent gables. This was the site of the Red Lion, an old public house that was demolished shortly after 1900.

- 6.110 Abutting nos. 88 to 90 is a group of three storey eighteenth century townhouses displaying a variety of detailing. No. 92 is set behind wrought iron railings and has a plain stucco front with six over six pane sash windows. There is a plaque on the front wall commemorating the fact that Charles Dickens lodged in the house in 1852. Nos. 94 to 96 were originally constructed as a symmetric pair towards the end of the eighteenth century. Subsequent alterations have left no. 94 with a stucco front and Victorian windows with moulded architraves. No. 96 has a stock brick elevation and large early nineteenth century tripartite sash windows. Each of the individual buildings is listed grade II.
- 6.111 The Wrestlers public house is a pleasant 1920-21 Arts & Crafts vernacular rebuild of a much older structure. It marks the end of North Road and the beginning of North Hill. A Tudor fireplace in the present pub is a replica of the one from the previous pub.

North Hill east side

- 6.112 The following notable buildings stand on the east side of North Hill. No.2, Kipling Restaurant, is a poorly maintained modern building with a 'conservatory' style extension which is considered a negative feature. No.4 is a Gothic revival house with windows in the 'Venetian style', formerly the warden's house of the former penitentiary on the site of Hillcrest.
- 6.113 Hillcrest is a large residential estate of four and seven storey blocks of flats, clad in facing brickwork and built after 1945 by Hornsey Borough Council to a standard template from the London County Council. The blocks are generously laid out, preserving the trees from the Regency 'Park House', with the lower blocks sited at the front, and set amongst trees, in deference to the village scale and character.
- 6.114 No.6, St. George's House is an early-mid nineteenth century Grade II listed three storey building with a basement. It has a stuccoed frontage, a handsome semi-circular Tuscan porch supporting a first floor balcony, and a top projecting cornice with parapet over and a two storey side extension. It is now undergoing repair and conversion into three dwellings after becoming almost derelict. This abuts the junction with Park House passage; the small green at the entrance to the passage is the site of a cattle pound.
- 6.115 No.8, Albion Cottage, is an early nineteenth century two storey yellow brick cottage, and is listed Grade II. It features sash windows under segmental arches and a Roman Doric porch with thin columns, No.12 is a house converted in to flats with its front garden largely asphalted - a negative feature. No.18, Woodland Cottage, was extensively damaged by recent fire and is undergoing repair. Nos. 20 to 24 were built circa 1950s and these are followed by a group of recently built

houses. At no. 28 the Victoria public house is the next building, which began as a beer shop and grocers in 1836, appears to be later twentieth century construction.

- 6.116 The next development is Bramalea Close, a development circa 1975 built to a Modernist design around a cobbled courtyard. It was built on the site of Bignell and Cutbush's Nursery, one of the longest established users in the area, and the frontage to North Hill is planted with trees and shrubs. The Highgate Surgery and Clinic, constructed on the site of a former mission hall is a well designed modern facility located on the south corner of Church Road. From the junction with Church Road there are views north east to Highgate Wood.
- 6.117 Highcroft Flats, built in the 1920s, was Highgate's first block of private leasehold flats. It is a prominently located modern L-shaped block of four storey flats on the north corner of Church Road, and is clad in red brown facing brickwork and has prominent projecting balconies which accentuate the horizontal. The placing of intrusive cell phone aerial boxes on its roof is a negative feature, however they are not an over dominant feature in the streetscape.
- 6.118 Nos. 50 to 54 and 52A are mid nineteenth century, grade II listed, comprising a three storey centre block with a two storey right entrance set back. It has a stuccoed frontage with a rusticated ground floor. It is significant that these properties are set back a considerable distance from the road and have deep front gardens. A short terrace of villas built circa 1928 with clay pantile hung façades comes next.
- 6.119 No. 60 is a grade II listed three storey early nineteenth villa, three windows wide, with a shallow pitched slated roof. Nos. 62 and 64 are a pair of early eighteenth century grade II listed two storey houses with a near-pyramidal tiled roof. Nos. 76 to 78 comprise a pair of handsome semi-detached cottages (plaque Moreton Cottages) circa 1820.
- 6.120 The junction with North Hill Avenue is next. This is a short cul de sac with facing terraces of well designed red brick houses circa 1900, with gables on the street façade. Nos. 82 to 86 is a late eighteenth terrace, with yellow stock facing brickwork and sash windows, listed grade II. Nos. 88 and 90 appears as a semi-detached pair from the early nineteenth century, with a stucco frontage. However, it is used for commercial purposes, with a large building to the rear visible from Baker's Lane.
- 6.121 The junction with Baker's Lane is part of a gyratory system which sends all north bound traffic along this short stretch of road into the bottom of North Hill. The resulting heavy traffic detracts greatly from North Hill itself and the 'entrance' to the Highgate conservation area as a whole.
- 6.121 Nos. 96 to 108 is a terrace of flat fronted, mostly two storey, early nineteenth century cottages which contribute in a very positive manner to the whole road and the approach to the conservation area.
- 6.122 The Esso petrol station is located on the site of the former Wellington public house.

North Road west side

- 6.123 Nos. 1 to 11 North Road is a handsome nineteenth century terrace in stock brick with white stucco ornaments over the windows and doorways. Nos.1 and 11, the two end properties, have a built-up attic storey which provides punctuation to the end of the terrace. Crossovers have been installed but the front gardens are deep enough for this to be a neutral feature in the overall terrace.
- 6.124 This terrace is followed by a group of listed buildings of particular heritage significance. Halfway Cottage, no.11A, is early-mid nineteenth century in Gothick style and is Grade II listed. Byron House next door at no.13 is an early eighteenth century house, three storeys high, grade II* listed. It bears a plaque for John Betjeman's attendance at a school formerly on the premises. The garden wall to the west of no.13 is separately grade II listed. Next comes no.15, Hampton Lodge, an early eighteenth century house three storey high, and is also grade II listed. Nos. 17 to 21(The Sycamores) is the next group of early eighteenth century buildings. These are grade II* listed, two storeys high and attic, with brown facing brickwork and clay tiled roof. No. 17 has a blue plaque commemorating the residence here of A E Houseman, during which he wrote *A Shropshire Lad*. Next door is no.23, a Grade II listed two storey eighteenth century cottage with a high pitched roof. All of these historic houses are set back from the road and have planted front gardens with low front boundary walls.
- 6.125 The Red Lion and Sun public house is in the Arts and Crafts style very similar to the Wrestlers a little further down the road on the other side. It has a large garden to the front with pergola, a positive feature.
- 6.126 All the remaining houses on this side of North Road are Grade II listed: nos 27 and 29 and a pair of cottages, each two storeys and an attic, clad in facing yellow brickwork with a high pitched clay tile roof. No.31 is a mid nineteenth century house of large proportions, three storeys high, with a stuccoed facade and parapet. Nos. 33 and 33A are two storey high, roughcast frontage with top parapet. On the ground floor is a mid to late nineteenth century shop. No. 35 is an early eighteenth century cottage of two storeys high and an attic with a high pitched roof. No. 37 to 43 is an early nineteenth century two pair of houses linked in the centre by recessed porch wings, each two storeys high plus a basement. There is a slated hipped roof to each pair. Nos. 47 and 49 are two late eighteenth century houses, three storeys high. They are faced in stock brickwork with a stone coping to the parapet. No 51, Gloucester House, is an early stuccoed three storey house, with a banded rusticated ground floor.
- 6.127 The road continues with St. Michael's Church of England Primary School; (grade II listed). The Old Fire Station has been converted into flats: it has a turret with a weather vane with a reproduction Tudor frontage. This is a building of considerable historical interest circa 1890s. Next comes Grimshaw Close, a 1920s block of flats erected as social housing, showing Art Deco influence in the central cornice: it is a neutral feature of the road. Beyond Grimshaw Close there is an alleyway named 67 North Road. This contains Highgate Synagogue, in the

adapted former hall and caretaker's cottage of St. Michael's church, and the Drill Hall of the Middlesex Volunteers, now flats (plaque on wall with history of the building). The alleyway provides good views of the rear of Highpoint I and II; also present are Northfield Cottage and an electricity sub-station. There are good views towards Highgate School playing fields and this is a quiet enclave off the traffic of North Road.

North Hill west side

- 6.128 The road begins with an important group of listed buildings: Highpoint I and II (both listed Grade I). Highpoint I, by Lubetkin & Tecton in 1935, is a block of 56 flats in a double cruciform plan form. It is nine storeys high plus a basement. It is a reinforced concrete structure on column supports. It has a painted render finish. Highpoint II is a block of 12 flats, with the centre flats on the duplex principle of two storey living rooms. It has external tile cladding to the wings and brickwork cladding to the centre. The penthouse flat on the roof enjoys spectacular views over London. It has marble surround to the entrance and caryatids supporting the front porch. Highpoint is set well back from North Hill amongst mature trees and landscaping which screen its impact of its height and mass from passersby.
- 6.129 Nos. 3 to 7 (listed grade II) is an irregular three storey block of small houses in brown facing brickwork. There is an added projecting bay on the left hand side, however whilst it has been altered it still retains a picturesque quality.
- 6.130 No.9 is a simple Modernist house designed by Walter Segal for himself in 1965 – it is partially hidden behind a garage. No.13 is The Bull inn, a two storey listed grade II public house and restaurant which features a stuccoed frontage with canted windows. The former beer garden to the side is at present derelict and shut off behind a makeshift screen – it is a negative feature.
- 6.131 The streetscape continues with the five storey brick faced North Hill Court; this together with Broadlands, further down North Hill and Highcroft at the junction with Church Road, is part of a group of blocks of flats built by private developers in the 1920s and 1930s along North Hill. North Hill Court and Broadlands have elements of Art Deco in their design. These blocks are an example of how buildings of all types have been erected along North Hill since the seventeenth century and thus contribute to the character of the street, although not in themselves of especially distinguished design. The Kingdom Hall of the Jehovah's Witnesses, is a plain nineteenth century former chapel. It is followed by no.35, a Victorian villa, with an unusual double width front bay. Nos. 37 and 39 date from the late 1970s and are on the site of a former builder's yard the office of which was 41: this has a plaque claiming that a building dated 1690 was refurbished in 1926. It appears from the street to be a 1920s house with a reproduction Tudor frontage.
- 6.132 Nos. 43 and 47 to 57(odd) are all grade II listed and have group significance. No. 43 (incorporating no.45) is a two storey cottage dating from the early eighteenth century. It is clad with red facing brickwork and is two windows wide to its parapet level. Nos.47 and 49 are an early eighteenth pair of town houses. They are three storeys with a basement and are clad in red facing brickwork. All the

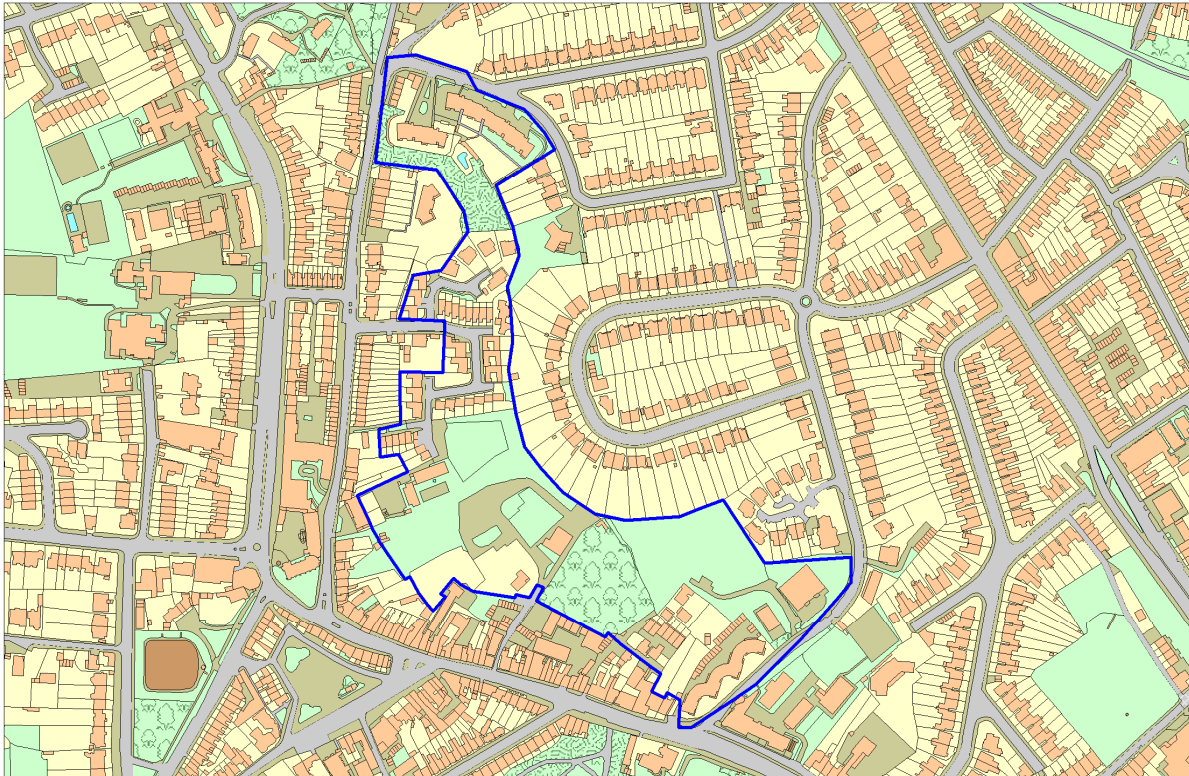
sash windows are segmental headed. They have matching Georgian doorcases, with cast iron front railings and steps to the front doors.

- 6.231 No.51 is an early eighteenth century house with alterations. It is three storeys high and has a stuccoed frontage. It features a trellised canopy with a hipped lead roof over a first floor terrace with a front wrought iron balcony above a projecting ground floor.
- 6.232 Nos. 53 and 55 are also early eighteenth, three storeys high with a stuccoed frontage, but have been altered by the installation of modern casement windows. No. 57 (North Hill House) appears to have been re-fronted in the 1860s to 1970s. It is two storeys high with a basement and attic storey. There is a disused Metropolitan drinking fountain set into the wall of no.57.
- 6.133 Nos. 59 B and A are a pair of semi-detached houses of plain design built on the site of a car repair workshop in 2004: the high iron security gates to this property are a negative feature. No.59 (Laurel House) is a Victorian house with a rendered stucco façade: it has iron work scrolling on the first floor window ledges and also iron work columns on the window openings. Nos. 61 to 83 are Veranda Cottages. They are three storeys high and were built in 1863 as model dwellings with access to each flat from open balconies - an example of the social mix of housing on North Hill. Rowlands Close is social housing from 1920s, very similar in design to Grimshaw Close. Nos. 95 to 97 are small working men's cottages from circa 1910 - the adjacent no. 99 has been altered with a porch to appear neo-Georgian in style.
- 6.134 On the far side of the junction with View Road/Church Road, the raised slip road on the west side of the street begins. The first buildings are Wetherley Court built circa 1990 by the developers Octagon. These and the extension to the Marie Feilding Guild are at best neutral contributors to the character of the road. Nos. 10 to 119 is a three storey listed grade II terrace of late Georgian town houses. No.121 is a symmetrical Gothic Revival villa from circa 1880 with deep bays reaching to the roof level. Nos.123 and 125, and nos127 and 129 are pairs of Edwardian semi-detached cottages. No. 131 is Providence Cottage which is two storeys high with a low pitched slated roof, and dating from the early nineteenth century. Nos.133 to139 is a late eighteenth or early nineteenth terrace of town houses known as Prospect Cottage. The terrace is three storeys high on a basement level, is faced in grey brickwork and has recessed sash windows.
- 6.135 Nos.141 and 143 is a late eighteenth house of two storeys and a high basement faced in stock brickwork, listed grade II. Highgate Primary School owes its origins to Foster's Education Act of 1870. It was built as an elementary school in red brickwork but has recently been given a rendered façade - there are also modern extensions. Nos. 169 to 175 Springfield Cottages were erected in 1877 (plaque with date centrally on the façade) as social housing. They are little altered and show evidence of the influence of 1870 building bylaws, with a damp proof course and fireproof brickwork between dwellings.
- 6.136 Nos. 193 to 215 North Hill is considered as part of the Gaskell Estate (refer to sub area 6).

North Hill and North Road

- 6.137 Although the Post office treats this thoroughfare as two entities and there are two sequences of numbers this appraisal will examine this road largely as a unity.
- 6.138 Although the Post office treats this thoroughfare as two entities and there are two sequences of numbers this appraisal will examine this road largely as a unity.
- 6.139 This road beginning at the top of the hill where Hampstead Lane meets the High Street has been since medieval times the road north down the slope of the Highgate Ridge leading on to Finchley and ultimately the North. The Toll gate marking the entry to the bishop of London's property (the High Gate) was at this junction. The road is very wide at this point probably because of the medieval requirement that vegetation should be cut down along a 200 yard wide corridor to deter those who would rob travellers along the king's highway. The width of the road itself and the fact that many houses are set back behind deep front gardens for the same reason is a characteristic of the road.
- 6.140 Other features of the public realm for much of the length of the road which contribute to its character are the cobbled gutters, (normally three rows wide) , granite curb stones, and cobbled entrances to properties, some older than the buildings to which they now give access. The covering over and patching of some with badly laid asphalt is a negative feature.
- 6.141 The road itself from the 'entrance ' to Highgate at the petrol station at the bottom of the hill to the junction with the High Street is lined with an avenue of mature trees. These are mostly London planes but with some black poplars and other species. The pavement from the junction with Broadlands Road to Church Road on the west side is above the level of the road, which is edged with a low retaining wall with steps provided at intervals for pedestrians to cross the road. This wall and the steps are not in good repair. From the junction with Church Road to that with Storey Road there is a raised bank again on the west side of the road with a service road providing access to Wetherley Court, the Mary Feilding Guild and nos. 109 to 129. There is a retaining wall along the roadway topped with iron railings.
- 6.142 From outside Highgate Primary School to the end of the road, the pavements are unusually wide and sloping and have stepped two level curbs with the roadway being a little below the level of the pavements. Travelling down the road, especially in the winter months there are views to the North and also enticing glimpses of gardens and trees through the gaps between buildings which are of great importance in maintaining the open and green character of the whole road. Highgate Wood can be seen clearly at the junction with Baker's Lane.
- 6.143 Along the course of the road there is a plethora of street furniture and signage relating to CPZ, directional signs, advertisement banners on lamp standards and the like.

Highgate Bowl Sub Section - Highgate Conservation Area



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7 Sub area 2 – the Highgate Bowl

Spatial and character analysis

Views

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

Green Spaces

- 7.3 The heart of the Highgate Bowl itself (see definition) a privately-owned green space in several ownerships extending behind Highgate High Street from Southwood Lane to Cholmeley Park.

Listed Buildings

- 7.4 Furnival House, Cholmeley Lodge (both grade II listed).
Rear walls of statutory listed properties along Highgate High Street adjoining the Highgate Bowl are curtilage structures of listed buildings.

Buildings at Risk

- 7.4 One.

Buildings that make a positive contribution

- 7.5 All the existing buildings contribute to the rich and varied Highgate urban townscape, apart from Whistler's Cottage and Southwood Nursery greenhouses which are considered neutral. Light industrial buildings installed in connection with the landscape contracting business on the western part of the nursery site are considered negative.

Furnival House

- 7.6 This four-storey residential building, (1916 JH Pott) is listed grade II. It was built originally for the Prudential Assurance Co. to house female head office staff. About 1928 it was taken over by the Whittington Hospital for use as a nurses' home. In more recent years it was used as a students' hall of residence belonging to the University of Westminster. Approval has been given for the alteration and conversion of the building interior to apartments, together with a rooftop extension.

The exterior is a restrained neo-classical design of red brick, with stone features, of three bays facing Cholmeley Park, the centre bay being recessed and modulated above the central portico over the main entrance steps, and forming a loggia below the curved pediment at roof balustrade level. The quoins are embellished, and a simple string course at first floor and finely detailed cornice at third floor encircle the building. All four elevations are elegantly handled.

The frontage of the building is screened from Cholmeley Park by a high brick screen wall and gates in keeping with the house. Centrally in this wall is a fine pedimented and decorated pedestrian ironwork gate set in a gateway of brick and stone, leading to a symmetrical pair of stairways up to the main entrance. To the east, along the lower side of Furnival House there is a secluded, well wooded side garden screening the house from the adjoining properties and from the street.

Kempton House

- 7.7 This apartment block was built on land that had been the tennis court of Furnival House next door. Built in the 1970s/1980s, the building exterior is modern in style, with applied neo-classical features on the front elevation to assist it to blend into its surroundings. It is rather undistinguished in design. Built in a dark brick and with a white concrete cornice, Kempton House is a four storey rectangular block of flats heavily screened by mature trees and accessed from Cholmeley Park.

Inserted between Cholmeley Lodge and Furnival House, it is elongated on plan, presenting a narrow street frontage. The lowest storey is half-buried into the site, which rises steeply from Cholmeley Park, and the main entrance is reached by means of a small bridge with a portico over.

Cholmeley Lodge

- 7.8 This eight storey block of flats (1934 Guy Morgan) containing 48 private apartments, listed grade II, extending along Cholmeley Park from its junction with Highgate Hill, and designed in three sweeping curves to take maximum advantage of the elevated site and views down Highgate Hill. Brick, with light stone features and canopied entranceways very much in the idiom of the period.
- 7.9 Rear gardens of Northgate House and Ivy House (nos. 130 and 128 Highgate Hill).
- 7.10 This sub area boundary includes the rear gardens of this pair of three storey houses dating from circa 1700, listed grade II*, both of which are well maintained. Both have long, narrow rear landscaped gardens.

Duke's Point

- 7.11 Duke's Point is located at the northernmost point of Duke's Head Yard. A 1980's brick-built housing development of six, three storey terrace units (to four of which an additional roof storey has later been added) and two, two storey family houses under pitched roofs, all with small gardens. The group is clustered closely round a gated private access road giving access to the private lock-up garages and front doors and there is a brick-built refuse store on the left, on the approach from Duke's Yard. The terrace units overlook the Harington Scheme nurseries lower down the slope, and have fine views towards Alexandra Palace on its Hill. At the northernmost point, and close to Duke's Point, the public footpath is sealed off, and a low brick wall protects the public from the fallen section of retaining wall separating Duke's Yard at this point, from the Woodland at a lower level.

The Highgate Bowl

- 7.12 The main element of sub area 2 is the Highgate Bowl itself, a sweeping curve of privately owned, open backland lying to the north of Highgate High Street, and extending from the rear of the properties along the north side of Highgate High Street down the slope of the Northern Heights Ridge to the rear of the residential properties at nos. 7 to 37 Cholmeley Crescent.
- 7.13 The land falls steeply from the ridge in a wide arc forming a bowl-like shape from which the name derives. The Bowl provides an open break between Highgate Village and the surrounding suburban development, with open views over the Bowl, to and from the Village, and over a wide area of North and East London. The Bowl land slopes down steeply from east to north along its length, most steeply in its central section. The nearest spot level on the High Street closest to Townsend Yard is 123.2m, and on Cholmeley Crescent at the base of the Bowl is 96.6m, a fall of 26.6m. The Bowl is approximately 3.4Ha in area.

- 7.14 To the east, the Bowl extends to Parklands, a gated private estate, and to the rear of Furnival House, Kempton House and Cholmeley Lodge, all of which are accessed from Cholmeley Park. To the west the Bowl abuts Kingsley Place.

Significance and importance of the Highgate Bowl to the setting of Highgate village

- 7.15 The Bowl, and the immediate area of 'backland' to High Street and Southwood Lane, has survived as relatively undeveloped land. This is partly due to its original use as relatively low value service land behind the High Street on which the village developed. Historically, this is a typical village backland pattern and the Highgate Bowl is an almost unique example to survive in London, due to its less desirable northerly aspect for residential development, its hilly topography, its very restricted access problems, but importantly, it is also because of its former traditional use as grazing land and later as horticultural land. Highgate was a last stop on a key drove-road from the north to London, and animals would be quartered here for the night, or fattened-up by longer grazing in preparation for the market.
- 7.16 Some of the buildings on the High Street still bear evidence of their former uses as butchers' shops and slaughterhouses. The land of the bowl was later used for nursery and market gardening for vegetable, plant and flower production to serve the urban population of London. As long ago as 1944 Hornsey Council considered turning the nursery into a public garden; however this was never realised. In more recent times, despite the changes it has been through as a garden centre, the open nature of the land has survived because of the concern of the community to protect its character, and the benefits it brings to Highgate's residential community.
- 7.17 Of great significance to the Bowl's character are the yards and alleys behind the densely built frontage to the High Street. Historically these led through and between outbuildings to the open garden and agricultural land at the rear. The through yards (Townsend Yard, Dukes Yard and White Lion Yard at the rear of nos. 62 and 64) connected the High Street and the Bowl. These were the historical access routes to small workshops behind the High Street and the grazing land below. They create dramatic enclosed visual glimpses of the Bowl and a great swathe of north and east London beyond.
- 7.18 The backland sandwiched between the High Street and the Bowl comprises numerous burgage strips. These are plots of land running at right angles to the High Street down to the Bowl and are characteristic of a medieval form of landownership in which rights were acquired to a frontage onto the High Street with such land as lay behind. This land supported a variety of workshops and light industrial uses redolent of the local, small and varied businesses needed in a traditional, relatively isolated, rural village.
- 7.19 Whilst in recent years some of these backland buildings have been altered for office use, they add diversity, vernacular character, smallness of scale, and organic character to the village. Formerly they included small factories preparing goods for sale in the street shops; for example the soda water factory behind the

pharmacy at 64 High Street. Only one seventeenth century backland building survives – the former milliner's cottage behind 36 Highgate High Street (no. 36A). Today the property in this area has a fragmented, incremental, organic character of extension upon extension. Although this may present a haphazard, disjointed appearance, the resulting complexity has developed naturally, and carries the considerable charm of the historic vernacular.

- 7.20 The Bowl itself is of considerable townscape importance, providing the open setting against which the listed buildings ranged along Highgate High Street may be seen from a distance. The form of the village, perched on top of the Northern Heights Ridge may be appreciated from elsewhere in London. The Bowl separates the original hilltop village from the modern suburban development to the north, thereby emphasising its evolution as a historic settlement. In addition to being the essential setting for Highgate High Street, it constitutes an important break in the continuous urban development of North London. It is one of the elements of the ring of green spaces formed by Waterlow Park, Hampstead Heath, Highgate Golf Club, Highgate Wood and Queen's Wood that form the setting of Highgate.
- 7.21 The open character of the Bowl allows clear open views towards the northeast across to Alexandra Palace and beyond, and glimpses of it and of these longer vistas are afforded between the Highgate village buildings. The Bowl was once accessible to the general public through the back alleys from the High Street, but many of these are now closed and access is now restricted, where available at all, to retail hours. From Alexandra Palace Hill, the hill-top character of Highgate village may still be discerned, the buildings on the High Street standing out above the green slopes of the hill, giving the impression of its original rural village setting.
- 7.22 Accordingly the Bowl makes a crucial and positive contribution to the setting of Highgate Village on the hill and to the character and appearance of the Conservation Area.
- 7.23 For these and other reasons, various schemes for development within the Highgate Bowl have been consistently refused by the local planning authority, and those refusals upheld at appeal.
- 7.24 The easternmost section is leased by the Harington Scheme, an educational charity teaching basic horticultural skills to young people with learning difficulties. The land is laid out for this purpose, and there are three single storey ancillary buildings, including greenhouses. The land itself remains under cultivation.
- 7.25 The wedge-shaped central section of privately-owned nurseries behind Broadbent Yard, is called the Woodland. Due to lack of access the original nursery land has, over some forty years of abandonment, fallen into disuse and is now covered by naturally-growing unmanaged woodland. It is classified as an Ecologically Valuable Site. Some ruined remains of old sheds and greenhouse structures lie beneath the ground cover.

Southwood Garden Nurseries

- 7.26 The main, central section of the Bowl lying approximately behind nos. 44 to 90 Highgate High Street, and extending from Townsend Yard to Southwood Lane, was also originally agricultural land. It is currently used as a garden centre, with a landscape contracting business on the southwesterly part of the site. The Southwood Nurseries site is the largest of the privately owned sections of land that make up the Highgate Bowl. It includes a greenhouse/shop, stepping down the hillside, has a terraced quadrant of plant sale display beds, many small sheds and storage structures, three chalet-style cabins used as offices, a multitude of portacabins and other sheds, fences and security structures, and is 75% covered by buildings, roads and hardstandings.
- 7.27 Notwithstanding these structures and hardstandings it still maintains a notable tree cover around its boundaries and in clusters within the site. This has the effect of screening or softening the appearance of much of the structures and parking that takes place there. As a result the areas of hardstanding and the various uses to which they are put do not have a significant harmful effect on the overall contribution of the nursery site to the Bowl. The buildings currently cover less than 7% of the site area. The largest building now present is the greenhouse, and although the development covers a significant amount of the site, it is not sufficiently dominant or visually intrusive to undermine the contribution the site makes to the apparent open, tree-covered character of the Bowl.
- 7.28 The site therefore appears as a relatively open, underdeveloped area of trees and landscaping. This view has been accepted by a number of Planning Inspectors over the last twentyfive years as they have considered planning appeals on this site, and appeals elsewhere in the Bowl, and the designation of the Bowl in the development plan. The tree cover has developed since many of these decisions were issued in the 1980s and 1990s, but that this does not diminish the apparent open nature of the Bowl or the role of the site.
- 7.29 To the south of the Southwood Garden Nurseries stands Whistler's Cottage (1 Townsend Yard), a 1930s cottage now used as an office which is named after the gardener who worked the land. This is a brick-built, L-shaped single storey house with loft accommodation within its tiled pitched roof, closely surrounded and effectively screened from view by dense tree planting including some *cupressocyparis leylandii*.

Land behind 62-64 High Street

- 7.30 Behind nos. 62 to 64 High Street, landlocked and overlooked by existing buildings, both old and new, is a section of open land. This lies to the west of Whistler's Cottage and has been rendered inaccessible by development of the land and buildings immediately behind nos. 62 to 64 High Street. The upper part of the slope is upheld by various concrete retaining structures, and is rapidly being overgrown.

Land behind 4 and 6 Southwood Lane

- 7.31 This land is in cultivated use as lower extensions of the respective rear gardens. Each has an open-air private swimming pool.

Buildings and land behind Dyne House (part of Highgate School)

- 7.32 The section of open land to the northwestern end of the Highgate Bowl proper, just north of, and at the top of an escarpment above, the garden centre, belongs to Highgate School (see map). It used to be known as the Parade Ground, having been used by the school cadet corps for that purpose, but is now a playground and informal seating space. Located behind Dyne House, also part of Highgate School, this playground and relaxation space is tarmac-covered and enclosed by brick walls or high chain-link fencing on steel stanchions. It is well landscaped with planting and other features and is surrounded by trees. It extends northwards to the boundary of the Kingsley Place residences, where it has vehicular access for sole use of the School.
- 7.33 To the southwest of the playground stands the Highgate School music and drama department centred upon Dyne House, the school gymnasium, and the more recently built auditorium and assembly hall. This complex is connected under Southwood Lane by a pedestrian tunnel owned by the School to the central school buildings on the western side of Southwood Lane.

Kingsley Place

- 7.34 This is a development of short residential roads serving over 30 houses (1967 Architects' Co-Partnership) built on steeply sloping land. Kingsley Place connects to the east side of Southwood Lane between nos. 54 and 56 Southwood Lane.
- 7.35 The Kingsley Place development is of yellow stock brick houses under flat roofs, are of single, two and three storey height, and are of about four types, designed to fit either along or across the contours of the steeply sloping land, which falls to the east. The house types include L and U-shaped courtyard houses, and stepped terrace types. They are unified by design features, such as a concrete string course, a black-stained timber roof fascia, and consistent external windows and doors of painted or wood-stained softwood. Most have small

external front yards, with well-filled brick planters that soften and harmonise the scene. There are some areas of communal planting laid to lawn, making use of earlier tree planting, and with *Prunus* and other medium height tree species added at the time of the development.

- 7.36 At the south-western corner of the Kingsley Place development there is a paved and landscaped pedestrian footpath, also called Kingsley Place, leading up to Southwood Lane, and emerging between no. 24 Southwood Lane, and Avalon (no. 22), once the house of Mary Kingsley, from whom the name of the estate is derived).

- 7.37 The overall effect of the scheme is well-designed, quiet and efficiently managed, although the parking control restrictions subsequently introduced have introduced rather incongruous plates on posts erected outside each individual house.

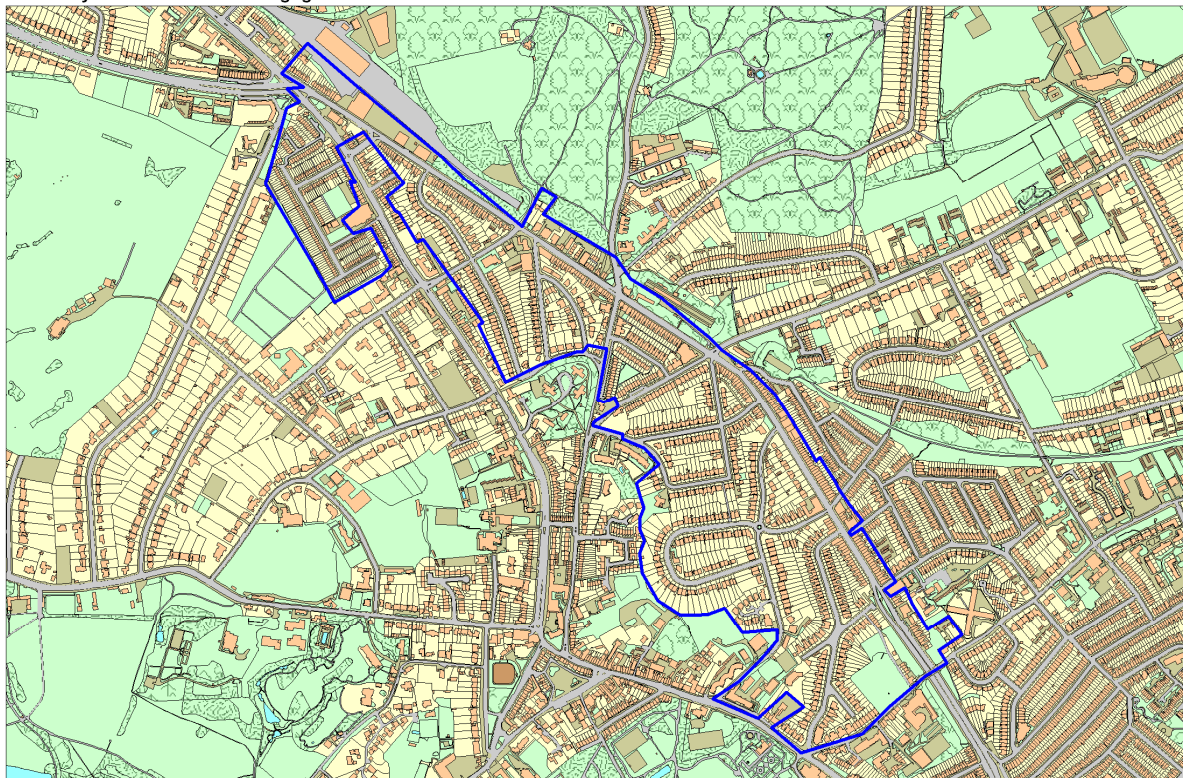
Somerset Gardens

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

Southwood Park

- 7.39 Situated on Southwood Lawn Road, a residential development (1965-67 Douglas Stephen & Partners) of two prominent, curved concrete-framed blocks of apartments, clad with red brick. The lower block, flats 1 to 41, is of four storeys set upon a storey of lock-up garages, the upper block, flats 42 to 75, is of eight storeys, over a basement level of garaging.
- 7.40 The skyline of the buildings has a variegated profile as the buildings step down the hill, and the rectangular plant rooms etc dispersed along the roofs are handled to create visual interest. The elevations facing the public street are treated with heavy horizontal emphasis using white storey bands of concrete, and the fenestration is restricted to clerestory windows on the street elevation, creating a not entirely successful architectural effect. The rear (garden) front is more open, with balconies with heavy concrete-rail protection and more generous glazing.
- 7.41 The buildings are set back from Southwood Lawn Road, from which there are two vehicle entrances, with mature trees and shrub planting along the site boundary behind a low brick wall. High brick walls protect the site boundaries lower down the hill, and at the top, along Southwood Lane.
- 7.42 These apartment buildings are set in landscaped gardens which extend southwards to the boundary with Somerset Gardens, with lawns and mature trees, flower beds and paths, all contained within a perimeter weatherboard fence. There is an outdoor heated swimming pool for the use of residents, and numerous lock-up garages tucked-in beneath changes in levels.

Archway Road Sub Section - Highgate Conservation Area



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8 Sub area 3 - Archway

Spatial and character analysis

History

- 8.1 The streets between Archway Road and Highgate village form a band of fairly recent development, similar to the streets to the east of Archway Road. Some of the houses in this area were built by the same developers that were responsible for a number of streets on the east of Archway Road.
- 8.2 There is a very wide range of housing in this area, from the turn of the century terraced cottages in and around Gaskell Road, to the semi-detached Victorian mansion houses in Winchester Place, which stand behind high weathered brick walls and tall oak trees.
- 8.3 Cars and lorries hurtle along the Archway Road to the east, past an area that has many listed buildings and Victorian shopping parades, and through the Archway Bridge. Sadly many of these shops and buildings along Archway Road are empty and decaying, a result of the uncertainty that has surrounded plans for Archway Road in the past. This character appraisal has taken a thorough look at the historic features along Archway Road, and it is hoped that they will be protected and restored as part of regeneration plans for the area.

- 8.4 The original Archway Bridge was designed by John Nash, and opened in 1813. A project to build a new road with a tunnel under the steep ridge had failed one year earlier when the tunnel collapsed whilst still under construction. A cutting was made in the ridge and the new bridge – a narrow stone archway - was built. When tolls were abolished in 1876, traffic increased on the road, and the old archway was seen as too narrow to cope with the traffic. In 1900 the current, wider, bridge, designed by Alexander Binnie, was constructed. This bridge allowed for electric trams to use the road from 1905. The bridge is now a grade II listed structure, and many people visit the site of the bridge to enjoy wonderful views across London to St Paul's and Canary Warf. To the north there are views towards Highgate.
- 8.5 There are a number of churches in this sub-area, or on the borders of it, some of which are nationally listed, and all of which were important in the growth of Highgate and the different communities that they served.

'Highgate illustrates as well as any small township the number of churchgoers catered for, and presumably expected, in the latter half of the nineteenth century. The new St Michel's already had 1500 sittings, All Saints', consecrated in 1864 to provide for the new population around the railway station, could take about 500; St Augustine's, Archway Road held 700, the Baptist chapel 190, the Congregational church 700, the Presbyterian by Hornsey Lane about 500, St Anne's Brookfield about 600.' (Richardson, 1983).

- 8.6 The Presbyterians founded the church on the corner of Hornsey Lane in 1887, which became the United Reform Church in 1967 and is now flats. All Saints' became a chapelry in 1975 and founded St Augustine's, and a hall in North Hill in 1880. The Methodists built the church that is now Jackson's Lane Community Centre.

Audit of heritage assets

Cholmeley Park and Cholmeley Crescent

- 8.7 Cholmely Park is a long tree lined street that winds over a series of small ridges, and Cholmely Crescent adjoins it. The roads are mostly built up with large semi-detached or detached properties of the late Victorian and early Edwardian eras, which display a variety of architectural techniques. In general these quiet residential streets have been beautifully preserved, and their beauty is owed largely to the large front gardens which have almost all been carefully tended and remain well planted. This is especially true in Cholmely Park where the largest houses are.
- 8.8 The sloping nature of the streets gives views of mature trees both in nearby gardens and in the distance. The extensive greenery together with the changing gradient and winding pathways or steps leading from the front doors to the garden gates give Cholmely Park and Cholmely Crescent a relaxed and peaceful feel, very different to the more uniform terraces of streets such as Langdon Park

Road. Notable also is the very well designed and well kept street furniture, much of which is original.

Chomeley Park

- 8.9 An eye-catching feature of Cholmely Park is the red and black garden walls that survive on many of the houses. On the west side of the street these are black stone topped with a black ridge, with heavy red brick gateposts. On the opposite side the walls are red with black gateposts, and black ridges on the top. Only a few of the houses have lost part of the garden and the wall to create a carport, and although some have modern walls, many of the originals have been retained.
- 8.10 Good examples of the late Victorian houses on the street that have been well preserved include nos. 24 (a large detached house) and no. 26. Most of the houses have the original front doors and sash or casement windows. The houses are two or three storeys tall and some share similarities in shape, but differ in the materials and building styles used.
- 8.11 After the junction with the mini roundabout, heading towards Highgate Village, the houses are slightly smaller in scale and the style looks slightly later, with smaller leaded casement windows. Most of the houses are two storeys tall, and some have third floor extensions. There are interestingly shaped Dutch-style gables on some houses on the South side – for example, nos. 27 and 41.
- 8.12 No. 53 is a very large detached Victorian Villa, which looks older than the other houses on the street, probably from the 1870s. It is built in a simple style of light coloured brick with casement windows. Sadly the original door is lost, but all the windows remain. There are views to the gardens on either side of the house.
- 8.13 There are a number of more recently built houses or buildings of flats on the road. At the start of the street on the east side there are several more recently built houses, possibly of the 1930s, before the original start of the street. There are also two much more modern semi detached houses, which are very well screened by mature trees and long gardens, and are also set back from the other houses, as is no.15.
- 8.14 Elm Court, at the Southern end of the road is a four storey, possibly 1950s built block of flats. The block has original windows and the original door, and a very good garden. Because the building has been well looked after it looks attractive.
- 8.15 Next to Elm Court, no. 55, is a very unusual modern building of flats, which has an interesting design but is not as well screened by plants as other houses on the street. There is a view of Channing School behind the house.

Parklands

- 8.16 Parklands is a modern development off Cholmely Park. Black iron entrance gates lead through to a cul de sac surrounded by three or four storey houses and mature planting with landscaped flowerbeds and parking spaces. The houses have been sympathetically designed in red brick, with traditional style street furniture and modern windows, wooden balustrades, and doors which copy the styles of the Victorian ones in nearby houses.

Cholmeley Crescent

- 8.17 Cholmely Crescent is a long semi-circular shaped street that leads off Cholmely Park. The houses on the inner semicircle are smaller family homes, probably built at a later date than the houses on the outer semicircle – many of which are the same or very similar to homes on Cholmely Park. Unfortunately Cholmely Crescent has lost a fair number of the front gardens to carports, which has resulted in this street looking less green, and many of the original walls are lost. However, there are some very good gardens, particularly on the northernmost side of the Crescent, where steeply sloping gardens have prevented carports from being created.
- 8.18 Most of the houses on Cholmely Crescent have two tall storeys, and many have various styles of third floor extensions. The houses show a variety of styles, with features including half-timbering, tiled walls, casement windows, leaded windows, red brick and pebbledash. Most houses have retained the original doors and windows. There are glimpses of trees in the back gardens though spaces between houses, particularly at no. 26 where there are also many trees visible in the distance.
- 8.19 There is a row of interesting red brick Victorian garages with a decorative diamond shaped brick pattern, at the top of Cholmely Crescent beside no. 26. Despite modern doors having been fitted to the garages, they are still an unusual feature.
- 8.20 At the southern end of the crescent there are several modern buildings. With the exception of no. 7, these are reasonably well integrated into the street scene because of good planting and the buildings being in scale with the others in the area. No. 7 is a modern four-storey detached house made of dark grey bricks, and it is very prominent on the street, with little space given over to planting as the front garden is a driveway giving access to two garages on the ground floor.

Causton Road

- 8.21 Causton Road is a small sloping road that runs between Cholmely Park and Archway Road. There are views to the backs of the houses on Archway Road from halfway up Causton Road, but all of these houses have had alterations and modern UPVC windows fitted. UPVC is not suitable for use in a conservation area, as it is an unsympathetic material and is environmentally non-sustainable.
- 8.22 At the corner with Archway Road there is a workshop which looks like it has probably been in use by light industry since the late Victorian period. The workshop has original wooden doors, and original cast iron guttering.

- 8.23 The houses on the north side of Causton Road are similar to those on the Milton Roads. They are three storey red brick houses, but they are more spaced out and have much bigger front gardens than the houses in the Miltons. There have been few alterations to these houses except for some modern window fittings. Unfortunately there are also carports in three of the gardens, and because there are only eight houses on this side of the street, this means that the area looks a lot less green than Chalmers Park.
- 8.24 On the other side of the street there are four Edwardian semi-detached houses, all of which are very set back from the road and are hidden by lots of tall shrubs and trees in the front gardens.

Cromwell Avenue, Cromwell Place, Winchester Place and Winchester Road

- 8.25 Cromwell Place and Winchester Place both turn off Cromwell Avenue, a long sloping street with several kinds of houses on it. The Imperial Property Investment Company built many of the houses on Cromwell Avenue and the surrounding streets after the demolition of Winchester Hall, a late seventeenth century mansion. This was the same company that built homes in the Milton Estate, and the building styles are recognisable, though here the style seems a few years earlier.

Cromwell Avenue

- 8.26 Towards Archway Road and on the east side of the street, the properties are two storeys tall and are late Victorian artisan's housing made of red brick. There are one or two modern buildings fitted into gaps, but the majority of the houses are similar in style to the houses on Langdon Park Road, on the other side of Archway Road. No. 30 is a very good example of these houses. Opposite them there is a simple terrace of red brick, three storey houses.
- 8.27 Unfortunately many of the gardens in this section of Cromwell Avenue have been concreted for use as a car parking area. This has resulted in the loss of many of the attractive original walls, and there is also less greenery in the area. Original street furniture remains and has been well looked after. The walls that do remain in this section of the street are eye-catching because of their scale in comparison to the houses. They are made of red brick and have two large gate pillars. Because of the varying gradient of the street, some of the original walls contain raised front gardens, and some of the front doors are up lots of steps, while others are at the same level as the street. This gives variety and offsets the uniformity of the architecture.
- 8.28 Towards the western end of Cromwell Avenue the larger Victorian houses are three or four storeys tall and they are very imposing, though they are set back behind raised gardens and heavy walls with ornate pillars. The wide avenue and the very tall trees add to the grandeur of the street scene. Almost all of the original fittings survive on these impressive houses and none of the original red brickwork has been painted over.

Winchester Place and Winchester Road

- 8.29 Winchester Place and Winchester Road were originally one street called Winchester Place. The street on the west side of Cromwell Avenue has retained the original name. They are built up with the same style of large three storey red brick houses as seen on Cromwell Avenue.

Winchester Road

- 8.30 This street has been well preserved, with original red brick walls on all the houses running continuously on the south side. Apart from two houses here which have unfortunately been painted and given unsympathetic modern UPVC windows, the houses are well preserved, and the area is well planted, with glimpses of trees between houses and a spacious feel. The opposite side of the street is less built up so there is a view to the backs of the houses on Cromwell Avenue, with some trees visible.
- 8.31 Winchester Road runs between Cromwell Avenue and Archway Road, but access to Archway Road is via a stairway, and there is no through route for cars. There is also access to Tile Kiln Lane on the south side of the street.

Winchester Place

- 8.32 This street has been well preserved, and the area is well planted, with glimpses of trees between houses and a spacious feel. The south side of the street has not been built up so there is a good view to the backs of the houses on Cromwell Avenue, with some trees visible.
- 8.33 The end of the road there is one three storey modern house, which is not in keeping with the others on the street. This house backs onto a school. A lane to the east of the street leads through a well-planted area to Elizabeth House. This is an old block of mansion flats built in red brick with leaded metal casement windows. The building has been attractively maintained and has nice cast iron railings leading up the front steps. It is not a Victorian building, but is possibly from the 1920s or thereabouts.

Cromwell Place

- 8.34 Cromwell Place is a small road with terraced houses on the east side, of the same style as the large houses on Cromwell Road. A noticeable feature of this road is the large original walls and gate pillars, which survive on every house and around both of the corners with Cromwell Avenue. The houses are also well preserved with original doors and windows.
- 8.35 The end of the street is a dead end, and there is a view of the backs of terraces on Hornsey Lane, which have maintained all of their original windows and unpainted yellow brickwork.
- 8.36 There is only one house on the west side of the street, which is called Westbury House. It is either a modern building that has copied older styles or possibly an old building that has been rendered and made to look more recent. Either way, it fits in well with the surroundings and is smaller than the other houses. The rest of the

west side of the street has a view to the backs of houses on Cromwell Avenue and their gardens with mature plants and trees.

Tile Kiln Lane

- 8.37 Tile Kiln Lane is an old passageway that runs between Hornsey Lane and Winchester Road. There are several mews houses built in 1978 at the Winchester Road end, as well as four old bollards marked 1883. There is also a black and white Victorian signpost for Hornsey Lane, pointing down Tile Kiln Lane. The lane would have probably once been surfaced with cobblestones, like the lane between Langdon Park Road and Wembury Road, but here it is now tarmac.
- 8.38 The only other building in the lane is a detached two storey Victorian cottage on the east side of the lane, which is built in yellow brick. The house appears semi derelict and is surrounded by a large number of mature trees, which also serve as a barrier for the traffic noise coming from the dual carriageway on Archway Road. Legend has it that the chemist and physicist Michael Faraday used to stay in a house in Tile Kiln Lane. If this is true then this house may be the very same one.
- 8.39 On the opposite side of the lane runs a tall old wall. There are remnants of an old wall in sections of the east side of the lane as well, but they are topped with modern railings.
- 8.40 Tile Kiln Lane emerges on Hornsey Lane just west of Archway Bridge.

Southwood Avenue

- 8.41 Southwood Avenue is a long late Victorian street which goes up a fairly steep slope to the west, at the top of which, if you turn around and look back down the street, is a very impressive view across east London and beyond. There are three storey red brick mid-terraced houses and double fronted semi detached houses on both sides of the street with stone around the windows, which has been painted white on most of the houses. There are canted bays on the ground floors and on the first floors west of the junction with Highgate Avenue. These houses are similar in scale to those on the Miltons, though the decorative styles are less elaborate for the most part. A lot of stained glass has survived in skylights and in front doors, and almost all of the windows and doors are original. The retention of these original features is commendable, as they make a positive contribution to

the conservation area. There are also moulded bricks of garlands and cherubs on some of the houses and wooden balustrades and half timbering towards the west side of the street. Most of the front gardens are planted and well maintained. The roof tiles on many houses are original and there are striking red clay ridges along them.

- 8.42 Good examples are nos. 8 and 6, which has a black and white tiled path. No. 36 has beautiful and very elaborate original railings and an original wall, nos. 44 and

46 are of a later date and have unusual porches and bay windows, and no. 16 has a well planted garden.

Southwood Lawn Road

- 8.43 Southwood Lawn Road is built up mainly with semi detached and detached houses of the early Edwardian era that display a variety of styles and decorative features. Most are two or three storeys tall. The northern tip of the street is slightly different as it is dominated by a large eight to nine storey estate to the west of the street. These buildings are covered in another chapter. On the eastern side, after the junction with Southwood Avenue, which provides a breathtaking view to the east, there are two very large detached mansions of the late Victorian era. The houses are three storeys tall and are built in red brick with decorative mouldings. The best example is Haddon Court, which is very well preserved with a beautiful garden.
- 8.44 After the road bends round to the east the remainder of the houses are Edwardian, with the exception of Southwood Heights, a modern six storey apartment block set back from the road and hidden behind tall trees.
- 8.45 The Edwardian houses all have good, planted gardens, many of which have original walls, and for the most part the original fittings on the houses have been very well preserved. The decorative styles are different on almost every house. Features include casement windows and low rooflines, varied styles of bay windows, half timbering, and a variety of styles of porches.
- 8.46 Towards Highgate Avenue a narrow path called Peacock Walk leads down a slope and into Cholmely Crescent.

Highgate Avenue

- 8.47 Highgate Avenue runs between Southwood Lawn Road, past Southwood Avenue and up to Archway Road.
- 8.48 Most of the houses are on the east side of the street, and with the exception of Coach House Court, a modern three storey block of flats, and no. 1. The other houses are late Victorian two and three storey terraced houses in red brick. The houses on the corner of Archway Road are of the same style.
- 8.49 On the west side of the street, no. 14 is an unusually shaped building between Southwood Lawn Road and Southwood Avenue. The houses after the junction with Southwood Avenue and on the east side are semi-detached and double-fronted, similar to those on Southwood Avenue, and they are all well preserved. On the west the houses are three storeys and terraced with wooden porches and original walls, though some have been altered. There are also some very good gardens, for example at no. 4. No. 10 is a modern house on the west side, which may have been built to fill in after bomb damage in World War II. It is partially hidden by trees.

- 8.50 An interesting feature on the street south of Southwood Avenue are the imposing original walls which have survived along the west side of the street and on nos. 9 to 15 (odd) on the east. There are tall black and red brick gateposts on each house. Most of the houses, which are all large and imposing, have original fittings and there is also a lot of surviving original stained glass.

Jackson's Lane

- 8.51 There is a mixture of modern and old housing on Jackson's Lane, though it is predominantly modern towards the narrowed area of the road, as this was part of the Southwood House development in the 1950s.
- 8.52 The eastern end of the south side of Jackson's Lane is built up with late Victorian three storey terraces of a similar style to those that line the south side of Southwood Avenue, before the junction with Highgate Avenue. The houses are built in the typical red bricks and have painted plaster. None of the houses have been painted or rendered and all have well kept gardens. From no. 17 onwards the houses are more elaborate in style, similar to the houses in The Milton's roads, but they are still three-storey terraced houses. All of the houses display an array of original features including stained glass, and there are original red brick walls running all along the street with a red brick ridge on the top.
- 8.53 Still on the southern side of the street, nos. 37 to 47(odd) are three storey modern houses very similar in style to the house at the end of Highgate Avenue called Coach House Court. Opposite these is a long terrace of two storey houses made of modern pink bricks which was part of the Southwood House development in the late 1950s (see Southwood Lane and Hillside Gardens). These are an unusual modern style with some long grasses and other tropical plants outside.
- 8.54 Behind Jackson's Lane Community Centre on the north side of the street are Hillside Mansions. These are three very beautifully preserved four storey mansion blocks from the late Victorian period with canted bay windows. The first two are on the east side of the junction with Hillside Gardens, and the third is on the west side. The red brick buildings have been perfectly preserved, with original sash windows in a variety of shapes (arched, round and square), and original French windows leading onto balconies with the original iron railings. There are more original railings on the front of the building and on the steps leading to the original

double front door which have decorative tiles inlaid into the stone. There are more decorative tiles on the building itself, and an old blue tiled street sign for Hillside Gardens on the side of the building. The original perimeter wall also survives, with large pillars at the front with stone balls on the top. The roof tiles are also original and the building has unusual chimney pots.

- 8.55 Southwood Mansions on Southwood Lane is a very similar mansion block, built to mirror Hillside Mansions. The houses along the east side of Hillside Gardens which link these two buildings were also likely to have been built at the same time and by the same property company, because their design and features reflect those of the two mansion blocks. One example is the iron railings on the

balconies. Again, these three/four storey family houses have been beautifully preserved.

- 8.56 Back on Jackson's Lane, adjoining the third block of Hillside Mansions is a three storey block of flats made of dark wood and grey brick. This was also part of the Southwood House development. The flats are hidden to a certain extent behind mature plants.

Archway Road

- 8.57 Years of uncertainty over the future of Archway Road, as well as the large volume of heavy traffic that passes through on the way to central London have resulted in a low quality environment in this area. Many shops and properties on the Archway Road have a neglected appearance, and a high proportion of shops are empty or are not A1 (shopping) uses. There is also a profusion of street furniture such as speed cameras, bollards and railings, lampposts, road signs and shop signs, most of which is not sensitively designed and contribute to visual clutter on the road. The narrowness of the pavements, particularly along certain stretches of the road, makes pedestrians feel vulnerable to the high-speed traffic.
- 8.58 Despite these negative effects on the environment, Archway Road has some important and unusual historical buildings of the late Victorian era including two grade II listed buildings. These are: St Augustine's Church which is covered in The Miltons section, Jackson's Lane Community Centre and 225 Archway Road.
- 8.59 There are also many locally listed buildings, and designated locally important views. Regeneration schemes along Archway Road should seek to retain and enhance the historical features of the street, the open space adjacent to the road, and the views. Although the street scene is currently untidy, many original features have been retained, though they are often in poor condition. Restoration of original features on the Archway Road would draw attention to the road's historic setting, and this, combined with efforts to tidy the street and make it safer, could significantly enhance the environment.

West side of Archway Road

- 8.60 For information on Archway Bridge see Hornsey Lane in The Miltons sub-area chapter.
- 8.61 After the start of the dual carriageway that runs underneath the bridge, the first terrace on the West side of Archway Road is nos. 143 to 177. These would all have originally been two storey halls/adjoining houses with canted bay windows on the ground and first floors. However, nos. 167 to 177 were converted early in the twentieth century into shops at the ground floor level. This would have happened as the area around Archway Road grew, and people moving into the new houses either side of Archway Road required more shops and services.

- 8.62 The houses that run up to no. 167 are in an untidy state, with many very empty gardens or with driveways. There are a number of original features such as doors, windows and roof tiles, but these would be enhanced if the houses were tidier. The shops are also untidy with several empty units or units that may have become residential. Although all the original stone dividers between the shops are still there, many are in a poor condition, and none of the shops have original shop window frames, although some original shop doors remain.
- 8.63 The next terrace of shops is three-storeys tall and built in the same red brick. These would also have originally been houses, and were converted to shops at a later date. Most of this terrace is very untidy and four of the five shops are empty. However, one empty shop, no. 183, is an amazing survivor on Archway Road, which if preserved properly and repaired could be a real feature of the area, making a very positive contribution to the conservation area. No.183 was Percival's Stores, a shop that was owned and run by the same family from 1918 right up until 1973. The shop used to sell oils, colours and household goods. The original Victorian shopfront has been preserved with the original shop sign, door, window frames, and unusually, the wooden roll down window covers. The features on this shop are very much worth preserving, as they are a point of local interest as well as an attractive feature on the street. There is an old photograph of Percival's Stores in Sylvia Bond's *Up and Down the Archway Road*, and another in *Yesteryears*. In *Yesteryears*, Betty Hitchman, whose father bought Percival's Stores in 1918, recalls the fascinating story of her experiences in the shop.
- 8.64 After the junction with Causton Road, the next terrace, nos. 191 to 199, is entirely taken up with Richardson of Highgate Antiques. The buildings are red brick and are quite interesting with moulded bricks and most of the original casement windows.
- 8.65 After these shops there is a long section of the road which is built up with very grand Victorian Villas of four or five storeys. Most of the houses are semi detached and all are set within large gardens with mature trees and sweeping driveways behind original pillared entrances. In some cases the buildings are hard to see because of the height of the trees in the front gardens, but many of the buildings have been restored, and there are glimpses of plants and trees behind them.
- 8.66 The villas run between nos. 203 and 223, with only one having been replaced by a modern four-storey block of flats with metal casement windows and remnants of the original wall. The Victorian Villas are made in yellow brick, with wonderful patterns and red and black veined details. There are original doors, roof tiles, original walls and sash windows on many of the houses, some of which are in interesting styles. No. 225 is a detached building and is the largest villa, with a big Ionic pillared porch. This house is a listed building and it is unfortunate that more of it is not visible from behind the thick mature bushes and trees.

- 8.67 Nos. 227 to 233 Archway Road are good quality two storey red brick houses from the early Edwardian period. The houses have canted bays to the ground floors, and all but one fortunately have the original windows. An original path survives on no. 233.
- 8.68 The next terrace (to No. 245) is of the same style, but there is a mansard level with a dormer window on every house. Although the size and frames within the dormers have been altered in most cases, the old split sash windows on the dormer window of no. 241 suggest that these were either very early additions or an original part of the houses.
- 8.69 Nos. 247 to 253 are of the same style again, but here the ground floors have been extended and turned into shops. This is a attractive parade, and no. 247 and nos. 249 to 253 are excellent shopfronts with wood and mouldings surviving. These original features make a positive contribution to the conservation area and should be retained.
- 8.70 The next parade, from no. 255 to the corner is the same, but the shops on the ground floor are original, not additions, and do not extend from the front of the houses. The best examples are at nos. 247to 253.
- 8.71 The next terrace of shops on Archway Road (from no. 271) is a very attractive Victorian four storey red brick parade with Dutch style gables in varying heights and styles, which adds interest to the upper halves of the buildings. Many of the buildings also have canted bays on all the storeys, with attractive split sash windows. Nos. 309 and 311 are only three storeys tall. No. 273 has a good quality preserved shopfront in a 1950s style. Other very good examples are no. 343 and the bank building at the end of the parade, which has typical stonework to the ground floor. On the whole this parade has been well preserved and should remain unaltered, so as to preserve the quality of the conservation area.
- 8.72 The next parade of shops that runs from Southwood Lane to Bishops Road is less uniform, and fewer shops have survived in a good condition. On the corner of Southwood Lane is an attractive 1930s style shopfront. This is followed by two original Victorian houses in a good condition at nos. 359 and 361. An interesting three storey, very narrow, Victorian building survives next to these.
- 8.73 The shops in this parade are all in a bad condition, although most are Victorian and would originally have been houses, extended to create shops later on. The houses are not of the same styles, and were likely to have originally been semi-detached. Single storey shops have been built in the gaps between buildings, which has resulted in a very uneven parade, with some three-storey buildings conjoined by a one-storey building. Rare good examples are nos. 383 and 385, Rose's Ale House. The showroom at the end of the parade is a neutral building.
- 8.73 The Police Station is an interestingly shaped building that is a good example of the architecture of its time. Crossing over from the police station, nos. 411 and 413 form a pair of well-preserved yellow brick Victorian houses. They are flat fronted

and three storeys tall, with wooden decorative porches and veins of red brick. Next to them is a house that has been fairly recently built in a Victorian style.

Woodberry View, a low rise 1950s block of flats in brown brick and render adjoins this. The next house at no. 419 is a double fronted three storey Victorian house that has been rendered. Most of the original windows on this house have survived, except for those in the mansard level dormers.

- 8.74 A long parade of houses follows between numbers 421 and 473. These are three storey red brick houses, although one or two have been painted blue and pink. Most of the original windows have fortunately been retained, and all of the houses have front gardens.
- 8.75 Nos. 475 and 477 are two double fronted Victorian houses built, according to the plaque on 475, in 1879. They have retained all of their original windows and both doors, thus preserving their character, but the front gardens have become parking places. The houses have canted bays on the ground floor, with five arched sashes on the first floor. Decorative wood on the eaves and decorative metal railings on the windowsills have also survived. To the side of no. 477 is a coach house, an interesting Victorian addition to the adjacent villa.
- 8.76 Nos. 479 to 481 are three-storey Victorian houses, the top storey being mansard level with dormers. They are in fair condition, but have lost some features, and no. 481 has unfortunately been painted. Nos. 483 to 497 are yellow brick Victorian cottages. They are decorated with a vein of red brick and a square bay on the ground floor, and most have original windows and doors. Number 489 is the best example.

East side of Archway Road

- 8.77 Nos. 118 and 120 are the first houses on the east side of Archway Road, north of the bridge. They are among the few modern buildings along the road and are probably 1980s. The houses are semi detached and three storeys tall, set back from the road to provide parking spaces in front of the houses. The houses are well kept and have some planting outside, but are not historically interesting.
- 8.78 Nos. 122 to 136 (even) are predominantly three storey Victorian terraced houses. Sadly these houses front right onto the dual carriageway that passes beneath the bridge, but despite the noise, some of the original windows and also the original doors remain. The front gardens are very narrow, and most of them provide enough space only for the storage of rubbish bins, although one or two have some plants as well. The same style of houses is seen again at nos. 154 to 160 (even), joining to the side of St Augustine's Church. For information on the church see the Miltons sub area chapter.

- 8.79 The bleak appearance of the dual carriageway is softened a little by the mature trees on the hill on the opposite side of the road. North of no. 136 there is also a well planted flowerbed in the middle of the road.
- 8.80 Bridge Court is a three storey block of flats, with an opening on the ground floor to garages behind. It is hard to date the building, but it has wooden casement windows and wooden doors on the garages.
- 8.81 Next door to Bridge Court is part of the electrical sub station which looks like a 1930s design. There is a stone motif on the wall facing Archway Road, but apart from this the façade is blank and the station is behind locked gates.
- 8.82 After the junction with Langdon Park Road there are several terraces of shops (nos. 162 – 206 even) which are locally listed. The first terrace runs between nos. 162 and 198. This three storey terrace is late Victorian and is very distinctive, with original balustrades above many of the shops, and top floor balconies set back under large arches with half timbering. The roofline is very eye-catching, each roof forming a point with a stone ball on the ridge of the roof. Some of these stone embellishments remain. Three of the houses in the terrace are of an earlier, yellow brick style. This terrace was built after the sale of Winchester Hall and its estate in 1881 following the opening of the railway line.
- 8.83 Good examples of architecture and well-preserved properties in this terrace include:
- The Woodman Pub, an arts and crafts building on the corner of Wembury Road has original ironwork and attractive planting.
Numbers 162 and 186 have well kept shop fronts
Numbers 168 and 170 have original wood cornicing
- 8.84 On the corner of Wembury Road there is the former Baptist church which is now a Hindu Tamil temple. This is described in the Miltons sub area chapter. The Baptist church was also formally a synagogue, and during World War II was used as a clothes factory. Following a fire, only the ground floor of the original church remains. The top two floors are modern and look very bulky and overshadowing from Wembury Road, though the scale is less imposing on the Archway Road frontage.
- 8.85 Another long row of shops run between no. 208, which has a well preserved shop front and is now an estate agents, and no. 258. Most of these are again Victorian buildings, with the occasional more recent building, or extensively redesigned building. Few of the shopfronts in this terrace have survived without unfortunate alterations. Exceptions are nos. 218 and 224 that are both currently empty, and no. 226. Some of the flats above have survived in their more original condition, such as nos. 150 and 154.
- 8.86 Between nos. 258 and 276 there are two car repair centres, a printing company, and the rebuilt Cholmely Evangelical Church. Following on from this, nos. 278 to 310 are a beautifully preserved red brick terrace of the late Victorian era which stands on the corner of Holmesdale Road. This terrace is called Prestwood

Mansions and is possibly named after the Prestwood Cottage seen in this site on the 1875 Ordinance Survey map. The terrace is three storeys tall, with a canted bay on each floor, and was designed as flats. There are no shops on the ground floor except for the last three houses on the corner of Holmesdale Road. All the houses have original front doors, most of which still have stained glass in them, and all the porches have original brightly coloured tiles up to waist height. All these original details should be kept, as they enhance the quality of the conservation area. Nos. 306 to 310 have original shops on the ground floor level.

- 8.87 On the opposite corner of Holmesdale Road is the two storey Shepherd's Pub, which was originally called the Birkbeck Public House, named after the Birkbeck Freehold Lane Company which developed this area. It is an interesting piece of history that has been fortunately well preserved with original windows and doors. Behind the pub there is also a view to the north and some trees.
- 8.88 To the north of the pub there is a landscaped area with a small antiques shop on the corner of Shepherd's Hill. Along the next stretch of road the east side of the street is lined with the trees around the disused Highgate Station, which is a welcome break to the busy built up road, and there is an entrance to the Underground station.
- 8.89 The next building that is reached on the north side is a very tiny one story building, which is now the office of an estate agent, which has been very well kept. It was probably originally a station master's box, or something else associated with the station below it. Next to the estate agent, and on the corner of Muswell Hill Road, there is another pub, called the Woodman. It has been well preserved on the whole, and still has original windows, but the brickwork has regrettably been painted. There is also a small area of grass beside the pub and on the opposite side of Muswell Hill Road.
- 8.90 There are a number of buildings on the north side of the junction with Muswell Hill Road before there is another long stretch of trees. These buildings include two small semi detached houses, one of which has been extensively altered on the ground floor, but the other of which is attractive and appears quite old. There is a view to trees on either side. These two houses may have originally been one house. Both have fortunately retained sash windows. There is also an empty two storey detached cottage that looks Victorian and quite early. The house has two over two pane sash windows and the grounds are very overgrown. There are a further two Victorian two storey cottages, a workshop, a small detached repair garage and several sets of modern houses which have been built to mirror the styles of the old cottages surrounding them.
- 8.91 After the road passes by the trees alongside the old railway, there is a builder's supplies yard and one or two repair garages. The area beside the railway is very open and has seen very little or no development. This provides good views into the woods.
- 8.92 Just before Archway Road turns into Great North Road, there is a long terrace of yellow brick Victorian houses with lots of original features. Many of these houses

need repair and restoration work, as sash windows look fragile and in some cases decayed. Two houses have original cast iron railings, and one has an original gate.

Hornsey Lane

- 8.93 The east side of Hornsey Lane (before Archway Bridge) is covered in the Miltons chapter. The south side of the street falls within Islington. This section looks just at the buildings on the north side of the street West of Archway Bridge.
- 8.94 Next to Tile Kiln Lane there is an unusual old overgrown building that was once an engine house, built in 1859 by the New River Company, which pumped to the higher parts of Highgate and Hampstead. It would look much better and in keeping with the quality of the conservation area if it could be restored and possibly appropriately converted, retaining its original features.
- 8.95 After the reservoir there is a terrace of remarkably well preserved four storey Victorian homes of a similar, but grander style to those in the Miltons, with very ornate details. These houses (nos. 57 to 71 odd) all have original garden walls with original wooden fences on the top, some of which have an original wooden gate. There are lots of features such as decorative windows, stained glass, tiled pathways and original roof tiles, every house also has an original door and all the gardens are planted. It is very fortunate that these original features have survived and they should be retained as they are of value and add to the quality of the conservation area.
- 8.96 Next to these houses there are several Victorian mansion blocks which are four storeys tall and made of the same red brick. These are very well preserved, with original walls running the entire length of the flats. There are some interesting windows and rooflines.
- 8.97 On the corner of Hornsey Lane and Cromwell Avenue there is an old church which has been converted into flats. It has been done sympathetically to enhance the exterior of the building.

Bloomfield Road

- 8.98 Bloomfield Road is a small residential street that runs between the Park and Bishops Road. The first buildings on the East side of the street are an old apartment buildings called Bloomfield Court, probably from the 1920s or 1930s, with original gates, metal casement windows, walls and doors. The buildings are well kept in nice grounds.
- 8.99 The other houses in the street are a mixture of detached homes similar to those on the Park, some semi detached houses of a similar style, and some semi detached three storey houses. There is also one modern one storey detached house built in a Victorian style called Magnolia House.

Hillside Gardens

- 8.100 Hillside Gardens is a small road that connects Jackson's Lane with Southwood Lane. The northeast side of the street is built up with terraced red brick homes, three storeys tall with black original railings, and many original features preserved. The style is very similar to that of Hillside Mansions on the corner of Jackson's Lane, and Southwood Mansions on the corner of Southwood Lane, and it appears very likely that the same developer built them at the same time. A feature on this road is the grand entrance pillars on each house.
- 8.101 Opposite the Victorian houses there is a terrace of small late 1950s houses on the former grounds of Southwood House, all of which are set back behind well planted gardens and raised flower beds. The same style of houses run between nos. 112 and 86 (even) Southwood Lane, and here they are very well set back from the road.

Talbot Road

- 8.102 Talbot Road is a very long residential street that runs between the Park and Archway Road. The houses are of the late Victorian period to the West of the street, and are slightly later towards Archway Road. Amongst the older houses there are replacements for houses within the terraces that were probably bombed in World War II. These have aged well and are now hardly noticeable. They were designed to fit in well with the Victorian street scene, with a variety of fenestration designs, and both sashes and metal casements being used.
- 8.103 The older houses are red brick and of a moderate to large size, two to three storeys tall. Most of the houses have original windows and doors, several have original tiled pathways and the majority have retained original walls and planted gardens. The decorative details on the houses vary from one property to the next, but styles include moulded bricks, different kinds of sashes, ironwork and stained glass. All these original decorative details should be retained, as they are important to maintain the high quality character of the conservation area.
- 8.104 The houses on the north side of the street after the junction with Church Road are Edwardian and although they are similar in scale and size, each one displays different features and styles. The porches, windows, rooflines and materials vary from one house to the next, and because most of the houses have been well kept and the features have been preserved this is an attractive mix.
- 8.105 All Saints' Church on the corner of Talbot Road and Church Road is a small cruciform church, originally built in 1864 by A W Blomfield, with later extensions in 1874 and 1912.
- 8.106 Nos. 20 to 40 have been altered, which may be the result of damage sustained during World War II.

Bishops Road

- 8.107 Bishops Road is a long residential street with mostly three storey semi-detached and detached houses in a variety of styles, and in both red and yellow brick. Some

of the houses are unique, such as no. 27, which is a detached three storey house with unusual brick work and fittings. The overall street scene is

It is important to preserve all these original features, to maintain the quality and distinctive character of the conservation area.

- 8.108 At the northern end of the road is the Haringey Magistrates' Court, built in 1955 and designed by C G Stillman and D R Duncan. The building is in Portland stone with a glazed frontage. There are views behind Bloomfield Court opposite to the South East.
- 8.109 The west side of the street is far more built up than the east side, where some of the space has been recently filled in with smaller modern houses which have been tastefully designed and are set back from the road.

Southwood Lane

To no. 135

- 8.110 A terrace of small two storey late 1950s houses, all of which are very set back from the road, run between nos. 112 and 86 (even) Southwood Lane, on the old site of Southwood House. The same houses go round the corner and onto Hillside Gardens.
- 8.111 East of the junction with Hillside Gardens are two mansion blocks both called Southwood Mansions that are very similar to Hillside Mansions on Jackson's Lane. These buildings are also in a very good condition and have retained all of the original features including cast ironwork.
- 8.112 On the other side of the street, opposite nos. 86 to 112 (even) is a very pretty building which was originally two small cottages of the early eighteenth century, with some later extensions. This building is nationally listed. To the east of these cottages there is a gap with a view into the back gardens behind nos. 135 and 137, and another gap before nos. 139 and 141. These are two pairs of very large semi detached Victorian homes in yellow brick with nice fourth storey gables in the roof that have been well preserved. Next to number 141 before the corner of Archway Road is an attractive Edwardian three storey mansion block called The Ferns.

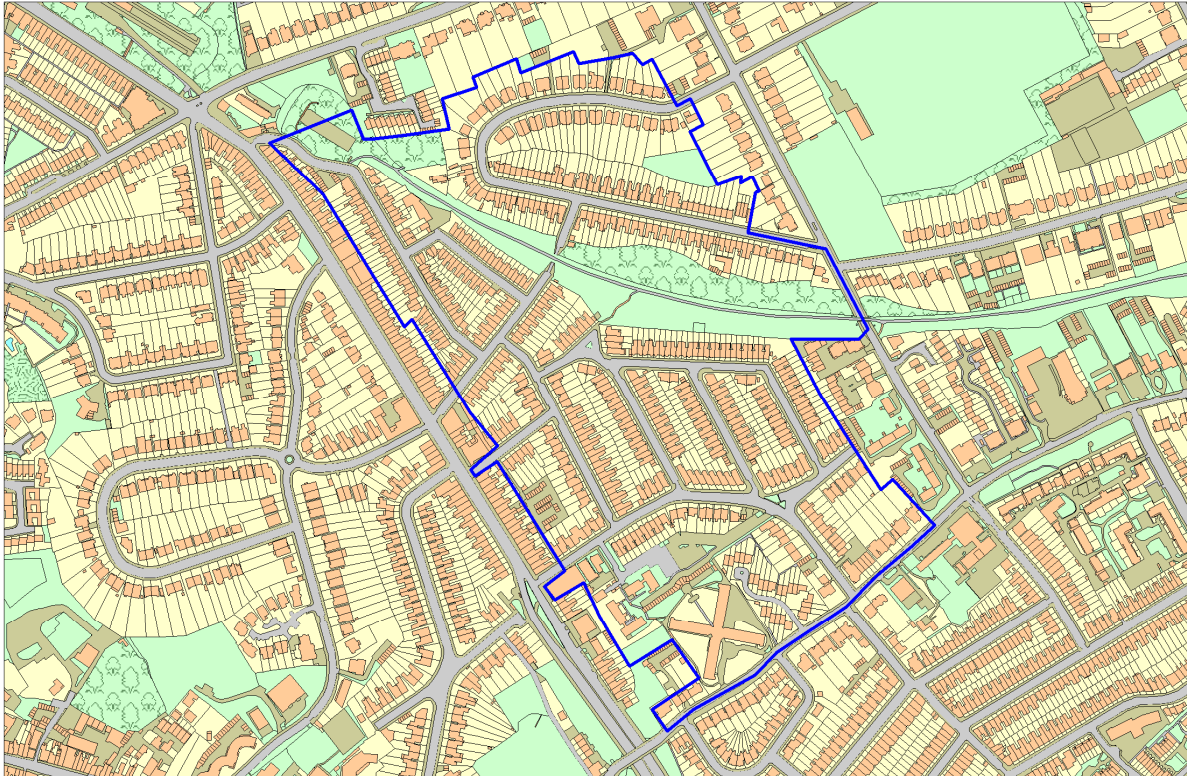
The Park

- 8.113 The Park is a winding street that connects Southwood Lane, Bloomfield Road, Bishops Road and Talbot Road. To the south, tall trees almost completely mask views of the 1940s blocks of flats in Hillcrest, built on what was originally the grounds of Park House.
- 8.114 The houses on the north of the street are elegant detached homes of 1877, built in yellow brick. They are very well preserved with bay windows either side of the doors and original sash windows.

Church Road

- 8.115 Church Road runs between North Hill and Archway Road, past All Saints' Church that is described under Talbot Road. There are only one or two houses on the street, one of which is late Victorian, and one block of modern apartments, and there are also some garages. There is a vicarage associated with the church near the junction with Archway Road, and there are views at the crossroads behind the terraces on Talbot Road.

Miltons Area Sub Section - Highgate Conservation Area



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9 Sub area 4: the Miltons

History

- 9.1 The residential streets of this sub area, which lie to the east of Archway Road, to the north of Hornsey Lane, and to the south of Shepherd's Hill, were mainly developed in the late nineteenth and completed in the early twentieth century.
- 9.2 An Ordinance Survey map from 1875 shows that whilst development had already extended around the Highgate Village at that time, there were very few buildings in the Miltons area. Archway Road itself was lined only with trees and one or two buildings, and Hornsey Lane consisted of a few farm buildings that backed onto open fields.
- 9.3 The 1875 map also shows a field called Brick Field in the area of Holmesdale Road, that had several buildings in it. Near the top of what is now Holmesdale Road there was a cottage called Prestwood Cottage or Priestwood Cottage. Nos. 278 to 304 Archway Road, which are now on this site take their name, Prestwood Mansions from this earlier building. There was a lot of brick production around this area during the nineteenth century, and the buildings on the 1875 map were possibly associated with their production.

- 9.4 The Victoria History of the County of Middlesex Volume VI traces the ownership of the land in this area back to the fifteenth century. In 1801 the estate passed to Charles Scrase Dickens, and the land became known as the Scrase Dickens estate. In 1856 the son of Charles Scrase Dickens surrendered the lease of 173 acres to the bishop of London for the freehold of 121 acres. The Scrase Dickens estate covered the area that is now Hornsey Lane Gardens and the three Miltons streets.
- 9.5 In 1864, the heirs of a landowner called John Addison sold nearly forty acres joining Archway Road to the Edgware, Highgate and London Railway Company. The company had already purchased land within the Scrase Dickens estate, and was building a track. It was the arrival of the railway, taken over by the Great Northern Railway which opened in 1867, and the subsequent need for more housing, which gave rise to the development of this area.
- 9.6 This particular branch of the Great Northern Railway, which ran between Finsbury park and Edgware, via Crouch End, Stroud Green and Highgate, closed on 5 June 1954, and the site of the old railway line is now the Parkland Walk.
- 9.7 The Parkland Walk is a valuable nature conservation area. The mature trees that run along the Walk are visible from many places within the Miltons sub area, which considerably softens the urban street scene. The Parkland Walk is also classed as an ecologically valuable site of Metropolitan importance, ecological corridor and Metropolitan Open Land. The sections of the Parkland Walk that run through this sub-area are also classed as Green Chains.
- 9.10 An 1891 Ordinance Survey map shows how quickly development occurred on the Archway Road and Hornsey Lane after the arrival of the railway. The map shows that Wembury Road, Langdon Park Road, Hornsey Lane, Northwood Road, Orchard Road and Holmesdale Road, were already developed. The Birkbeck Freehold Lane Company developed the streets immediately to the south of the station such as Orchard Road, Langdon Park Road and Northwood Road to provide artisans' housing.
- 9.11 In *Yesteryears*, Mrs Ethel Rose Hawthorne, who moved to Orchard Road in the mid 1890s at the age of ten, recalls that there was a gate near to Northwood Hall which lead into '*the Miltons private estate*'. She says '*It was really only a walk. There was nothing round here. This was all fields.*' The house that Mrs Hawthorne lived in backed onto the railway, and beyond the railway tracks there were more fields.
- 9.12 The streets in the Scrase Dickens Estate, or the 'Miltons Private Estate', including Hornsey Lane Gardens, the three Miltons streets, Stanhope Gardens and Claremont Road, were built later on in the late 1890s. The houses here were large terraced or semi-detached family homes that attracted the middle classes. The houses were built by Scrase Dickens' agent, The Imperial Property Company, who also built much of Crouch End, and some large villas on Hornsey Lane. The 1913 Ordinance Survey map shows the whole area having been built up.

- 9.13 There has been scattered more recent development in this area, most of which is in the form of detached homes or single buildings containing flats, situated on the ends of older streets.
- 9.14 Six high explosives and one flying bomb hit this area during World War II, and new buildings replace homes that were destroyed. An example of this is the rebuilding in Milton Road that occurred after a high explosive destroyed several houses, as well as the backs of some houses in Milton Park.
- 9.15 There is also a modern development behind Hornsey Lane Gardens, in Tudor Close, which consists of several separate three-storey blocks of flats developed in the 1980s as Council Housing.

Topography

- 9.16 From the levels on Archway Road of 95.0m at the junction with Homesdale Road, and 85.0m at the junction with Langdon Park, the land levels across the Miltons sub area fall in a generally north easterly direction towards Stanhope Road at 72.9m and 68.0m. There is, however, a notable northerly fall in level from 83.6m down Langdon Park Road, Milton Avenue, and Milton Road to 71.8m at the base of Milton Park. The distinctive stepped residential terraces on the slopes of these streets are integral to the character and appearance of the area.

Character

- 9.17 Because of its defined boundaries and relatively rapid development, the Miltons has a cohesive character, mainly of stepped terraces with slated roofs, dormer windows, predominantly red facing brickwork in its core area and elsewhere a mixture of red and 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.
- 9.18 Regrettably there has been some negative erosion with insensitive infill, and some loss of original features such as bays, mouldings, doors, windows, walls, railings and some unkempt front gardens.
- 9.19 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 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.

Audit of street

Langdon Park Road

- 9.20 Opposite St Augustine's are numbers 1 to 15 (odd) Langdon Park Road. These are simple red brick terraced houses, two storeys tall, which were built for artisans. The houses have one over one pane sash windows and a square bay at the ground floor. Nos. 1 and 15 are at the ends of the terrace, and these houses have square 'turrets' over the side windows of the second floor. The same style of houses continues all the way down the west side of Langdon Park Road, and at the northern end of the street on the east side.
- 9.21 The original character of these houses has been well preserved, particularly to the northern end of the road where fewer houses are painted or rendered, and fewer have replacement doors and modern plastic or aluminium windows. There are no driveways replacing original gardens throughout the street, and many of the houses have original walls and tiled paths leading to the front doors.
- 9.22 Between nos. 47 and 49 there is a built-in archway and an opening leading to the backs of the houses. This would have previously been the entrance to a workshop or possibly a stable.
- 9.23 Nos. 22 to 60 (even), on the east side of the street are three storey simple terraced houses made of yellow brick, with a single square bay on the ground floor window with one over one over one pane sash windows. On the whole they are well preserved as a group, particularly the houses between nos. 22 to 38 (even), many of which have original garden walls with large brick and stone pillars at the gates. Some of these houses even have remnants of elaborate iron gates and black and white tiled paths, and nos. 42 and 38 have retained original green tiles to the walls within the porch below waist height. Most of the houses have retained original windows and doors.
- 9.24 The three storey houses at nos. 70, 72 and 74 Langdon Park Road, on the corner of Milton Park, are of the same style as the houses in the Milton's roads. Original features that have been retained on these houses include the original windows and doors, wood porches, the gardens and the garden walls. The roof tiles on nos. 72 and 74 are original and there is decorative ironwork along the ridge of the roof.
- 9.25 On the south side west of Langdon Park Road on the corner with Archway Road stands St. Augustine's Church, which is grade II listed and a local landmark. Its church hall adjacent has a fine brick gable frontage, with three round headed windows over a boldly modelled entrance porch approached by flights of steps and wrought iron railings. The church vicarage stands adjacent.

Tudor Close

- 9.26 Tudor close is a Haringey Council owned estate that contains flats in several three storey buildings made of red brick, rendered at the ground floor. There is also a large car park and a grassy area with paths leading through it between the buildings. 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 are not

architecturally or historically interesting, they are unobtrusive and the Close is very quiet. The buildings seem to be 1980s/1990s.

Wembury Road

- 9.27 Wembury Road runs between Langdon Park Road and Archway Road, sloping up to the west.
- 9.28 On the north side of Wembury Road, nos. 1 to 9 (odd) are terraces of three storeys made of yellow brick. They are Victorian, and are very simple in style, with a square bay on the ground floor, and with one over one pane sashes throughout. Some remnants of original black and red clay paths remain. The houses are similar to those between nos. 22 and 60 Langdon Park Road. Some changes have been made to the houses, including new doors and windows. On a positive note, none of the houses are painted and all of them have gardens, though some of them are not planted.
- 9.29 No. 11 Wembury Road, at the end of the terrace, joins on to no. 9, but is of a more recent period. The style is unusual and hard to date, but it has some art deco details.
- 9.30 On the opposite side of Wembury Road the houses are of the same style but they are larger, with a lower ground floor. The bay windows on these houses are canted rather than square, and again, all sashes are one over one pane. The houses here are better preserved.
- 9.31 Beside no. 2 Wembury Road there is a narrow cobbled lane that leads through to Langdon Park Road opposite St Augustine's Church. The lane has original cobblestones and is very pretty. A sign points down the lane to Lloyd Building Co. Ltd and on the right of the lane near to Wembury Road there are several old workshops, probably Victorian, which are still used for light small industry. The one facing Wembury Road has original tiles on the roof. The area to the left of the lane has been given over to garages, and all over there are views of terraces and gardens, with lots of mature trees.

Northwood Road

- 9.32 Northwood Road runs between Archway Road and Claremont Road, and slopes down towards the east. On the Corner of Archway Road there is the Winchester public house, and an estate agent, both of which front onto Archway Road.
- 9.33 Nos. 1 and 3 at the beginning of the terrace on Northwood Road are a grocery and a newsagent. The shops have two storeys above them that appear to be flats. Unfortunately both shops have lost their original character because unsympathetic modern UPVC windows and shopfronts have been installed.

These shops were listed in the 1903 Kelly directory as Frederick Samuel Chatterton the dairyman at no. 1 and Northwood Laundry at no. 3. Across the road at no. 2 was an artist called Alexander Young, and at no. 4 Northwood Road there was a coal agent.

- 9.24 On the south side of the street is the beginning of a terrace that runs up to the corner with Langdon Park Road. The three storey houses are the same as those between nos. 22 to 60 even on Langdon Park Road, but they have lower ground floors and a striking vein of red brick running through the yellow brick terrace. These houses have retained many original features although some have been painted or rendered. 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. Note that 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.
- 9.25 Opposite this terrace there is a small well preserved terrace on the north side. They are all three storey red brick Victorian houses with canted bay windows on the ground and first floors. On nos. 5, 7 and 9 all the windows and doors are original and the houses are unpainted. They also have original yellow black and red tiled paths. This terrace is the only one of its style on Northwood Road.
- 9.26 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.
- 9.27 On the south side of Northwood Road nos. 24 to 48 (even) form a terrace of cottages in the same style as those on Orchard Road. These houses are smaller than the others on the road, with two storeys or two storeys plus a lower ground floor. They are constructed in yellow brick, with canted bay windows at the ground and lower ground floor. The terrace looks nice despite the loss of many original fittings, and only one house is painted. Of particular note are original cast iron fences, railings to the lower ground floor, and very elaborate original cast iron gates that are on nos. 24, 26 and 28.
- 9.28 A Victorian railway arch runs beneath the Parkland Walk after no. 48, and the Northwood Road runs beneath it and on towards Claremont Road.

Orchard Road

- 9.29 Orchard Road runs from Northwood Road and slopes up towards Holmesdale Road.
- 9.30 No. 2 is a corner house, the entrance of which is on Northwood Road. It is two storeys high with single canted bays at the ground floor and a tiled area over the porch and over 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 surrounding it like the houses up the east side of Orchard Road, and there is a beautiful garden that backs onto the Parkland Walk.

- 9.31 The house on the corner joins the Victorian terrace that runs along the east side of Orchard Road. The houses are yellow brick and two storeys high, and all have planted gardens. The houses have a single canted bay window and a porch, both of which would have originally been tiled.
- 9.32 These houses were built for artisans. Several of the residents of the smaller houses in Orchard Road listed their professions as well as their names in the 1902 Kelly Directory. Professions in the directory included a music teacher, an electrical engineer, an insurance agent and a builder.
- 9.33 The terrace on the east side still looks good despite some changes such as new doors, and five houses that are painted, though all the houses fortunately have the original sash windows. Unfortunately many of the original tiles have been lost over the porch and bay windows, and replaced with either lead or a plastic looking material. Original tiles survive on nos. 2, 8, 10, and 34. There is also a row of original garden walls between nos. 22 and 28 even, and many of the houses also have original black and red tiled paths.
- 9.34 Back at the beginning of the street on the junction with Northwood Road, the first building on the other side of the street is no. 1A. This is a three storey building containing flats (possibly 1980s) with two garages and a door on the ground floor. The building is made of yellow brick with some tile cladding. The building is not obtrusive but does not enhance the street.
- 9.35 Nos. 1 to 21 Orchard Road are similar to the houses on the opposite side of the street, but they are made of red brick, and the porch is made of stone rather than being a wooden porch. Sadly, a fair number of the houses are painted and there are lots of houses with modern windows and several with new doors. Some of the houses have original black and red tile paths leading to the front doors, and all have planted gardens.
- 9.36 No. 42 is a modern building containing six separate units. The detached building is quite set back from the road and is built just after the bend in the road, so does not detract from the older terraces. There are views to the mature trees of the Parkland Walk behind it.
- 9.37 No. 42 is the last house on the east side of the street, but opposite it after the bend in Orchard road are four houses on the other side (nos. 25 and 27 which form a pair, and nos. 29 and 31 which form another pair). They are very simple two storey semi detached cottages of a different style than those on the rest of the street. All of these houses look attractive, with old windows and roof tiles, and all are fortunately unpainted. There are two single one over one sash windows to each frontage, one on each floor. The doorway is set back to the side of the houses, out of view of the road.

Holmesdale Road

- 9.38 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. It is therefore an interesting street with houses in a wide variety of styles and materials, and it also has some of the older houses in this sub area. Although the houses in this terrace were built at different times, the building styles sit harmoniously in the same terrace. The lack of uniformity in the numbering of the street again shows that it was built up gradually.

West side

- 9.39 Nos. 1 to 15 (odd) are red brick two story cottages very similar to those on the west side of Orchard Road, but with much more simple stonework over the doors. The architect himself lived at number 11. They have canted bays on the ground floor, which have three sashes (one over one, two over two and one over one pane), and two sash windows on the first floor that are both two over two pane. Notable here is that all of the houses have kept unusual original doors, and some of the doors have stained glass in them.
- 9.40 Adjoining this terrace is no. 17, which was originally a shop but has been tastefully converted into a house. It is wider than the other houses with three two over two pane sashes on the first floor. The original shop surround over and around the ground floor is still visible. The Kelly directory from 1902-03 lists a beer retailer at no. 17 Holmesdale Road.
- 9.41 Nos. 19 to 41 odd are three storey yellow brick Victorian terraces with a red vein of brick running in a pattern through the terrace. Some windows and doors have been changed but on the whole these houses look very good, and few of them have been painted, which shows off the weathered yellow brick and decorative red vein that runs through the terrace.
- 9.42 From no. 45 onwards the houses are a mixture of the same three-storey houses like those at nos.19 to 41 (odd), and two storey yellow brick cottages with porches set back beneath arches. There are many original features, for example, no. 45 has beautiful stained glass in the door, and no. 47 has a black and white tiled path.
- 9.43 No. 47 has 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. Unfortunately there are no building records.
- 9.44 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'. These houses are two storeys tall, with a square bay window on both floors, made up of one over one pane sashes.

- 9.45 No. 63 is a double fronted Victorian house of two storeys. The ground floor has two canted one over one bay windows. Unfortunately the house has lost its original door, but the original railings survive. To the side of no. 63 is a patch of land that has been left empty with weeds on it, but it is within the boundaries of the house.
- 9.46 The uppermost section of Holmesdale Road bends round to the West up a steep slope. The Parkland Walk runs to the north and there is an entrance to it via a gate and a path.
- 9.47 On the Northern corner with Archway Road is the side of the Shepherd's public house, which was originally the Birkbeck Public House, named after the Birkbeck Freehold Lane Company which developed this area. Behind the pub there is an old cobbled driveway, and behind a large wooden gate there are some workshops/garages or storerooms which are Victorian and have no windows. Old walls run along both sides of the street.

East side

- 9.48 The first house on the east side of Holmesdale Road is no. 2a. This is a modern two storey house, the ground floor of which is actually partly below street level. It would have been built in the 1980s/1990s and fits in well with the other houses.
- 9.49 No. 2 would originally have been a shop and it is of the same style as no. 17, but has been converted into a house in a slightly different way. Unfortunately there are no remaining signs of the original shop surround, as the front has all been built out and rendered.
- 9.50 Nos. 2 to 16 (even) are all of the same style as nos. 1 to 15 (odd) on the west side of the street. Only minor changes have been made to the terrace such as new doors on a couple of houses, and new windows on one house. None of the houses are painted and all of them have distinctive original doors, of the same style as those on nos. 1 to 15 odd.
- 9.51 Nos. 18 and 18a are two houses made of yellow brick that form one roofline to make it look like one larger house. These houses are Victorian, and have two storeys, a ground floor and a first floor, though the ground floor is partially below street level. Each house has a bay window on the ground floor and one sash window on the first floor. Both have old doors, and no. 18 has the original stained glass. All the windows are original, which are fortunate survivals.
- 9.52 Nos. 20 to 26 (even) form a beautiful terrace made of yellow brick. The houses are two storeys tall but also have a lower ground floor. A plaque in the middle says 'Elizabeth Cottages 1868', so these houses were built only one year after the arrival of the railway. Although all the houses still have sash windows, they are not uniform. The originals look as if they were two over two pane. All the houses have old doors and none of the brickwork is painted. Another attractive feature of the terrace is its original tiles and the original cast iron railings.
- 9.53 Nos. 28 to 32 form another terrace of two storey yellow brick cottages, which have one canted bay on the ground floor. These cottages are very simple with no ornate porches like the ones on Orchard Road.

- 9.54 No. 32a looks like an older building, the entrance of which is to one side. It is a two storey building that is rendered on the front and on the first floor to the side, with yellow brick underneath. The house has sash windows and an original door.
- 9.55 No. 34 is a fairly recent house that has been built in a traditional style, with sash window, in order to fit in well with the other houses around it. It is a three storey building with a lower ground floor, and does not detract from the older houses. The 1902 Kelly Directory lists a laundry at no. 34 Holmesdale Road.
- 9.56 No. 44 is a small block of flats three storeys high made of yellow brick. It may be from the late 1980s or early 1990s and the architect has imitated the red brick vein of the older terraces. There is a large tiled porch. The building fits in well with the older houses and is not obtrusive.
- 9.57 No. 46 and 48 are modern two storey houses with small garages either side. In terms of scale & character they are not obtrusive and are considered to have a neutral effect.

Hornsey Lane Gardens

- 9.58 Hornsey Lane Gardens is a long road which runs between Langdon Park Road and Hornsey Lane, with a small turning also at the junction with Milton Road, leading to Milton Park and a dead end. The road contains various styles of houses, the majority of which were built between the end of the nineteenth century and during the first decade of the twentieth century.
- 9.59 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 which were designed to attract the middle classes. The same company developed all three Milton Roads with the same size and style of houses, varying slightly motifs and small details such as the decorative wood surrounding the porches, stained glass, the style and formation of the windows and the rooflines. Some of the houses also have lower ground floors. 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.
- 9.60 The charm of these streets lies in the small differences between groups of houses which make each set unique, whilst they still form uniform terraces. Because of this, the preservation of original windows, which vary in formation, some with small lights in different patterns, and some with arches, is very important. The original doors and rooflines are also essential in maintaining the character of these streets. Luckily many original features such as doors, stained glass, windows, and original garden walls have survived on Hornsey Lane Gardens. These are important details that make a positive contribution to the quality and character of the conservation area and should be retained. The front gardens also are generally well kept and none of them have been cemented to create car-parking spaces.

The houses to the east of the road are better preserved, with more original railings and pathways, and less houses that have been painted.

- 9.61 The opposite side of Hornsey Lane Gardens was not built until the early twentieth century. Most of the houses here, and along the small section leading to Hornsey Lane, are two storey terraced houses, made of red brick but rendered with pebbledash on the first floor, though again there are small differences between groups of houses. These houses were not listed at all in the 1902 Kelly Directory, but by 1911 they were, as was a terrace of houses of the same style on Milton Park.
- 9.62 Towards Hornsey Lane, some of the original windows and doors have unfortunately been replaced, but all of the houses have the original roof tiles, and many of them have retained the decorative clay ridge tiles and chimney pots. The first floor of these houses has one rounded bay window, made up of four rectangular casement windows, and to the side a small 'pointed' bay made up of two casement windows. No. 46 is the best-preserved example. Other houses are not in their original condition, such as no. 2, which has a very large third floor extension which goes all the way round the house.
- 9.63 Between Langdon Park Road and opposite Milton Road most of the houses are the same or very similar to those towards Hornsey Lane. The porches on some of the houses here are different, formed with a small tiled panel held up with two iron chains. The first floor bays are a mixture of rounded bays and angular bays, all with casement windows, and many of the houses have the pointy small bay formed by two rectangular casement windows at an angle.
- 9.64 The high quality of architectural detailing is very important in maintaining the character of this area, and regrettably the roofline in some of the first houses in the terrace have been adversely affected by the installation of new skylights and varying sizes and styles of third floor extensions. Most houses have retained their front gardens.
- 9.65 Again, the small details are very important in maintaining the character of this area, and unfortunately the roofline in some of the first houses in the terrace have created a disjointed look because of new skylights and varying sizes and styles of third floor extensions. However, most have gardens rather than parking spaces. Similar houses are on Milton Park, where generally they are better preserved.
- 9.66 No. 38 is the last house at this section of the road before it bends round towards Hornsey Lane. It is a modern, mock Tudor house, which is detached and two storeys high with aluminium windows. There is a planted garden with a carport big enough for two cars to one side of the house.
- 9.67 The style of houses is different on the south side of the street after the junction that goes towards Hornsey Lane. Here there are six three-storey, semi detached houses made of the same red brick. There is a diamond pattern in the brick just over the first floor windows. These houses are again from the early twentieth century, but many of the original windows and doors have been lost, four are

painted, rendered or both, and there have been changes to the porches, which has resulted in the loss of the original character of the group.

- 9.68 There is also some modern architecture in the street.

Ridings Close

- 9.69 Ridings Close is a fairly large courtyard leading off the top of Hornsey Lane Gardens. The courtyard provides access and parking for the modern red brick houses and flats with green wooden balconies, on the corner of Hornsey Lane Gardens and Hornsey Lane. The building is called The Ridings. The courtyard is a large space but is very bare.

Philip Court

- 9.70 This is a modern grey brick building with flats, three storeys high. Although the building is not particularly interesting, it is not obtrusive, and the garden has some very good trees and plants.

Milton Road, Milton Park and Milton Avenue

- 9.71 This core area of the Miltons is a planned residential development of two and three storey terrace housing, clad in red facing brickwork with steeply pitched slated 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 Park Gardens.
- 9.72 Milton Avenue and Milton Park converge at the North Western corner of what was called the Milton Estate, before joining with Langdon Park Road, and here they form a secluded enclosure of houses around a raised flowerbed, and an entrance to the Parkland Walk. Milton Park is a long street that connects Milton Road and Milton Avenue to Hornsey Lane Gardens. There are views into the Parkland Walk from the top ends of all three streets, which slope down towards the North.
- 9.73 These roads were all built up at the same time as Hornsey Lane Gardens, and except for nos.13 to 23 (odd), 14-28 (even) and 32 to 58 (even), all on Milton Park. The houses are all of the same style as those on the north side of Hornsey Lane Gardens. End of terrace corner houses have projecting bays which visually serve as bookends to the terraces. They are elegantly designed and constructed in a palate of harmonious facing materials.
- 9.74 The different houses on Milton Park are of the same style and period as the Edwardian two storey houses on Hornsey Lane Gardens, and here there are some very well preserved examples. The only other houses that are of a different style are nos. 8, 10 and 12 on Milton Road. These houses are part of the terrace, filling in the space left by a World War II high explosive. They are built of red brick and are three storey terraced houses with a lower ground floor, like the others on the street.

- 9.75 Many of the houses in these streets have retained original features, windows, doors, roof tiles and so on, but some have regrettably been painted over the warm red brick. The front gardens of these houses tend to be small, and many houses have original tiled pathways and original garden walls.
- 9.76 Because and the distinctive architectural and high quality facing materials of the houses, and as so many of the original features have survived intact, and the roads remain fairly quiet, these streets have a very special character.

Claremont Road

- 9.77 Claremont Road slopes up to the northwest, and as you look down in the direction of Stanhope Road there is a long view across a small playing field on the junction with Stanhope Road, and the sports field of St Aloysius College beyond it. The trees in the distance, combined with the street trees and mature gardens of Claremont Road give the street a green and lush appearance. The playing fields fall within the Crouch End conservation area, as do the large houses further up Stanhope Road.
- 9.78 The first houses on the south side of Claremont Road are more recent than the Victorian family houses that line the rest of the street. The first house on the street is a detached two storey 1930s house. The next four five houses on the south side of Claremont road are of a similar period and style, but they are semi-detached. Many of them retain original windows and doors, with mature gardens, and old garden walls and garden gates.
- 9.79 Opposite these houses there are two modern sets of flats that are in Claremont Road, but both fall into the Crouch End conservation area. The first is a very large blue and white building with balconies and a large car parking area. Next to it there is another modern building, no. 4, which is smaller.
- 9.80 The first terraces on Claremont Road are two storey Victorian houses, using a mixture of red and yellow brick. These have been generally well preserved but some windows and doors have been replaced, and a few of the houses are painted. All of the houses have mature front gardens.
- 9.81 The houses on both sides of the road are mainly three-storeys high, and they are semi-detached. Many of them form small groups which share a similar style. The result is an attractive mix of materials, styles and shapes, which is imposing because of the size of the houses, particularly on the east side of the street. A long line of grand semi-detached houses runs between nos. 27 to 49 (odd). This row of houses has been well preserved with many original windows and doors, and only some houses being painted. All of the houses have attractive front gardens and some have original paths. Unfortunately cosmetic changes have damaged the appearance of nos. 48 and 50, particularly no. 48 which has had all its windows enlarged and replaced with modern ones, and the gable window on the top storey has been rebuilt and widened.
- 9.82 There is one large detached house, the size of two of the large semi-detached houses, with a large door in the middle, and four storeys (the lowest of which is

below ground level). The house has been rendered and is painted cream, and has a very nice original door and the original windows.

- 9.83 The houses opposite nos. 24 to 50 are also large family homes, but they are less grand in appearance as they have slightly smaller proportions. They are again built in a variety of styles and use different materials. Most of the houses have old garden walls, and the majority are built with warm red brick. An identical red brick terrace begins on the east side of the street after the last large house. These houses are beautifully preserved and only one is painted.
- 9.84 Between nos. 89 and 95 odd there are four more terraced houses of a different style. They are made of yellow brick and are two storeys high, with windows to both sides of the front doors. All of the houses have original features and mature gardens with original walls. No. 87 has a plaque that reads 'EC 1891'.
- 9.85 The last two houses on the street, joined into the terrace, are nos. 97 and 99. These houses are made of red brick and are two stories high with a canted bay window on both stories.
- 9.86 Although the road continues after swinging round to the east, at this point it becomes Stanhope Gardens.

Stanhope Gardens

- 9.87 The boundary of the Highgate conservation area crosses over Stanhope Gardens so that nos. 2a and 1 are in the Highgate conservation area, and two modern blocks containing flats on the north side of Stanhope Gardens on the corner of Stanhope Road are in the Crouch End conservation area.
- 9.88 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.
- 9.89 Nos. 2 to 44 even on the south side, and nos. 1 to 39 (odd) on the north side, are all late Victorian semi detached houses, with the exception of nos. 25 and 27. Although they are mostly similar in style, three storeys tall and made of similar materials, differences in the bay windows, the rooflines, the window formations, porches, and decorative features such as stained glass, make each pair unique. Most of the houses are very well preserved with old doors and windows, and old garden walls. Some of the houses have original gates and/or large wooden gateposts. Because the houses have large wide front gardens, one or two houses have cemented one part or the entire garden to use as a carport. Other houses have very mature gardens and in some cases the houses are fairly hidden behind tall trees. It is important to retain the original details, to maintain the quality and distinctiveness of the conservation area.
- 9.90 There are one or two modern houses on the street, some of which appear to be filling in spaces where houses were bombed in World War II or replacing what

were once open spaces at the end of the street. They are in keeping with the massing and height of the other buildings.

- 9.91 No. 2a is a modern detached house which is probably from the 1970s or 1980s. It is made of metal or plastic slats and is one storey, or two small storeys high.
- 9.92 Nos. 25 and 27 are also a modern three storey block of flats. Stanhope Gardens and Claremont Road were hit by several high explosives in World War II. The building looks more recent, possibly 1970s or 1980s.
- 9.93 Finally, nos. 41, 43, 45, 47 and 49 are later than the other houses on the street. They are even bulkier buildings with smaller windows. No. 45 is a detached house whilst the other four are semi detached. All of the houses except one have the original door. Several have removed the original windows, which are wooden casements, but all the houses have original garden walls.

Hornsey Lane

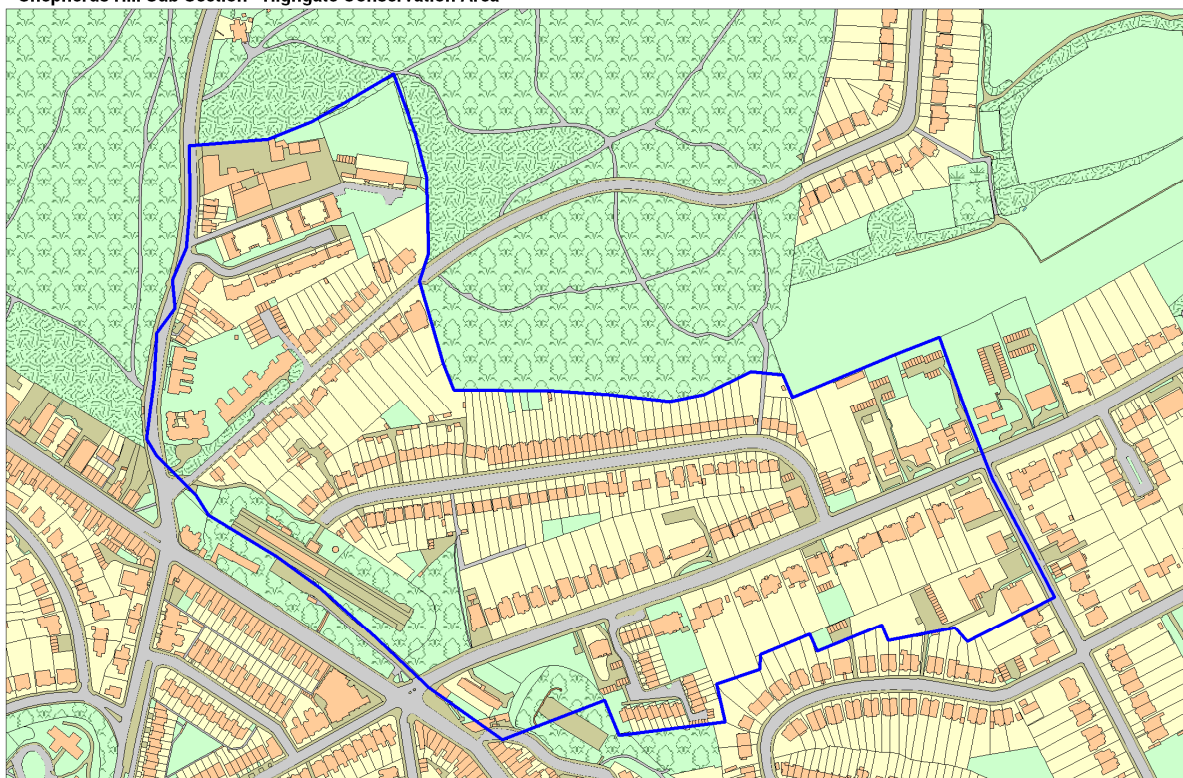
- 9.94 The Imperial Property Company with built up Hornsey Lane with large detached or semi detached Victorian villas. Along the northern side of the road that lies within Haringey and within the Highgate Conservation Area, several of these remain, although others have been demolished to make room for tall blocks of flats.
- 9.95 Half way along Hornsey Lane, the road crosses over the listed Archway bridge. There has been a bridge in this road since 1813, after an initial attempt to build a tunnel failed. John Nash designed the original bridge, but the present, wider bridge was designed by Sir Alexander Binnie, and was built in 1900 in order to cope with an expanding tram network. The current design is made of stone and cast iron, and has six ornate cast-iron lamps with dolphins on them, which were based on those at Embankment. From the bridge there are views to the north up

Archway Road, and across the Milton's area, with the recognisable St Augustine's church spire on the right. To the South there is a long view across London and the City. There is also a view across the bridge to the west, to the green copper domes of St Joseph's, and to the east down Hornsey Lane, with lots of mature street trees.

- 9.96 Nos. 73 Hornsey Lane is a two-storey detached yellow brick house with unpainted yellow stone around the windows and the porch. The building has retained original windows and its original doors, and it looks as if it is in use as an office. Despite the large trees and views to either side of the house, the house has lost a lot of greenery because of the large cemented parking area.
- 9.97 Wren View (no. 75) is a modern six-storey building made with brown brick, wooden windows, and dark tile cladding. Several other buildings on Hornsey Lane are of a similar height. To the right of the building a driveway leads through to the back, and there are mature trees visible.

- 9.88 No. 77, is an old terraced house joining both to the side of Wren View and to no.79. It is a five storey house (one storey is partly below ground floor level), with a Tudor style square bay on the first three floors, made up of seven casement windows on each level. The top two storeys have sash windows. The house also has a heavy wooden porch that matches the beams in the bay window. This is the only house of its kind on Hornsey Lane and it looks well preserved with a planted front garden. No. 79 (Bridge House) is a huge four-storey semi-detached house with original fittings and an old garden wall.
- 9.89 Northwood Hall is a seven storey high 1930s block of flats which replaced the demolished the old Northwood House. It is a cross-shaped building which is set out diagonally on the site amongst gardens. The external facing materials used are red and yellow brickwork in a design of alternating horizontal bands, and it has Crittal metal casement windows, glazed stairwells, curved end bays and stuccoed balconies. These are all important details which should be retained. While it is acknowledged that this 1930s block of flats has architectural merit, it is not characteristic of the Miltons, and its height, bulk, mass and scale are substantially larger than that of the surrounding buildings in the conservation area. If this block had been built in a more sensitive location within the Miltons its effect could potentially be highly obtrusive, overbearing and harmful to the conservation area. However due to its location on Hornsey Lane and its siting back from the front boundary, its effect is not visually obtrusive in views from the public realm, and it is partly screened by mature planting and the original old wall from views from Hornsey Lane. Its contribution to the conservation area is therefore considered to be neutral.
- 9.90 To the east side of Northwood Hall is a small no through road leading into Oldfield Mews. This is a private estate made up of fairly recently built three storey houses, each of which has its own driveway and a built in garage. The houses are built around lots of mature plants and trees, and the road is very quiet. The style of the houses mimics those of the Edwardian and Victorian homes on Hornsey Lane Gardens. They have render on the ground floor, red brick on the first and second floors, and round bays with casement windows in them.
- 9.91 Between Hornsey Lane Gardens and Stanhope Road there are four Victorian houses of a similar style, all of which have been reasonably well preserved. Two houses have modern extensions built to one side, which are very substantial houses in themselves because of the spaces that were originally between the houses being quite wide. Between nos. 99 and 97 there are two houses (nos. 97a and b) which are built in a similar style to the original houses, only they are smaller with built in garages. All four of the original houses have the original gothic style arched double door. The original windows have also been retained. There are small differences between the houses – some are slightly wider or have bulkier top floors, and some of the decorative details are different. There are views to behind the houses at No. 101.

Shepherds Hill Sub Section - Highgate Conservation Area



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10 Sub area 5 – Shepherd’s Hill

Street audit

From Archway Road to Stanhope Road and Shepherd’s Close

- 10.1 Shepherd’s Hill is a long wide road that connects Archway Road with Crouch End. It is lined with evenly spaced mature trees, and the Victorian properties on the South side and on most of the north side are very imposing, with three or four tall stories. Some of these buildings have been converted into flats, whilst others are used by community groups. Until recently, one property was a hotel. The properties are set back behind large front gardens with circular driveways and further mature trees and planting.
- 10.2 The road has also seen a lot of recent development, with the single detached properties being replaced with blocks of flats of a similar scale, mostly four storeys tall.
- 10.3 Finally, there is a terrace of smaller buildings on Shepherd’s Hill, which lie just below the level of the road on the north side. They are two storey semi-detached Edwardian built houses of a similar style to some of those built in Priory Gardens.

- 10.4 On the south side of the street, nos. 34, 32, 30, 28, 26, 20 and 18 are all detached villas from the early twentieth or late nineteenth centuries. 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. Over the years, the majority of the owners of these houses have preserved their original windows and doors. Several houses have side extensions to provide further accommodation or a garage. In some cases small separate units have been built in these spaces. Where this has not occurred, there are usually views to behind the properties.
- 10.5 Nos. 24 and 22 (Nuffield Lodge) are both modern four storey apartment blocks, built on the former plots of Victorian mansions. They are out of keeping with the traditional buildings on the street, but are not as imposing as Tor House, opposite.
- 10.6 Nos. 16 and 14 are the earliest properties to be built on Shepherd's 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 in a gothic style. No. 14 is now the London Mennonite Centre.
- 10.7 No.12, Garden View Hotel was originally a very large detached hotel of a slightly later period than its neighbour. It is built in red brick and has recently been converted into flats.
- 10.8 Next to no. 12 there are five small modern houses which form part of the Shepherd's Close development. They are made of wood and brown brick and are three storey terraces. These houses are not built to a very high standard, and are of a different scale to the other properties on the street. The houses are generally well kept, and planting helps to integrate them within the street, although some are in need of refurbishment.
- 10.9 Back on Shepherd's Hill, the next property towards Archway Road is Eton Court, no. 6. This is an attractive and unusual art deco block of flats, which has been well preserved with most of its original windows and the original door. The building and its features have a curved shell-like appearance.
- 10.10 The last building on the south side of Shepherd's 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.
- 10.11 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 fortunately still has the original windows and doors, the original wall, turrets and half-timber.

- 10.12 Next to the library, no. 3 Shepherd's Hill is an early twentieth century building that has had its appearance altered with the addition of render and tiled cladding. It is a three storey detached, double fronted house. The original wall remains in place both on this house and on the house next door at no. 5. No. 5 is a building of the same period, but it has been better preserved and has retained most of the original fittings.
- 10.13 Nos.7 and 9 are both double fronted early twentieth century houses with remnants of the original garden walls remaining. No.9 also has two huge entrance pillars at the gates. The houses are three storeys tall and have retained their original windows.
- 10.14 Nos. 11 and 13 are Edwardian, with slightly larger proportions than some others on the street. No. 13 is the better example.
- 10.15 No. 15 is similar in scale to nos. 11 and 13, and is also Edwardian. It has been rendered and had modern windows fitted, but the door is original. No. 17 is slightly older three storey house, built in red brick with an original door and canted bay windows.
- 10.16 Nos. 19, 21, 23 and 25 are Edwardian and are all of the same or a similar style. They are three storeys tall, detached and double fronted. There have been some alterations to the frontages, but in general many of the original fittings fortunately remain.
- 10.17 Next to number 25 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.
- 10.18 Nos. 33 to 43 are the smaller houses on the street. They are two storey Edwardian family houses of the same style seen in Priory Gardens and probably built at the same time. The houses are fairly hidden from view because they are below the level of the street, and have long sloping front gardens. Most of the original features on these houses have been retained.
- 10.19 No. 45 is a double fronted, detached house of the same style as the houses between nos.33 and 43, which has fortunately retained important original features such as casement windows and the original door.
- 10.20 No. 47 is a large old Victorian building, with an original door, windows and an ornately decorated cast iron drain pipe. The house is semi-detached to another house, the door of which is on Priory Gardens. These houses may once have formed one larger property, perhaps home to a small school or institution.
- 10.21 On the opposite corner of Priory Gardens there is a large recent building of four storeys called Highview. This building contains flats, with parking to the rear.
- 10.22 No.51 Shepherd's 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 (e.g. no. 28). This house has a very large wide bay window and an elaborate wooden porch.

- 10.23 Nos. 53, 53a and 55 Shepherd's 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.

Priory Gardens

- 10.24 The garages for the Highview flats are on the right as you enter Priory Gardens. Nos. 1 to 11 (odd), 2 to 34 (even) and nos. 80 to 108 even, are two storey Edwardian houses of the same style as those behind nos. 1 to 11 on Shepherd's Hill. The houses are well preserved and some have original wooden fences. The styles on the houses include pebbledash, half-timber, original casement windows and original roof tiles, which are all important details that should be retained.
- 10.24 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. A nice feature is the green glazed tiles that have survived in every porch below a tiled dado rail. Another attractive feature of this terrace is the variation on the top floor of each house. There are three different styles to 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. All of the houses have front gardens. It is important to retain all the original features and details, in order to retain the distinctiveness of the conservation area.
- 10.25 Nos. 110 to 120 are semi detached, two storey Edwardian houses with casement windows. Nos. 118 and 120 are slightly larger in scale than the others in the row.
- 10.26 On the opposite side of the street, no. 13 is a small detached two storey Edwardian house that has been rendered. Next to no. 13, nos. 15 and 17 are a pair of Edwardian red brick detached houses, which are three storeys tall and have an unusual shape with many different styles of bay windows. They have retained original doors and windows, and the original garden walls.
- 10.27 Nos. 19 to 23 (odd) are four storey modern flats, (the lowest floor being garages). The row of three is separate from the other buildings and they are made of brown brick with dark blue wood.
- 10.28 The next block of houses, running from nos. 25 to 31, are also modern houses, and they are situated up a slope on a level higher than the road. These are two storey houses made of a mixture of red and yellow bricks.
- 10.29 Nos. 33 to 63 are all Edwardian houses, again situated up a steep slope. The houses have long, steep front gardens, casement windows, round bay windows and half-timber on some of the porches and on the roof.

- 10.30 No. 65 is a detached Edwardian two storey house, in a very similar style to the semi-detached houses either side of it.
- 10.31 Nos. 67 to 83 (odd) are all semi-detached Edwardian houses in varied styles. Some of the houses have not been very well looked after. Sadly, the original wooden balconies on nos. 75 and 77 are falling apart and are in a very poor condition and need repair, and some of the houses have unfortunately been painted in bright colours.
- 10.32 The end of Priory Gardens is a dead end, but there is a footpath up the hill to Wood Lane, and an entrance into Highgate Underground station, with an attractive wooden free-standing news kiosk to the south.

Wood Lane

- 10.33 Wood Lane is a narrow, shady street that has the feel of a country lane under a canopy of greenery. Some of the houses along the South side of the street are early nineteenth century cottages, so when they were built they would indeed have had a rural setting. The road joins with Archway Road at the junction with Jackson's Lane Community Centre, and there is also a red pillar post box on the corner.
- 10.34 Walking back up Wood Lane from Archway Road, the large red brick buildings that run along the left-hand side of the street are part of the 1931 Southwood Hall development, built on the site of the mansion Southwood Hall, which had been a private school for girls, prior to being demolished. The flats have been well maintained except for alterations to some of the original casement windows, which have regrettably been replaced with UPVC. UPVC is not suitable for use in a conservation area, as it is an unsympathetic material and is environmentally non-sustainable. The flats are set back behind an attractive brick wall, tall hedges and mature trees.
- 10.35 Nos. 37 and 39 Wood Lane are an unusual and elegant pair of white rendered semis with simple, almost regency style details. No. 39 has original rails on the windowsill, and both houses have original walls and are set behind mature trees.
- 10.36 Nos. 41 and 43 (Harman Villas), 45 and 47 (Albion Villas) and 51 and 53 (Florence Villas) are three sets of three storey semi-detached Victorian houses built in the 1870s. They are made of yellow brick with Italianate eaves and a raised entrance. Features that have been retained include sash windows, doors, and cast iron railings on the windowsills.
- 10.37 Nos. 55 and 57 are the same as the three pairs of semi detached houses between nos. 41 and 53, but these have a fourth storey.
- 10.38 Nos. 59 and 61 are a pair of late Edwardian Arts and Crafts style semi detached houses. They have original leaded windows and are constructed in red brick with some pebbledash.

- 10.39 Nos. 63 and 65 are imposing four storey semi detached houses on the corner of Churchyard Bottom Wood, which opened as Queen's Wood in 1898. The red brick, late Victorian houses have a raised entrance, canted bays with unusual plaster details, flower motifs and delicate original railings round the gardens. The houses have also kept most of the original sash windows and the original doors. These houses also have large driveways.
- 10.40 Moving back down the street from Archway Road to Queen's Wood, there is a path to the right hand side that leads down to Highgate Underground station, and a car park which is surrounded by trees.
- 10.41 Nos. 2 and 4 are early nineteenth century adjoining two storey cottages with flat frontages. Though the front gardens lack greenery, these houses are otherwise well preserved with nice original windows in an eight over eight pane formation, yellow brick and old doors.
- 10.42 No. 8 is a modern detached infill house on two storeys, with a garage and a driveway.
- 10.43 No. 10 is a listed, very beautiful early nineteenth century detached house on two storeys. The house is well preserved with a pillared porch, wonderful listed iron railings, the original door and original six over six sashes. There are rendered bays, but the rest of the house is constructed in yellow brick with scroll details. There is an extension to the side of the house to provide a garage, but this looks like an old extension that is now fairly inconspicuous.
- 10.44 No. 12 is a listed three storey early nineteenth century house with a listed original wall and planted garden. The house has fortunately retained the original features, including carved wooden coverings over the top parts of the sash windows.
- 10.45 No. 14 is a two-storey early nineteenth century painted brick cottage. The house has original casements and old roof tiles, as well as an attractive clear glass skylight. The front garden also has a pretty tree growing in it.
- 10.46 No. 16 is a small early nineteenth century cottage, again on two storeys. No. 18 adjoining it is of the same style, but it is larger because it is made up of what would originally have been more than one property. These houses have been pebbledashed, but retain fortunately many original features. There are original leaded casements on no. 16 and recent wooden casements on no. 18. Both houses have old doors, and 16 may have the original door. The houses also have lower ground floors and small gardens.
- 10.47 Nos. 24 and 26 are modern two storey houses built below the road level. There are garages on the ground floor and steps leading down to the doors. There is also a flat parking area at road level.
- 10.48 No. 28 is a very pretty listed detached house with striking long slender brick chimneys. The house is rendered and has original casements, an extending wooden porch with a sloping roof and a very beautiful garden with a circular

driveway. A more elaborate *cottage orné*, with a Tudor arched niche with a bust, a sharply pointed gable on either side and angular stacks.

- 10.49 No. 30 is a long two-storey house in a cottage style in white painted brick with unusual bay windows. There is a garage and an extension to one side.
- 10.50 No. 32 is a listed two storey plus lower ground floor early nineteenth century house with original eight over eight pane sashes and the original door. The house is constructed in yellow brick and has casement windows with stained glass. Two of the windows have been bricked up, most likely because of the historic window tax. To the front of the house there is a driveway and original railings. The house adjoins no. 34, which is also listed. No. 34 shares the same style, but has a different porch, and shutters on the windows. A sculptor called Patrick Macdowell RA (1799 – 1870) lived here at no. 34 for many years and his work was displayed at the Great Exhibition in 1851. Several pages of William Howitt's *The Northern Heights of London* are dedicated to the life and work of Patrick Macdowell. He is described as '*equally remarkable for his talent and the unassuming modesty of his character*'.
- 10.51 Nos. 36 and 38 are a pair of two storey Edwardian semis, both with third storey extensions. The styles on the houses include pebbledash and tiles on the frontage, and features include casement and sash windows, and an original wall on no. 36.
- 10.52 Nos. 44 and 46 are a pair of very large Gothick semi detached Victorian houses. The pair is built in yellow brick with attractive soft red veins and some moulded brick veins. The porches are very square and heavy and have an emblem on them, and both houses have original doors, original sashes that have a gothic pointed arch shape, and iron railings on the windowsills. Between the houses is a large brick pillar. No. 46 has the remnants of a tiled path though it is crumbling away, and has had some rendering added to the side. There is also a large tall tree in the garden of no. 46.
- 10.53 No. 48 Wood Lane is called Walden Lodge. It is a four storey building constructed with red brick and dark wood, with balconies on the frontage. The building is very angular with little detail or planting.

Parkwood Mews

- 10.54 Parkwood Mews is a small cluster of houses accessed from Wood Lane. There are five three storey terraced houses in the mews, which are in a modern style with garages on the ground floor. There is additional parking in a large tarmac forecourt, part of which could be used to provide some greenery. The buildings themselves are made of red brick with wood and slate on the roofs. Muswell Hill Road (east side).
- 10.55 Muswell Hill Road is a busy route off Archway Road, which leads between Highgate Wood and Queen's Wood towards Muswell Hill. The east side of the street falls within the Highgate conservation area.

- 10.56 The first buildings on the road are part of the Southwood Hall development which dates from pre World War II. These buildings have been quite well preserved and they are set back behind well-stocked gardens or high old walls.
- 10.57 Nos. 2, 4 and 6 are modern two storey houses made of grey brick. There are garages on the lower floor. The appearance of the houses would be lightened and improved by some planting, as they are set back from the road and appear very dark.
- 10.58 Nos. 8, 10 and 12 are tiny 2 storey painted brick cottages with sash windows (no. 10 has the original windows, which have a six over six pane form). There are only two windows on each house, one on the upper floor and one on the lower floor. The houses also have small clear glass skylights. The houses have concrete driveways in on a shared forecourt.
- 10.59 Next to no. 12 there is a Victorian workshop style building with a shop to one side, and two upper storeys. The building is constructed 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 with leaded windows.
- 10.60 Nos. 16 to 26 are part of the Southwood Hall Development, built in the same style as the flats on Wood Lane.
- 10.61 Nos. 28 to 34 are four two storey plus lower ground floor Victorian semi-detached houses. They are built in a cottage style with sash windows and one cantered bay on the lower ground and ground floor. The first two houses are red and yellow brick, and the last pair is in red brick with more detail and indented porches. The back gardens of these houses are very overgrown (seen from Summersby Road) and need attention.
- 10.62 No. 36 is a small early Victorian detached house with a ground floor and a lower ground floor. The house is made of brick, which has been painted, and has two sash windows with a two over two pane pattern. There are more recent casement windows to the lower ground floor.
- 10.63 Next to No. 36 there is a timber yard, which sits on the edge of Queen's Wood.

Summersby Road

- 10.64 Summersby Road is a small no through road that leads off of Muswell Hill Road. It is built up with flats on the south side of the street, and mainly light industrial uses on the north. There is a Haringey Council refuse chamber on the south side of the street. At the end of the street there is a children's playground and a view into the woods.

South Close

- 10.65 South Close is another no-through road that leads off Muswell Hill Road. To the north side are the flats which are accessed via Summersby Road, and on the south side there are more flats. The first building on the street is part of the

Southwood Hall Development, and beyond it towards the woods are more recent red brick three to four storey flats.

[INSERT NEW SUB AREA MAP]

11 Sub area 6 – Gaskell estate

**Gaskell Road, Storey Road, Yeatman Road, Kenwood Road, North Hill
nos.193 - 217 and Toyne Way**

- 11.1 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.
- 11.2 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.
- 11.3 The early twentieth 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. 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, either in a six over one pane pattern, or a six over one and a larger window split into three four over one panes. Some houses on Gaskell Road and Kenwood Road also have some half timbering over the first floor windows.

- 11.4 The addition of modern fittings does significantly alter the appearance of these houses due to their simple design and small scale, in a detrimental manner. At the North Hill end of Kenwood Road nos. 1 to 11 (odd) and even have modern doors and have lost much of the planting in the front gardens. Because these houses are sited on the boundary of the area they are not as detrimental to the look of the estate as a whole.
- 11.5 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. Overall these streets are very peaceful and quiet because there is no direct route from north Hill to any other main route via these streets. Yeatman Road is also a no through road.
- 11.6 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.

North Hill nos. 183 to 217

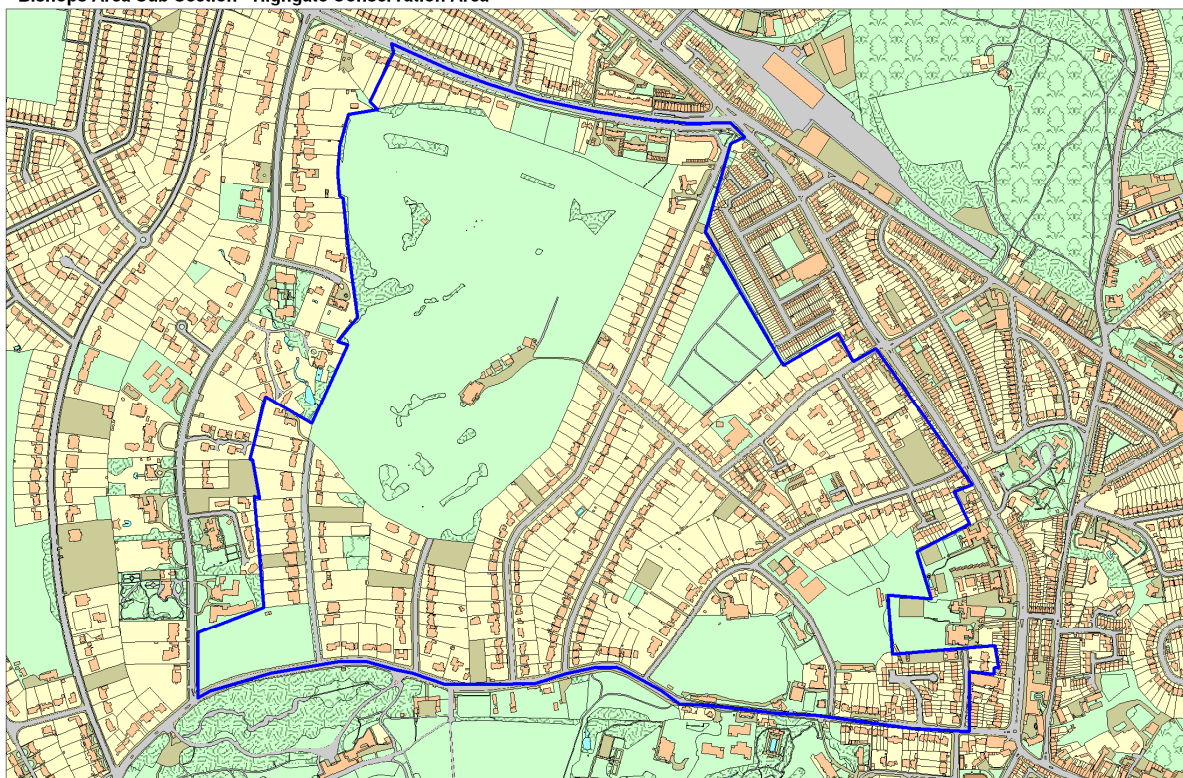
- 11.7 Nos. 193 to 215 North Hill are also part of the Gaskell Road estate, with the same kinds of houses as seen on Kenwood Road and were also built in 1902. Nos. 193 to 203 are up a small slope, so there are steps to the front doors.
- 11.8 No. 217 is an older three storey house made of yellow brick with a red vein and a red brick bay window on the ground floor. The house is detached but looks like it may have once been one side of a pair of semi-detached houses.
- 11.9 Beyond no. 217 are the houses in Toyne Way, and beyond these houses there is a small electrical sub-station.

Toyne Way

- 11.10 Toyne Way adjoins Gaskell Road and is built in a style reminiscent of the houses in the Gaskell Road estate. However, these houses are much more recent 1970s built homes by Robert Harrison. They are of the same scale as the older houses, and are built in a very similar red brick. There are more modern red tiles on the frontage of the first floor, and almost every house has an off-street parking bay. There is also some good planting in the street.
- 11.11 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.

Bishops Area Sub Section - Highgate Conservation Area



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12 SUB AREA 7: BISHOPS

History

- 12.1 The Bishops area lies between the west of Highgate's historic town centre and the boundary of Haringey, with Hampstead Lane to the south and Aylmer Road to the north.
- 12.2 Central to the development of this area, which mostly occurred during 1914 and 1930 when a series of land leases was granted by the Ecclesiastical Commissioners, was a developer called 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.
- 12.3 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 the conservation area.

much further, to almost one thousand years ago, when it was part of Hornsey Great Park, the well-stocked hunting ground of the bishops of London. Much of the area was wooded, part of the Middlesex Forest, and trees belonging to the primeval oak forest survive in various avenues and in gardens.

- 12.5 There were several documented events of significance in the Bishops area. For example, it was here that in 1386 the Duke of Gloucester and the Earls of Warwick, Arundel, Derby and Nottingham came together with 40,000 men to oppose Robert de Vere, created Duke of Ireland by Richard II.
- 12.6 Occasional clearing of the forest and farming took place when medieval villages outside London started to emerge. Highgate was a favoured settlement on the route north of London, and some of the major routes used have become today's main roads to the surrounding areas. The land around was farmed in the feudal strips typical of medieval England. Farming prospered in the area in the post-mediaeval period because of the expansion of London.
- 12.7 In the nineteenth century, particularly after 1867 when the Great Northern Railway's line to High Barnet opened, development was boosted all around the area, particularly towards Archway and the West of Highgate. The Ecclesiastical Commissioners who were responsible for the land saw the development potential it held, and starting in 1885 they began attempts to develop around Kenwood. Kenwood was saved from development by a large campaign and a donation of money by the Earl of Iveagh. The house was preserved and development failed to materialise.
- 12.8 It was in the early twentieth century that development began on a plot by plot basis. The rate of development increased as the Ecclesiastical Commissioners let out plots to Walter Quennell. Between roughly 1906 and 1930 streets were built up in a piecemeal fashion, in roughly 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.
- 12.9 Aside from C H B Quennell, architects who worked in the Bishops area include John Farrer, Arthur C Green, E G Trobridge, John Malcolm Highnado, Aurthur Kean, A W Field, Herbert Collis, Lander Bedells and Crompton, G C Cooper, Thompson and Walford, W Collins, Moore and Hunter, P Morely Horder, J C S Soutar, and T M Wilson.

Street audit

Stormont Road

- 12.10 Stormont Road is the first street in the area whose development Walter Quennell was involved with. However, other developers and a range of architects were involved with different plots in this street before Quennell became involved in 1914, and as a result it is less uniform in style than other nearby streets. No single architectural style is dominant and there are a variety of plot sizes. The road is gently curved, and runs between Hampstead Lane and Denewood Road.

- 12.11 The earliest houses, built in 1906, stand near Hampstead Lane and they are nos. 1, 2, 3 and 5, all of which were designed by John Farrer, an architect who had been responsible for a lot of development in the 1890s in Crouch End and around the local area. The houses have an Edwardian character, and pebbledash is a sign of the influence of the Arts and Crafts Movement. However, some Victorian styling remains, such as the corbelled parapeted gable ends on no. 3.
- 12.12 No. 2A on the west side of the street does not contribute so much the character of the street. There has been some rebuilding which has changed the original appearance of the house. There are also tall walls, hedges and railings on the perimeter of the plot.
- 12.13 No. 2 is similar to nos. 21 and 25, all of which were built by J Branson and Sons. The design, with pebbledash and arched windows, is not unlike early Quennell designs, but in this case no architect has been identified.
- 12.14 Though the next stretch of the street is built mainly in brick, no. 6 is an exception. It is an Arts and Crafts Tudor Style house designed by John Farrer in 1910.
- 12.15 As the street curves round to the left, no. 15 is another different house with white smooth rendered walls and green glazed pantiles. This house is of a later design, as are the other houses between nos. 7 and 17 (odd), dating from 1932. No. 17 had a more distinctly Arts and Crafts character, with a tile hung gable and tile hung porch, but it is also from 1932.
- 12.16 Some plots, such as no. 18, are wider, and were developed for more ambitious designs. No. 18, Kingswood, is set behind an original boundary wall and the house itself has an irregular outline with a canted bay and a large polygonal projection.
- 12.17 Up towards the northernmost end of the road the wider plots and gaps between the houses have left more examples of the early oak trees seen both in the street and behind the houses, with the top of the street appearing quite wooded.
- 12.18 There is one modern house on the junction with Denewood Road. On the Eastern corner there is an Edwardian pillar post box.

Sheldon Avenue

- 12.19 Sheldon Avenue, between Hampstead Lane and Aylmer Road, has a fairly uniform appearance because it was developed entirely by Walter Quennell, and almost entirely designed by his brother. Development began at the south end in 1921 and ended at Denewood Road in 1927 to 1928. Beyond Denewood Road there was no development until the 1950s.
- 12.20 Between Hampstead Lane and Denewood Road there are some curves in the road with a central straight. There are more street trees and more planting in gardens and in between houses, and generally the street is slightly more spacious than Stormont Road despite some extensions and building in between houses. There is also an attractive detail on the paved walkways on each side, a boarder

of red brick in a herringbone pattern. Red-brown bricks and red tiles are the predominant building materials.

- 12.21 There are several modern buildings in the street that do not enhance the conservation area, but the majority of the houses are original and have retained a large number of architectural features such as columns, pilasters and motifs. No. 4 is more obviously influenced by the Arts and Crafts movement than others in the street, with casement windows, a projecting tile-hung gable, canted bay windows and a multi-shafted chimney.
- 12.22 North of the junction with Denewood Road, Sheldon Avenue continues towards Aylmer Road. The plot sizes at this end of the road are very similar to those on the Southern end of the street, but the building is much more recent. High Sheldon is a multi-storey residential development at the northernmost part of the road, which dominates the street scene. It is set in very expansive open grounds, and there is a landscaped area at the junction with Aylmer Road. The street scene here is generally very spaced out and open, with a wide carriageway, large spaces between the buildings, and views of the backs of the houses in Toyne Way. A footpath leads to the rear of the houses in Gaskell Road, and a disused strip of Council-owned land.
- 12.23 Opposite High Sheldon stands a pre-fabricated one storey building that houses a pre-school. There is also a red pillar post box. Behind the apartments is a very modern interesting house built in glass, metal and stone. It faces Heron's Lea, two three-storey apartment buildings, probably from the 1960s. The gardens around the buildings are well landscaped, but the building has a very standard design.
- 12.24 Other houses on this stretch of the road include two 1970s houses, and a row of fairly recent large detached homes in a neo-classical style. No. 70 is the most positive contributor to the street scene. It is a two storey house with an additional mansard level that is reminiscent of the Quennell houses. The other houses, although not architecturally interesting, maintain the feel of the Quennell roads for the most part.
- 12.24 The street is paved in a variety of stones, and original lampposts and a pillar post box survive.

Compton Avenue

- 12.25 Compton Avenue is a gently sloping private road that falls from the junction with Hampstead Lane down to the boundary of the Highgate Golf Club, which provides a view over a rolling landscape and an almost rural backdrop. The houses are spaced out in large plots, and set back behind gardens with many of the original trees of the former forest, which survived here and in Courtenay Avenue until more recently. The style of architecture is notably later than that of Stormont Road, though the houses show a mixture of designs by the same architects, predominantly C H B Quennell and Christopher Cooper.
- 12.26 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.

Courtnay Avenue

- 12.27 Courtenay Avenue is similar to Compton Avenue in the layout and style of houses, the width of the street and the number of street trees. Courtenay 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, just verges, which gives it a slightly rural feel. The slope of the street is fairly pronounced, and houses on the west of the road are above road level whilst those on the east are below or level with the road.
- 12.28 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 would have allowed. Other houses such as the Rydings have been very well preserved, and the houses further north are in general surviving originals. Many of the houses are almost hidden from view in the summer because very mature shrubs and trees surround them.
- 12.29 The houses have various different styles and influences. 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 cement 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.
- 12.30 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.

Denewood Road

- 12.31 Denewood Road is a peaceful lane that runs along the top of the roads developed by Quennell. The road itself is narrow and there are many trees in gardens and overhanging wide grassy verges with no defined kerb, which gives the road the appearance of a country lane. On the eastern side beyond Stormont Road the houses were built after 1920, with the other side being earlier.
- 12.32 On the northern side of the road a few large houses were developed by Walter Quennell, with one house, no. 18, designed by his brother. No. 18 shows both Georgian and Arts and Crafts influences with Classical overtones in the gables over the bay windows. It is built in dark brown brick with a slate roof. Christopher G Cooper designed most of the remainder of the houses.
- 12.33 Several modern houses also fit well into the street scene. Nos. 6, 8, and 10 are probably 1970s houses. They are of a moderate scale and are softened with good planting. Nos. 8 and 10 have been improved with wooden windows.

- 12.34 Other houses to note are the corner house near the Highgate Golf Club entrance, a Georgian style house in yellow stock brick by Wellington White from 1929, no. 24 with its orange tile-hung upper floor, and the more typical double fronted house with a central porch at no. 30, designed by Cooper.

Bishopswood Road

- 12.35 Bishopswood Road is a peaceful, horseshoe shaped road that curves around the large green school playing fields of Highgate School, which front onto Hampstead Lane. Various mid-Victorian junior school buildings dominate the road, and during term time the noises and activities of the school spill onto the street and into the surrounding playing fields.
- 12.35 Starting from the eastern entrance to the road from Hampstead Lane, and working around the inner curve of the road, on the left stands Ingleholme, a three-storey pale yellow brick villa of mid-Victorian construction. The detached villa is now part of the junior school. The building has simple details with two veins of moulded brick.
- 12.36 The next building is Cholmely House, a three storey flat fronted apartment building in red brick. The building looks like a 1950s design, and it has been well preserved with the original windows, a mixture of sashes and casements. The building is situated in attractive gardens.
- 12.37 Following along the road stands the imposing Highgate School House. This is a three storey red brick building with Gothick inspired stonework and features. The building has a pointed wooden porch, a vein of black brick, a black brick zigzag patterned vein, original sash windows, original tiles on the roof, and an original front wall. There are a series of dormer windows in the roof, which are tall with very pointed square turrets. It is important to retain all these features that help to preserve the positive contribution this building makes towards the special character of the conservation area.
- 12.38 Next to the schoolhouse is Grindal House, the Highgate Pre-preparatory School. This building is very similar to Ingleholme, except that the moulded bricks are more elaborate, and there is a well-designed modern three storey extension on one side.
- 12.39 The building at the curve in the road is Field House, also part of the junior school. It is a three storey building with a lower ground floor, which is almost the same as Grindal House. However, there is an interesting rounded wall on the ground and lower ground floor on one side of the building. There is a feature of very small square windows at the top of the feature, which looks like it belongs on a castle. On the other side of the building there is a normal canted bay window as on Grindal House. Field House also has an old extension on one side, probably built in Edwardian times, and a Victorian conservatory to the other. The conservatory has survived well except for the roof which has regrettably been replaced with plastic.

- 12.40 The next villa, past the bend in the road, is no. 11. This building is the Highgate School Medical Centre, and it is identical to Grindal House except that it is built in red brick. There has been an alteration or repair to the upper part of the porch.
- 12.41 No. 13 is the same as Grindal House and is built in the same yellow brick. This building has been well preserved with crests in stone on the frontage and an original conservatory to the side.
- 12.42 No. 15 is the last building on the street. It is of the same style, built in red brick like no. 11. Past no. 15 there are no more buildings on this side of the road, just the original railings which mark out the boundary of the Highgate School playing fields. There are also four old lamp-posts, one of them unusually large, beside the field.
- 12.43 Going back down the road in the opposite direction, no. 22 is a particularly large rendered house, probably originally of Edwardian construction. Little is visible of this house because it is enclosed behind a very tall wall and conifer trees. More detail is given under Hampstead Lane, as it is from here that the building is most visible.
- 12.44 No. 20 is a three storey house similar in style to those found in the Quennell designed streets. It was probably constructed between 1910 and 1930, and it is well preserved, with round bays of casement windows, red brick, rendered bays, and a side garage.
- 12.45 No. 20a is an unusual three-storey infill house. It is modern in style and it is painted, set back from the road, and below street level.
- 12.46 No. 18, 16 and 14 are a set of three large houses of the same red brick design, built in 1878. The houses are built in red brick with a large double door, sash windows and one round window on what is likely to be the staircase. The houses have two veins of black brick and there are some simple moulded bricks. All of the houses have mature trees in the front gardens. An old lamppost stands outside no. 14.
- 12.47 No. 18 is the best example. No. 16 has some very old additions to one side, but is generally very well preserved except for two satellite dishes on the frontage of the building. No. 14 has been extended to roughly double the size of the original house and it looks like it may be functioning as a private hospital or care home. There are three additions in total, all of which look like they have been there for some time. One is a large addition on the side, and two are one storey additions on the frontage. The additions on the front are unsympathetic, despite matching bricks, because they extend far beyond the original front of the building, and one of them has modern windows.
- 12.48 Nos. 12 and 10 are a semi-detached pair. No. 2 is called Headmaster's Houses. Both are mid-Victorian and are built in pale yellow brick with unpainted stone, round windows, and original sashes and doors. There are square porches on the ground floor and extending square porches. There is an old lamppost outside no. 10, which also has a very old side extension and a garage.

- 12.49 Nos. 8 and 6 are a pair, the same as nos. 10 and 12, but they have a vein of red brick running through them. The houses have all their original features but are in need of restoration work to the bay windows and window frames. Beautiful Scots pines stand in the garden of no. 6.
- 12.50 Nos. 4 and 2 are detached mid-Victorian villas made of yellow brick with red brick veins. They are three storeys tall with lower ground floors, extending porches with columns, arched windows and elaborately moulded bricks and carved and etched stone with a fern design.
- 12.51 Similar houses continue northeast, but Broadlands Road bends round and the next buildings are again part of Highgate School. On the corner of Broadlands Road there is a cast iron lamppost of interest and a pillar post box.
- 12.52 The school buildings are placed within more school fields that are bordered with original cast iron railings. There are a series of one storey modern buildings with sloping roofs in lead. One building has a flat roof. By the border of the school field there are three original lampposts.
- 12.53 Beyond the school field, there is a pavilion. No. 2, situated next to the pavilion, is a three storey villa that matches Grindal House. Two modern detached two storey houses, which have been designed sympathetically with Victorian styles, follow it. The last house on the street is no. 2b, which is a very modern grey brick house almost entirely hidden behind a wall.

Broadlands Road

- 12.54 Broadlands Road is a wide quiet street that slopes up to the north east from Bishopswood Road. There are some very impressive Victorian mansion houses, some of which are unique, as well as some more modern flats on either side of the road.
- 12.55 Walking down the slope from North Hill and looking at the houses on the left, no. 1 is a detached three-storey villa of the late-Victorian period, constructed in red and yellow brick. The stone on the house is painted white and there are sash windows throughout. On one side of the building a canted bay goes from top to bottom, and on the other side of the porch there is a square bay on the ground floor. An old lamppost stands outside.
- 12.56 No. 3 is a fairly modern detached infill. It is a two storey house, and built in a style that is sympathetic to the surroundings. Despite being an infill development, it is a large family house. There is also an original Victorian wall on the front boundary of the building.
- 12.57 The next four houses on Broadlands Road are actually nos. 1 to 4 Broadlands Close. They are small two storey modern family houses made of brick and wooden board. Entering the close by no. 4, there are a further series of houses in the same style and two lines of lock up garages. The houses have well kept gardens, and there are views into the rear gardens of houses on Broadlands Road.

- 12.58 On the opposite corner of Broadlands Close there is another modern infill development. It is a two storey house with a lower ground floor housing a garage. It is rendered and has wooden windows.
- 12.59 No. 11 is the next building in Broadlands Road. It is a three storey red brick Victorian villa that has been painted white on the ground floor. The house has a wooden canopy style central porch, one canted bay and one square bay to the ground floor only, moulded bricks and gently pointed casement windows. There are small sash windows to the top floor.
- 12.60 No. 13 is another similar villa, but there is some yellow brick used for this house as well as red brick, and it has only a single bay window on the ground floor.
- 12.61 No. 15 is a late Victorian villa built in red brick with a wooden porch and unpainted yellow stone. There is a central door, a two storey square bay on one side and a two storey canted bay on the other. The house is three storeys tall and there are pointed gables with moulded bricks.
- 12.62 No. 17 is a late Victorian detached mansion house in excellent condition. The building has sash windows and a single round window. The detail on the building is quite plain and the bricks are a beautiful soft red colour. Over the porch there is a panel of stone columns below the first floor window.
- 12.63 No. 19 is a large detached house in excellent condition. It is the same age as the others in this row. There is a very detailed top storey window with three separate sashes and an arch in the centre, with carvings like small columns to the sides.
- 12.64 No. 21 is an early Edwardian three-storey house that has seen some rebuilding, including a modern two-storey extension with a garage. There is a small two storey house, no.21a, to one side.
- 12.65 No. 23 is a house built in 1899, but renovations have been done which have changed its appearance (a plaque states that work was done in 1985). The house has lost its Victorian feel in places, and a modern loft conversion with a new dormer window to the front of the house has altered the roof.
- 12.66 No. 27 is a beautiful red brick three-storey house. It is hidden behind bushes so it is hard to see, but the sash windows and casements are original, and the most prominent feature of the building are the Dutch style gables. Outside there is an original lamppost. No. 25 which precedes it is the same, but the original doors and windows have been lost.
- 12.67 Walking back up the road along the other side of the street, the first house is no. 24. This house is the same as no. 4 Bishopswood Road, but it has a large two-storey extension which looks like it was built in the 1940s or 1950s.
- 12.68 No. 22a is an interesting two storey yellow brick building with red veins, which is much smaller than the others on the street. It would have originally been an L-shaped building, possibly an old schoolhouse. The ground floor has now been

filled in at ground floor level, and the entire ground floor provides workshops or lockups.

- 12.69 Next to this building is Gwendolen Sim, no. 22. This is a three storey detached house that has an original and very unusual large door. It may have once been an office. The building is probably early Edwardian, and is made in red brick with moulded brick details. There are original casement windows and an original wall.
- 12.70 Nos. 20c, 20a, 20b, and 20 form a modern red brick and dark wooden terrace of houses. They are three storeys tall, with very harsh angular gables, jutting bay windows and pointed roofs sloping from one side of a house to the other.
- 12.71 No. 18 also called Broadlands Lodge is a six storey yellow brick block of flats. It is a modern building but it is set back from the road in nice grounds, and does not look too imposing.
- 12.72 One of the most interesting houses on this street is number 16, which has a very strong and distinctive character. It is a fantastically designed Victorian detached house that is so Gothick in style it could be mistaken for a church conversion. Not surprisingly this house is a nationally listed building, and the rear and side walls of the building are also listed. The house is built in pale church style stone, with a central porch. The house is mainly two stories, but there is one small third floor window in a tall turret over the centre of the house, which looks like a shortened steeple. There are Gothick bays, pointed sashes, an original Gothick door, an original wall, and three sets of tall chimneys built in red brick and made to look like medieval towers. There is also an old lamppost outside.
- 12.73 No. 14 is Apollo House. This is a five storey modern block of flats made in brown brick with black veins. There is a wonderful Scots pine in the front courtyard and an old lamppost.
- 12.74 No. 12 is a two-storey Victorian villa which is unique. It is built in red brick and unpainted red stone with arched sashes throughout. The central porch has three red stone arches, and the front door is also arched.
- 12.75 No. 10 is Talbot House. This is another Victorian detached building made of very light coloured brick with a red vein. The house has a stone porch and is unpainted. It has a variety of bay windows, square, round and canted ones. There is an original wall and an old lamp post outside.
- 12.76 No. 10a is a small two storey infill house that is quite set back behind and below the road. It is quite old and looks very attractive.
- 12.77 No. 8 is a detached three-storey villa made of red brick in 1884. This house has an abundance of carved light coloured stone and is unique on the road. There is stone surrounding all of the canted bays on the first and ground floors, round the porch, and surrounding all the windows with an elaborate design. The carvings depict ferns, drapes, columns, scrolls, balls and diamonds. The house has original sash windows with some stained glass panels. The finely detailed character of the

house makes a positive contribution to the character of the conservation area and all the original details should be kept. There is an old lamppost outside.

- 12.78 By the entrance to Grange Road there are three storey modern flats with angled roofs.
- 12.79 On the opposite corner nos. 4 and 2 are within Homfray House. No. 4 is a red brick building that would originally have been detached. It is a three storey building with one canted bay on the ground floor, some moulded bricks, and original sash windows. A large two storey modern extension now joins this house to no. 2. This house is another three storey villa that would originally have been detached. It is made of yellow brick with red veins, and simple detailing with some moulded bricks and a canted bay on the ground and first floor to one side of the central porch.

View Road

- 12.80 View Road is built up with large detached houses of the same style as those on Denewood Road and the roads to its south. The plots here are slightly closer together, and the development on the east side of the street is older (dating from the 1890s) and are denser than on the east.
- 12.81 There is a fair amount of modern development scattered amongst the older houses, including the development at View Close by Dinerman Davies and Hillman, 1962. The houses and gardens are well cared for and the close has a pleasant environment, with character. On the opposite side of the street, one of the older and larger properties has been redeveloped as a private hospital. This scheme has been designed very sensitively and the building manages to retain the appearance of being in residential use.
- 12.82 After this point the few houses on the west side of the street are mainly hidden behind dense foliage, and on the east side there is a tall fence. The first building that is fairly visible is no. 9, a very attractive listed building with a low mansard roof designed by M Bunney in 1899. Towards the top end of the street there is some more recent development.
- 12.83 View Road has several surviving original lampposts.

Grange Road

- 12.84 Grange Road is very unusual because instead of a tarmac road and a pavement, there are loose pebbles. This combined with the width of the street and the houses set back behind mature gardens makes Grange Road look like a private road or a road in the countryside. There are also very few cars in the road because most of these houses have original internal driveways. This gives a more spacious feel to

the street. The numbering along the street appears broken as several very large buildings incorporate more than one number, and some houses may be behind them in the gardens.

- 12.84 Walking down the road from Broadlands Road, there is first a view to behind the houses on Broadlands Road in both directions, and an old lamp post stands on the right.
- 12.85 No. 22 is a three-storey relatively modern house with a largely tile hung frontage. The building is detached, but a section of it is separate and is no. 20.
- 12.86 Opposite, no. 9 is a modern one storey bungalow. It is detached and made of red brick and unpainted boards. No. 7 Fleur de Lys is a detached two storey mock-Tudor house that has leaded windows and a render and tile hung frontage broken by thick black wood beams.
- 12.87 Nos.12 to 16 (even) are all within a very long detached house. It is an impressive Victorian mansion house on two storeys with several very tall sets of chimneys. Although the house is hidden behind a tall original wall with pillars and conifer trees, some features can be clearly seen. It is built in red brick and stone, with a Dutch style gable and some gothic influences. Family crests are carved into some of the stonework.
- 12.88 No. 5 is an attractive modern house with Scandinavian influences. It is a two-storey building set back from the road, constructed tastefully with brick, glass and red painted woodwork. There is an old lamppost outside.
- 12.89 No. 3 is a detached late Victorian villa constructed in yellow brick with red veins and red details. There is a canted ground floor bay window, and the front door is set back on the side of the house.
- 12.90 No. 1 is a building of a similar period with moulded brickwork, but there has been extensive reconstruction on one side of the house. It is detached, with an original canted bay on the ground and first floor on the original side of the house.
- 12.91 The remaining houses on the odd-numbered side of the street form a modern red brick terrace. The houses are two storey and are built of brick and wood. Each house has a driveway and a nice garden. There is one old lamppost outside.

Hampstead Lane

- 12.92 Only the north side of Hampstead Lane falls within Haringey. Development took place along this stretch of road in an irregular pattern, with early leases being let prior to World War I. More modern houses have also been built, and some long stretches of the road are bounded only by the gardens of houses in the roads leading off Hampstead Lane.
- 12.93 Going from west to east, on the western side of Courtenay Avenue there is a sports ground. Between Courtenay Avenue and Compton Avenue there are five main houses. The first houses are the Garth and no. 44, both builder designed

houses of the 1920s. These are followed by no. 42, Oakley, designed by P Morley Horder and built with attractive details and dark brick in 1912, making it one of the first houses to be built in this part of Hampstead Lane. The next house, no. 40, is the large and recently built Kenwood Gate, and the house set back on the corner of Compton Avenue is Esterel.

- 12.94 Between Compton Avenue and Sheldon Avenue stands the Red House, designed by J C S Soutar in 1934, and currently looking neglected. To the east of the Red House stand Kenvarra or number 38, designed by Moore and Hunter in 1923 and Park House, a modern neo-Georgian rebuild. Another house, no. 36, is set well back from the street and was formerly number 1 Sheldon Avenue.
- 12.95 No. 34 on the opposite corner of Sheldon Avenue is a modern house, or a modern rebuild. The only other modern house or extensive re-build is at no. 28. No. 22 Bishopswood Road is an enormous and very unusual white rendered house called Bishopswood, with various large free-standing follies in the garden. It is difficult to date, as much of the building has probably been re-designed.
- 12.96 There are no more buildings between here and no. 22 Hampstead Lane, and the lack of any development gives the passerby the chance to look over the Hampstead School playing fields and the rear of the school buildings. The school field has an original cast iron perimeter fence and a couple of old sports pavilions.
- 12.97 The final stretch of houses on the north side of Hampstead Lane before the access road to Highgate Close are all of the same style as the Headmaster's house in Bishopswood Road, built in elegant yellow brick with arched sash windows.

Aylmer Road

- 12.98 Aylmer Road is a very busy dual carriageway that lies on the border of Haringey and Barnet. The road has deep grass verges and in some areas is lined with trees. The houses on this stretch of road are all twentieth century houses of a generous size, and are set back behind tall walls and railings and planted gardens. Few of these houses have been preserved in an original state, and most have undergone extensive rebuilding.
- 12.99 Adjacent to no. 27 is a large area of inaccessible open space. Although this area is not accessible to the public and is not landscaped, it is an ecological site and is protected as Metropolitan Open Land. It is home to crickets, birds, and a very dense crop of blackberries.
- 12.100 Towards the junction with north Road where the gradient is steeper there are some four storey flats called Mirian Court which are a series of imposing buildings. Finally, the last building in the road is Aylmer Court, a three storey plus mansard level block of flats, possibly from the 1930s or slightly earlier. They are reasonably

well preserved with red brick, timber porches and some of the original metal casement windows.

North Grove

12.101 North Grove is a small no-through road near to the centre of Highgate Village. Some of the houses are very set back behind long front gardens with trees and climbing plants, which gives the street an informal atmosphere.

12.102 There is housing on the road dating from Victorian times to very recent. Nos. 20 to 26 are late Victorian houses that are so far set back that they are hard to see. They look in good condition. Nos. 13 to 19, on the other side, are also Victorian, probably slightly earlier. They are built in yellow brick with original windows and doors, apart from no. 17, which has been converted into flats and now has two front doors. No. 19 is a two-storey house and the others are three-storeys.

12.103 Also on the west side of the street, there is a modern three or four storey block of flats made in brick, and with some marble and granite facing. Other modern houses on the street are the same as those in Highgate Close.

Highgate Close

12.104 Highgate Close is quite a large cul-de-sac. It is built up almost entirely in one style. The houses are three storeys tall with flat rendered frontages. They are large terraced houses with Victorian proportions, but they have modern casement windows, lead canopy style porches, and a garage on the ground floor. All look like they are double fronted, and they have a small balcony style railings outside the first floor windows.

12.105 A few houses on the eastern side are built in brown brick and they are single fronted, but the height of these buildings and their proportions are the same.

13 Planning policy framework

National: the planning policy context

- 13.1 The 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.
- 13.2 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.
- 13.3 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.
- 13.4 The English Heritage publication Understanding Place: Conservation Area Designation, Appraisal and Management, dated March 2011, is the latest relevant guidance document.

Regional

- 13.5 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.

Local

- 13.6 Haringey's Unitary Development Plan (UDP) adopted by the Council on 17 July 2006 replaces the earlier UDP adopted in March 1998. The UDP sets out the planning policy framework for the development of the Borough and development control decisions. It contains a range of policies to preserve and enhance the character or appearance of special architectural or historic interest relating to Strategy: Development and Urban Design, and Conservation.

Supplementary

- 13.7 Supplementary Planning Guidance (SPG2) Conservation and Archaeology is a draft consultation document available in association with the UDP providing additional information.

- 13.8 The Council's emerging Development Management policies will include a policy on subterranean development. Once adopted, this policy should be referred to concerning all aspects of either creating new or extending existing basements.

14 Challenges, pressures and opportunities for development

Demolitions and replacement buildings

- 14.1 The conservation area is facing unprecedented pressure for residential development, often involving the demolition of existing single family dwellings to create luxury residences of high specification with potentially inappropriate scale and design for the character of the area.
- 14.2 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 compare 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.
- 14.3 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.

Design considerations

- 14.4 The importance of good design that takes full account of the historic environment is essential when considering proposals affecting the Highgate conservation area. The use of the highest quality external materials, in particular the highest quality facing brickwork, is of the greatest important. The Council encourages high quality development, but in all such proposals design and conservation considerations must be primary parameters from the outset.
- 14.5 Original windows and doors should be retained and repaired as a priority, in order to preserve the character of the conservation area. If repair is not possible, replacement fenestration should replicate the original design and materials (timber or metal, as per the original design). 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. Where buildings are listed or have an Article 4(2) direction covering fenestration, no alterations may take place without appropriate consents.

Traffic management

- 14.6 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.

Streetscape and public realm improvements

- 14.6 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.
- 14.6 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.

15 Development control issues

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

Demolitions and replacement buildings

- 15.2 The most significant challenge the conservation area is facing is from pressure for residential development, often involving the demolition of existing single family dwellings to create luxury residences of high specification with potentially inappropriate scale and design for the character of the area.
- 15.2 There is a presumption to retain buildings that make a positive contribution to the character of conservation areas. The role of buildings and spaces as positive, neutral or negative elements within the conservation is set out in detail in the street description and audit. Buildings that are considered to be examples of high quality modern or distinctive design can also be judged as making a positive contribution to the character of an area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement, with something of a more appropriate scale and massing or detailed architectural treatment, would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements that are neutral broadly conform to the overriding scale, form, materials and elevation characteristics of their context. The integrity and nature of the context are consequently influential in making this judgement.

Shopfronts

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

15.5 A few replacement shopfronts detract from the overall quality of their frontages because they have:

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

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

Residential Areas

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

Forecourt parking and vehicular crossovers

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

Original Features

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

Brickwork, stonework, painting, render and cladding

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

Dormer windows

- 15.8 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.

Future Change

- 15.9 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. The introduction of UPVC is not a suitable material for fenestration in conservation areas, because it is an unsympathetic material and is environmentally non-sustainable.
- 15.10 There may also be a pressure to enlarge and extend existing dwellings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets.
- 15.11 The impact of any future changes of use to properties in residential areas would need to be carefully considered in relation to the impact on the character and appearance of the street resulting from the amalgamation of properties, the impact and requirement for parking, signage and the loss of original details.

Opportunity sites

- 15.12 These are areas where visual improvements are desirable and could be achieved through redevelopment or refurbishment. Where these sites are identified, the potential for redevelopment will be judged against criteria suitable for a conservation area. New buildings should contribute positively to the visual quality of the area, and preserve or enhance the character and appearance of the area. In considering proposals for new buildings in conservation areas, amongst the principal concerns should be the appropriateness of the overall mass or volume of the building, its scale (the expression of size indicated by the windows, doors, floor/ceiling heights, and other definable units) of the architectural elements and its relationship with its context. A good new building should be in harmony with, or complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding development in the conservation area.
- 15.13 In addition to the 'detractors' previously identified, the public realm of the village core 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.

16 Conservation boundary review

Review

- 16.2 The boundary of Highgate conservation area has been reviewed as part of this study. There are no proposals to alter the existing boundaries.

17 Potential for Article 4(2) Directions

Introduction

- 17.1 Permitted Development (PD) is the term used to describe those works that can be carried out to residential property without needing specific planning permission. Such works include some types of small extensions, porches, garages and fences. However, there are detailed rules to comply with and flats do not have any PD rights at all. These detailed rules are set out in the Town and Country Planning (General Permitted Development) Order 1995 (GPD)
- 17.2 It must be noted that PD rights only provide an automatic grant of planning permission. Before building work can be carried out it may well be necessary to deal with property restrictions (such as ownership, covenants, or rights of light) and health restrictions (such as Building Regulation Approval). There may also be legal considerations such as the Party Wall Act 1996 to take into account. If the building is statutory listed, building work will probably also need Listed Building Consent.
- 17.3 Permitted Development (PD) rights are more restricted in conservation areas, and the local planning authority can further withdraw these rights in specific cases.
- 17.4 Directions authorised by Article 4 of the GPDO are used by local authorities to remove certain permitted development rights from single family dwellings in conservation areas where change would be harmful to the character and appearance of an area. As noted in the Introduction, local authorities also have a statutory duty to preserve and enhance the character and appearance of their conservation areas.
- 17.5 To date there are no Article 4(2) Directions within the Highgate conservation area. However, it is considered that there is a case for the creation of Article 4(2) Direction powers in key residential parts of the conservation area.

18 Advice on maintaining your property

In order to help preserve the quality of the conservation area, it is important to maintain buildings well. An important and practical publication, which is easy to understand by all and is well illustrated can be downloaded as a free PDF: *A Stitch in Time: Maintaining Your Property Makes Good Sense and Saves Money*. See section 19 below for the web link.

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Haringey Streetscape Manual ;(Spring 2006)

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Website addresses:

London Borough of Haringey: www.haringey.gov.uk

English Heritage: www.english-heritage.org.uk

Heritage Gateway. This is an important and extensive resource that provides access to a wide range of information. It allows you to cross-search 49 resources, including:

- Over 50% of local English Historic Environment Records
- The National Heritage List for England (including listed buildings)
- Six other national resources, including Images of England

<http://www.heritagegateway.org.uk>

Institute of Historic Building Conservation. The important and practical publication can be downloaded as a free PDF: A Stitch in Time: Maintaining Your Property Makes Good Sense and Saves Money:

<http://www.ihbc.org.uk/publications/stitch/stitch.html>

Society for the Protection of Ancient Buildings. This society publishes a wide range of technical guidance on historic buildings and runs a range of high quality education seminars for those interested in historic buildings (of professional and general interest). www.spab.org.uk

The Planning Portal is the UK Government's online planning and building regulations resource for England. It contains a wide range of guidance, including information for householders on permitted development rights, with interactive web pages: <http://www.planningportal.gov.uk>.

APPENDIX 1

Sub area 1: the village core

Audit of heritage assets

Green spaces

Waterlow Park, which falls within the London Borough of Camden, is the large public open space off Highgate Hill that provides a welcome break from the busy town centre. Pond Square, also within Camden, provides a smaller open space in the centre of the village, and has been in existence for centuries. It provides a village green style backdrop for the centre of Highgate, which adds considerably to its appeal as an area in which to shop and eat out.

The other green spaces adjacent to the village centre area are those within Highgate Bowl (sub area 2), and within private grounds and gardens, as well as school playing fields. Apart from the garden centre in the Bowl they are not open to the public; however they are nevertheless of great importance in maintaining the character and environment of the village core.

Listed Buildings

Statutory listed buildings

Highgate High Street

No.10 (The White House), 18, 24-40 (even), 42, 46 & 48, 58, 60, 62 -66 (even) No.68 -82 (even), 84 & 86 (The Rose & Crown Public House), Boundary wall to graveyard of Highgate Chapel, Tomb of Thomas Causton in graveyard.

Dukes Head Yard – The Studio

Highgate Hill, No. 104 (Cromwell House), Forecourt walls to Cromwell House, Wall to south east of No.104 (Cromwell House) grounds, No.106 (Ireton House), No.106A & No.108 (Lyndale House), Forecourt walls and gates to No.106 & 108, 110, Forecourt walls to 110, No.112 (The Cottage), No 120 & 122, No.128 (Ivy House) & No. 130 (Northgate House).

North Road East.

Nos. 92, 94, 96, Highgate School Old Hall, and the Chapel. The War Memorial, Street gas lighting column.

North Road West

St Michael's Primary School, 11A, 13 (Byron House), Garden wall to west of No.13, 15, 17-21(The Sycamores), 23, 27 & 29, 31, 33 & 33A, 35, 37- 43(odd), 47& 49, 51 (Gloucester House).

North Hill East.

No.6, 8, 50-54(even) & 52A, 60, 62 & 64, 82-86(even).

North Hill West.

Highpoint I , Highpoint II, Nos. 3 - 7(odd), 13 (The Bull Inn), 43 & 45, 47& 49, 51, 53 & 55, 57(North Hill House), 131(Providence Cottage), 133-139 (odd), 141& 143, K6 Telephone Kiosk outside Hillcrest.

Southwood Lane East

No.2 & 2A, 4, 6, 8, 10, 12, 16, 18, 20, 20A, The Tabernacle, 22, 24 – 48(even), 52 (Southwood Lodge – 33 Kingsley Place), 50 & 54.

Southwood Lane West

Nos.13-37(odd) (Sir John Wollaston Almshouses), No.123 (incorporating former 125).

Jackson's Lane

Hillside, Wall to south of Hillside, No.62 (Bank Point Cottage), Garden walls to north & east of Bank Point Cottage.

Kingsley Place; No.33.

Locally listed

Highgate High Street

No.16 (fronting Dukes Yard), 44, 50-56 (even), Rear of No.64 (Rainwater Cistern), 88 – 90(even).

North Road,

Nos.1-11 (odd) and 60-86 (even), Highgate School Steps and Memorial Gates

North Hill,

No.4 (former Brewery with underground vaults), 10-16(even), 76, 76A,78, 88, 90, wall behind No.13 (The Bull Inn), 123, 125.

Southwood Lane

Wall between No.84 & 86 and along back of pavement, Former boundary wall to Southwood House, Nos. 91-97 (odd).

Castle Yard

Nos. 1-11 (consecutive)

Jackson's Lane

Four upended cannon bollards around tree south of No.62 (Bank Point Cottage)

Buildings at Risk

No.6 North Hill and the Bull Inn on North Hill are both on English Heritage's Register for Buildings at Risk. No.6 North Hill has Listed Building Consent for its conversion into three houses and this consent is being implemented and due for completion in 2013. The Bull Inn was closed but is once again back in operation. It is therefore anticipated that both these buildings may be removed from the Buildings at Risk Register in 2013.

Buildings that make a positive contribution

57 Cholmeley Park, 14 North Grove, 3-6 Church Road.

Highgate High Street: Channing School, Park View Mansions, Duke's Head Yard
Southwood Lane: Nos.39 – 49 (odd), 53 – 67 (odd), 87B, Cholmeley Court, Part of Southwood Hospital, 58 – 64 (even).

North Road: Red Lion & Sun, 45, 53, 55, Fire Station Cottages, Grimshaw Close, 88 -The Wrestlers public house.

North Hill: Nos. 2,4, Hillcrest Estate, North Hill Court, 19 – 23b (odd), Broadlands, 35, 18, 43 – 57 (odd), 28 – 34 (even), 59, 77, 97, 97a, 99, Highcroft, 50 – 64 (even), 74, 76a – 90 (even), 109 – 143 (odd), 145 – 191.

Streetscape

High Street/Highgate Hill public realm

The following historic features are of particular significance:

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

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

Cobbled crossovers: many of these nineteenth century cobbled access passages from the High Street to yards, stables, inns and alleyways still survive in good condition: some of them are elaborately constructed, with small setts and granite kerbs of varying colours, mainly red and grey. Notable examples are:

Surviving in good condition

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

Partly damaged

The Bank: cobbles lost except outside Cromwell House (No. 104)
Entrance to Duke's Head Yard: covered with tarmac
Lost entrance to Broadbent Yard (possibly partly surviving beneath tarmac)

Other features of historic interest:

Stone columnar structure at the lower junction of The Bank and Highgate Hill, of uncertain origin and purpose but evidently early.
Bricked-in early stepped access to Cromwell House from Highgate Hill, in wall of The Bank outside Cromwell House, to be safeguarded in any works to The Bank.
Outside no. 50 High Street: ornate cast iron coal cellar cover set in York stone slab.
Outside no. 52a High Street: ornate cast iron coal cellar cover set in York stone slab.
Outside no. 66, High Street: ornate cast iron coal cellar cover set in York stone slab, worn.
Outside nos. 86-84, High Street: 1894-dated cast iron fire hydrant cover, marked LILB FH 1894.
Outside no. 86, High Street (Rose and Crown pub): row of granite kerbs set into pavement for rolling barrels into cellar .
Outside no. 88, High Street: ornate cast iron coal cellar cover set in York stone slab.
Nineteenth century granite kerbstones.

Negative features requiring more appropriate treatment

Poorly maintained railings and poor-quality recent repair works such as non-matching brickwork, to the listed Bank, and unrepaired missing bricks from the wall.
Poorly-surfaced and patched road surface on The Bank north of Cromwell House.
Poor infill and repair work by statutory undertaker.
Poor recent palette of paving and crossover materials on road and pavement surface at junction of Highgate Hill and Cholmeley Park; many broken paving stones from heavy vehicles mounting pavement.
Strip of tarmac pavement on Highgate Hill boundary of Cholmeley Lodge – ownership claimed neither by Haringey or Cholmeley Lodge.
Utilitarian and inappropriate aluminium railings at pedestrian crossing outside No 2, High Street, while none have been considered necessary on the opposite, Camden side.
Generally, poor palette of paving materials, mainly small concrete blocks infilled with areas of red brick, tarmac or concrete, contrasting with pavement on the Camden side, mainly comprising historic York Stone slabs or large matching concrete paving slabs.
Absence of liaison between local authorities, resulting in, e.g. proliferation of refuse bins on the pavement (eight in the short stretch between the South Grove bus stand and the junction with West Hill/Southwood Lane).
Poorly-filled in basement lights in pavement belonging to no. 40.

Random and unattractive variety of recent paving materials in pavement at junction of High Street and Southwood Lane.

Random and unattractive variety of recent paving materials in pavement between no. 46a High Street and Townsend Yard.

Parking control signage on tall poles on pavement, narrowing and obstructing pedestrian way, some damaged and leaning, e.g. on pavement north of Broadbent Yard, when could be affixed to buildings.

APPENDIX 2

Sub area 7 – Highgate Bowl

Audit of Heritage Assets

Views

The sub area being located at the northern end of the Northern Heights Ridge, from several points there are occasional panoramic views across London, for example from Southwood Lane down Kingsley Place and across into the Highgate Bowl. There are significant views from the through yards (Townsend Yard, Duke's Yard and White Lion Yard at the rear of nos. 62 and 64) which were the historic access routes connected the High Street and the Bowl. Views towards Alexandra Palace Hill to the north east are also available above the existing tree screen planting on the Highgate Bowl land. There are also significant views between buildings into and out of Highgate. In winter particularly, there are fine views across north London from the upper windows of many properties throughout the sub area.

Green Spaces

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

Listed Buildings

Furnival House and Cholmeley Lodge: both Grade II Listed.
Rear walls of statutory listed properties along Highgate High Street adjoining the Highgate Bowl are curtilage structures of listed buildings.

Buildings at Risk: None.

Buildings that make a Positive Contribution

All the existing buildings contribute to the rich and varied Highgate urban townscape apart from Whistler's Cottage and Southwood Nursery greenhouses which are considered neutral, and light industrial buildings installed in connection with the landscape contracting business on the western part of the Nursery site, which are considered negative.

APPENDIX 3

Sub area 9 – the Miltons

Audit of Heritage Assets

Green Space

Parkland Walk on the former railway line is an ecological corridor that runs across the Milton's 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 / cycle route to Finsbury Park.

Statutory Listed buildings

St. Augustine's Church on corner of Langdon Park Road and Archway Road, grade II.

Locally listed buildings

Nos. 1-23a, 25-31, 2-40. All terrace houses on both sides of Orchard Road except no. 1a (modern flats), and no.77 Hornsey Lane.

Positive contributors

Holmesdale Road: All except nos. 46 and 48 which are considered neutral.
Views north to the Parkland Walk

Orchard Road: All

Views to Parkland Walk as the road turns west

Northwood Road: All including railway arch.

Langdon Park Road: All

Wembury Road ; All

Milton Park: All

Milton Avenue: All

Milton Road: All

Hornsey Lane Gardens: All

Hornsey Lane (north side): All except Northwood Hall and Oldfield Mews which are considered neutral.

Claremont Road: All

Stanhope Gardens: All except nos. 25 & 27(post World War II flats).

Negative features which would benefit from appropriate repair/restoration/replacement.

Holmesdale Road: No. 2 (inappropriate lower level render).

Orchard Road: No. 1A (recently built flats)

Northwood Road: No.20 (ground level painted), 22 (painted, new railings), 44 (poor entrance canopy, painted including end of terrace wall), nos. 1 and 3 (inappropriate shopfronts, 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), nos.21, 25, 27 (damaged bays, render), 31 (render, unkempt frontage)

Langdon Park Road: No. 24 (rendered with new bay and window), (west) garage and rendered boundary wall at south end)

Wembury Rpad: Two telegraph poles with wires to houses on both sides of the road. Nos. 1, 3 and 5 concreted front areas. No. 11 has been rebuilt recently with poor brick piers between windows and contrasting brick lintols and keystones. There is a small timber garage adjoining, belonging to 41 Langdon Park Rd, with an unattractive brick capped rendered boundary wall

Milton Park: Nos. 20-26, 30, 38-42, 46, 52-58. These houses have all has obtrusive dormers installed on the street side. No. 19 has another obtrusive dormer.

Milton Road: 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: Nos. 21, 23 (painted)(south) number 26 (ground floor alterations), gate and railings to service road for Northwood Rd. Nos. 53-63 unkempt frontages and inappropriate alterations.

Tudor Close: Precast concrete fencing to west side of approach road leading to bleak car park, unkempt areas and concrete paths between blocks.

Claremont Road: No. 29 (inappropriate windows)

Stanhope Gardens: Nos. 25, 27 (post-war flats)

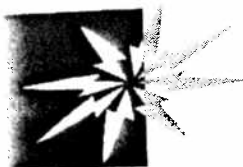
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Haringey Council

Report for:	Cabinet 16.10.12	Item Number:	
Title:	Winter Service Plan Review 2012/13		
Report Authorised by:	Lyn Garner, Director of Place and Sustainability		
Lead Officer:	Joan Hancox, Head of Neighbourhood Services		
Ward(s) affected: All	Report for Key/Non Key Decisions: Key		

1. **Describe the issue under consideration**
 - 1.1 The Council as a Highways Authority has a statutory duty to keep highways free of snow and ice as far as reasonably practicable. This report seeks approval for the revised Winter Service Plan for 2012/13 which details the Council's policies and operational procedures for dealing with snow and ice on the highway.
2. **Cabinet Member introduction**
 - 2.1 Although last winter was relatively mild, the weather during recent winters has been severe and has tested the winter service arrangements to the full. This review of the Winter Service Plan is intended to take account of feedback and suggestions about the service delivered last winter where these can help improve the service we provide this winter.
 - 2.2 The publication and yearly updates to the Winter Service Plan have been welcomed by other members and residents as a proven way of improving the service year-on-year based on direct feedback from residents.
 - 2.3 We will continue to promote a self-help culture and encourage residents to follow the self-help advice issued by the Government two years ago. We will continue to supply shovels upon request to recognised resident groups, Neighbourhood



Haringey Council

Watch groups and people nominated by these groups, to enable our residents to help clear snow for others who are less able to do this for themselves.

3. Recommendations

3.1 That Cabinet approves and adopts the Winter Service Plan 2012/13 attached to this report as Appendix 1 incorporating the proposed changes to Pavement and Carriageway Priority levels, and amendment to the grit bin network, as summarised in section 4 below.

3.2 That the Winter Service Operation Plan be reviewed annually.

4. Alternative options considered

4.1 Based on the feedback and suggestions received in relation to the winter service arrangements provided last year, it is proposed that a number of changes to the priority status of carriageways and pavements are made and also that changes are made to the network of grit bin locations. These changes are summarised as follows.

4.2 Carriageway Frost Patrol

4.2.1 There are no proposed changes to the Carriageway Frost Patrol schedule.

4.3 Carriageway Priority 1

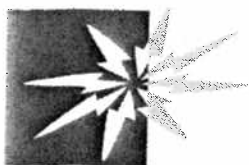
4.3.1 It is proposed that two roads or part-roads are added to the Carriageway Priority 1 schedule. These additions are proposed in recognition of the gradient and/or level of traffic on those roads or because of the presence of facilities that are regarded as meeting the established criteria for Priority 1 status. These additions will result in an increase in the length of Carriageway Priority 1 gritting from 127.4kms to 128.3kms.

4.4 Carriageway Priority 1A (schools)

4.4.1 It is proposed that one road is added to the Carriageway Priority 1A (schools) schedule. This schedule consists of carriageways usually gritted at the lower Priority 2 or 3 levels, but which are gritted as a higher priority when snow falls during term time to help keep schools open. The reason for the proposed addition is that feedback received from the service provided last year suggested there was one carriageway that needed to be gritted at higher priority due to the proximity of a school. This addition will result in an increase in the length of Carriageway Priority 1A (schools) gritting from 22.9kms to 23.2kms.

4.5 Carriageway Priority 2

4.5.1 It is proposed that two roads or part-roads are removed from the Carriageway Priority 2 schedule. The proposed removals are due to those roads moving to Carriageway Priority 1 requiring them to be treated at a higher priority level.



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This will result in a decrease in the length of Carriageway Priority 2 gritting from 67.7kms to 66.8kms.

4.6 Carriageway Priority 3

4.6.1 There are no proposed changes to the Carriageway Priority 3 schedule.

4.7 Carriageway Resilience Network

4.7.1 There are no proposed changes to the Carriageway Resilience Network schedule.

4.8 Grit bins

4.8.1 It is proposed that two new grit bin locations are added. The grit bin locations to be added are in response to suggestions from the public to aid gritting of pavements with steep gradients that do not form part of the Pavement Priority 1 and 2 schedules. Two grit bin locations have been removed from the 2011/12 list as they were duplicate entries. Therefore the overall number of grit bins will be unchanged 151.

4.8.2 It should be noted that under the new Waste and Environmental Services Contract with Veolia, grit bins are now being removed from the street in April each year for cleaning and servicing. They are returned to the street in October each year ready for the coming winter season. They will all be in place by the first week of November.

4.9 Pavement Frost Patrol

4.9.1 There are no proposed changes to the Pavement Frost Patrol schedule.

4.10 Pavement Priority 1

4.10.1 There are no proposed changes to the Pavement Priority 1 schedule.

4.11 Pavement Priority 1B

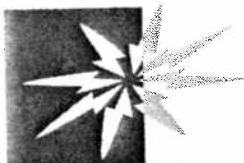
4.11.1 There are no proposed changes to the Pavement Priority 1B schedule.

4.12 Pavement Priority 2 (schools)

4.12.1 Pavement Priority 2 (schools) gritting is provided only when there is a snow fall event during term time. This gritting would happen at the same time as Carriageway Priority 1A (schools) gritting to help keep schools open. There are two proposed changes to the Pavement Priority 2 (schools) schedule.

4.13 Details of Changes to schedules

4.13.1 The details of the proposed changes to the gritting schedules as summarised above are provided in Appendix 2, Suggested Amendments and Points for Review for the Winter Service Plan 2012/13, which is attached to this report. Note that some suggested amendments were not considered justified or only agreed in part. Details of these and supporting explanations are also provided in Appendix 2.



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4.14 Salt Store

4.14.1 Responsibility for replenishment of the salt store has passed to Veolia as part of the new Waste and Environmental Services Contract. The Council's salt store holds a maximum of approximately 1,500 tonnes of salt which was easily sufficient for last winter's requirements.

4.14.2 The existing stock level and review arrangements are as detailed in the table below. There is no proposed change to these arrangements.

Table 1 –

Arrangements for In-season Minimum Salt Stock Levels and Salt Stock Review

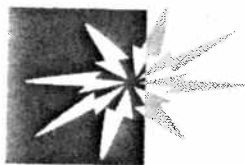
- 1st November, review stock, minimum of 1,500 tonnes required;
- 15th November, review stock, minimum of 1,350 tonnes required;
- 1st December, review stock, minimum of 1,500 tonnes required;
- 15th December, review stock, minimum of 1,350 tonnes required;
- 1st January, review stock, minimum of 1,500 tonnes required;
- 15th January, review stock, minimum of 1,350 tonnes required;
- 1st February, review stock, minimum of 1,200 tonnes required;
- 15th February, review stock, minimum of 900 tonnes required;
- 1st March, review stock, minimum of 900 tonnes required.

4.15 Self-Help

4.15.1 The Council already promotes the self-help culture and supports residents who want to help less able neighbours to clear snow from their front paths and pavements. This is achieved by supplying snow shovels upon request to recognised resident groups, Neighbourhood Watch groups and other groups on the basis that these are used by fit and able people to help other less able people in the community clear snow from their front paths and pavements.

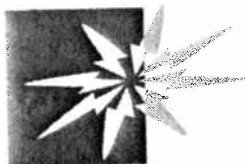
4.15.2 The Council encourages a self help culture by promoting the government's Snow Code and providing snow shovels free to recognised community groups. Where the Council is approached by any community group wishing to voluntarily clear snow and ice, we will seek to facilitate their activities where it is practical to do so provided there is no impact on priority gritting works.'

5. Background information



Haringey Council

- 5.1 The Council has an obligation to keep highways free of snow and ice as far as reasonably practicable. This does not mean that every carriageway and pavement surface has to be gritted and made safe. It does require there to be policies and operational procedures for dealing with snow and ice on the highway and that these are linked to risk factors with priorities clearly set out and followed in any given severe weather event. This is the purpose of the Winter Service Plan.
- 5.2 The Winter Service Plan does not cover gritting arrangements for Homes for Haringey land, Parks or land within school or Council Building boundaries. Officers from the Single Frontline Service will work with officers and staff responsible for these areas to ensure they have advice and assistance in making their winter service arrangements.
6. **Comments of the Chief Finance Officer and financial implications**
 - 6.1 It is expected that the measures within this report will be contained within existing budgets including the budget for the Veolia contract.
7. **Head of Legal Services and legal implications**
 - 7.1 Corporate Legal services have no comments to make on this report.
8. **Equalities and Community Cohesion Comments**
 - 8.1 The Winter Service Plan recognises that vulnerable people are placed at potentially greater increased risk during snow and ice events and so require more help than other people to cope. For this reason Residential Care Homes and schools have been given special consideration in the establishment of pavement and carriageway gritting priorities.
 - 8.2 It is not possible to produce a Winter Service Plan that addresses the needs of every vulnerable person in a pre-determined set of schedules. The Council will always endeavour to respond to an urgent call for gritting in isolated locations that are of a lower priority level where there are vulnerable people who need help. Similarly, we will respond to calls for urgent gritting where they are received from the emergency services. The Winter Service Plan makes specific reference to this commitment.
 - 8.3 Community cohesion is promoted through the ability of people to be able to conduct their normal activities during severe weather. The Winter Service Plan contributes to this through the priority gritting work focussed on keeping schools open and by treating bus routes in and through the borough as part of the set of Priority 1 schedules.
9. **Head of Procurement Comments**
Not applicable.
10. **Policy Implication**



Haringey Council

10.1 The policies and priorities in the Winter Service Plan 2012/13 remain unchanged from last year.

10.2 A low number of pavements and carriageways are being proposed to move to higher priority levels. These are based on risk factors and priority treatment policies set out in the Winter Service Plan. It is important to control the number of carriageways and pavements that are placed within the Priority 1 schedules otherwise salt usage could be higher than the salt store can bear. It is for this reason that some suggested amendments for increased priority treatment, as described in Appendix 2, are not being included in proposals for higher priority treatment in this report.

11. Reasons for Decision

During severe weather it is not practicable for snow and ice on every carriageway and pavement surface to be treated and made safe. Therefore, it is important to explain where we grit, when we grit and why we grit in any given severe weather event, the Winter Service Plan does this. The approval and adoption of the Winter Service Plan provides a mechanism to demonstrate that the policies, priorities and schedules for gritting have been given due consideration and approved at a level appropriate to the importance of the function.

12. Use of Appendices

*Appendix 1 - Proposed Winter Service Plan 2012/13

Appendix 2 - Suggested Amendments and Points for Review for the Winter Service Plan 2012/13

**Due to the size of this Appendix it is not included within the agenda pack. Hard copies are being provided to Cabinet Members and are also available in the Groups Rooms and on request from Member Services. Please contact Xanthe Barker, Principal Committee Coordinator, on 020 8489 2957, if you would like a copy.*

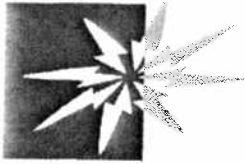
**13. Local Government (Access to Information) Act 1985
Highways Act, 1980**

Well Maintained Highways – Code of Practice for Highway Maintenance Management

Highway Winter Maintenance Guide

Pollution Prevention Guidelines Highway Depots: PPG10

The Resilience of England's Transport Systems – An Independent Review, July 2010 – DfT Report undertaken by David Quarmby



Haringey Council

The Resilience of England's Transport Systems In December 2010 – DfT audit
undertaken by David Quarmby

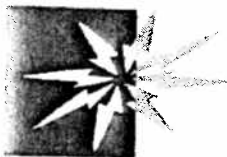
Appendix 2
Winter Service Plan Cabinet Report
Suggested Amendments and Points for Review for the Winter Service Plan 2012/13

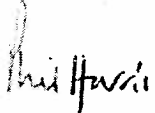
Suggested amendments and points for review for the Winter Service Plan 2012/13			
	Suggested amendment, feedback received	Source	Suggested response, changes in bold
1	Lightfoot Road needs to be higher priority for gritting.	Resident	Partly agreed Lightfoot Road is Carriageway Priority 2 and so is not automatically gritted when it snows as it is not considered to be amongst our top priority gritting work. This is because it does not carry bus routes or heavy traffic nor does it have important buildings such as a hospital or have particular hazards like a steep gradient. It is for the same reason that the pavement of Lightfoot Road is not treated as part of our Pavement Priority 1 gritting schedules. Install grit bin Lightfoot Road j/w Middle Lane
2	Wood Green Common, footpath from Station Road to Western Road, grit the footpath as it is heavily used by schoolchildren.	Heartlands School	Agreed Footpath along the south-west side of Wood Green Common to be added to Pavement Priority 2 (schools) Schedule which means it will be gritted after Pavement Priority 1 work during a snow event in term time.
3	Southwood Lane j/w The Park, re-install the grit bin.	Resident	Not Agreed There is no record that there was a grit bin at this location. Southwood Lane is Carriageway Priority 1. Southwood Lane from Archway Road to Hillside Gardens is Pavement Priority 1, both sides. There is good cover for gritting in this area.
4	Crouch Hall Road should be added to Carriageway Priority 1 schedule as large vehicles require access to make deliveries to shops.	Member	Agreed There are reports of difficulties for shops receiving deliveries in severe weather. Crouch Hall Road should be moved from Carriageway Priority 2 to Priority 1.

5	The Council should adopt the 'Living Streets Winter Contract', and help organise volunteer teams of snow wardens.	Resident	Partly Agreed The Council encourages a self help culture by promoting the government's Snow Code and providing snow shovels free to recognised community groups. Where the Council is approached by any community group wishing to voluntarily clear snow and ice, we will seek to facilitate their activities where it is practical to do so provided there is no impact on priority gritting works.
6	Mount Pleasant Villas should be Carriageway Priority 1 and the pavements should be gritted.	Resident	Partly Agreed The reports of difficulties for vehicles on Mount View Villas approaching and coming off Mount View Road are valid as the top of this road is quite steep. Mount View Villas should be moved from Carriageway Priority 2 to Priority 1. There is a grit bin at Mount Pleasant Villas j/w Mount View Road which is sufficient to deal with pavement gritting requirements. This is not a heavily used pavement so placing Mount Pleasant Villas onto Priority Pavement gritting schedules is not justified.
7	Station Approach off Wightman Road, install grit bin.	Resident	Not agreed This area is gritted as part of Pavement Priority 1 schedules.
8	Southwood Avenue, carriageway and pavement require gritting as they are heavily used by schoolchildren.	Resident	Agreed Southwood Avenue j/w Highgate Avenue to Archway Road, add to Carriageway Priority 1A (schools) which means it will be gritted after Carriageway Priority 1 work during a snow event in term time. Southwood Avenue j/w Highgate Avenue to Archway Road both sides, add to Pavement Priority 2 (schools) Schedule which means they will be gritted after Pavement Priority 1 work during a snow event in term time. .
9	Linzee Road, install grit bin.	Resident	Not Agreed Linzee Road is flat and has no public or other buildings or infrastructure that require specific gritting arrangements.

10	Tottenham Green Ward, install grit bins.	Resident	Not Agreed This request is not location specific. In general Tottenham Green Ward is flat and unless a road has public or other buildings or infrastructure that require specific gritting arrangements it would be unlikely that we would install grit bins or place streets on Priority Pavement gritting schedules.	
11	Southwood Lawn Road j/w Highgate Avenue, install a grit bin.	Resident	Agreed This location has quite steep gradients sand the suggestion for a grit bin is justified.	
12	Osier Crescent should be a priority for carriageway and footpath gritting.	Resident	Not agreed Osier Crescent does not have significant gradients and does not have public or other buildings or infrastructure that justify priority for carriageway or pavement gritting arrangement.	
13	Hillfield Park, install grit bin	Resident	Not Agreed Hillfield Park is Carriageway Priority 1. There is already a grit bin sited at Hillfield Park opposite no.39.	
14	Woodfield Way, increase level of priority for carriageway and pavements	Member	Partly Agreed Woodfield Way does have a gradient in places, though the gradient is not severe. It has no public or other buildings or infrastructure that require specific scheduled gritting arrangements. Woodfield Way is currently Carriageway Priority 2. It is not considered justified to place the road in Carriageway Priority 1. Woodfield Way is not currently listed for pavement priority gritting. It is not considered justified to place the road on Pavement Priority schedules. However, installation of two additional grit bins is justified, one at each end of Woodfield Way.	

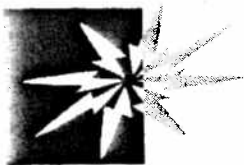
There is already one grit bin sited in Woodfield Way near no.47.			

**Haringey**

Report for:	Cabinet	Item Number:	
Title:	2012-13 Capital Programme and Decent Homes Variations		
Report Authorised by:	Mun Thong Phung, Director of Adult & Housing Services x5919 mun.thong@haringey.gov.uk  pp		
Lead Officer:	Mustafa Ibrahim, Head of Commissioned Services x5369 mustafa.ibrahim@haringey.gov.uk Peter Maddison, Deputy Director of Property Management Homes for Haringey x1021 peter.maddison@homesforharingey.gov.uk		
Ward(s) affected: Bounds Green Noel Park Northumberland Park Tottenham Hale Woodside		Report for Key/Non Key Decisions: KEY	

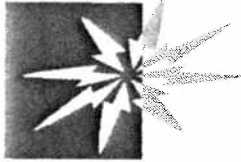
1. Issue under consideration

- 1.1 On 4 October 2011, Cabinet agreed the priorities to be funded as part of the 2012-13 Decent Homes programme, totalling £17m. On 8 March 2012 Cabinet agreed the priorities for an additional £8.322m of capital resources added to the 2012-13 Decent Homes programme. The agreed Decent Homes programme of £25.332m is within the overall approved housing capital budget for 2012-13 of £42.781m.



Haringey Council

- 1.2 Following a review of the whole housing capital programme, this report sets out a number of variances arising from projected spend and commitments to the end of the financial year. This report explains the main variances and proposes virements to ensure that the budget more accurately reflects the planned programme outputs.
 - 1.3 The agreed Decent Homes programme is based on the “elemental” standard agreed on 26 April 2011 and has been planned and costed on the basis of “like for like” roof replacement i.e. flat roofs replaced with flat roofs. The report identifies potential changes to the “like for like” roof replacement for specified blocks in view of the value for money considerations of such a change. Due to the Decent Homes programme implications set out in 5.2.26 below, an urgent decision is required in order that the risk of the programme not being fully delivered in 2012-13 is minimised.
-
2. **Cabinet Member introduction**
 - 2.1 I welcome the opportunity to add further resources to the 2012-13 Decent Homes programme following on from the changes that commenced this financial year whereby the sums allowed for maintenance and management within the housing revenue account were increased on a permanent and ongoing basis. I note also that under the new financial arrangements a 30 year investment strategy needs to be implemented. As a landlord we have a responsibility to take a long term view of our housing stock and improve it to the best possible standard within available resources.
 - 2.2 I support pitched roof replacement for the five blocks listed in this report, these from a list of 33 roof schemes being implemented this year. All these schemes have been assessed and a shortlist of 15 roofs were considered as possible for conversion to pitch. Following further visits and financial assessments the list was reduced to the 5 roofs listed in this report. I believe there is a financial case as shown in this report and an aesthetic case for this change even more so as **these sites comprise 2 of the most deprived estates in Tottenham.** The additional costs for leaseholders can be justified on this basis, and recovered given the length of the leases and the proven difference that pitched roofs will make to the attractiveness and marketability of their properties.
 - 2.3 Top of the list of the repair issues that I receive from tenants and leaseholders is the problem of flat roofs consistently leaking, even after being repaired.



Haringey Council

- 2.4 Information I have received from another London council, who converted blocks from flat to pitched roofs prior to Decent Homes, supports the view that maintenance costs will be reduced. As these estates have come into their Decent Homes programme:

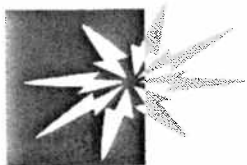
*"in no cases have we found it necessary to do more than very minor works to the flat to pitch roof conversion schemes . . . In some cases insulation standards have been increased and this has been possible at a very low cost due to the ease of access to the roof space . . . **the conversions to pitched roof represent some of the best money invested in its stock;** not only have maintenance costs been cut enormously but the insulation was added at low cost and obviously savings in heating over 20+ years have been high."*

- 2.5 The case cannot be made for pitched roof conversions for the other 28 blocks that have been reviewed, nor is there any intention to adopt pitched roofs as the standard in all future cases. Each replacement should be considered on its own merits and in the longer 30 year term context of the borough's stock investment needs and priorities
- 2.6 I am aware that the transformation of these 2 estates would be most welcomed by residents and assist in our aim to transform Tottenham. The report clearly shows that these 5 blocks would be better off in all aspects with pitched roofs a transformation that has previously been implemented at other estates.
- 2.7 I note also the proposed investment in Tangmere, Broadwater Farm Estate, of £823,664 on one roof I am concerned about this expenditure on what will remain the most problematic and unattractive block within all of our housing stock, I have asked that this expenditure be held back as long as possible to perhaps enable another option to be implemented that would then allow this expenditure to be reallocated.

3. Recommendations

It is recommended that:

- 3.1 Members note the position on the 2012-13 housing capital programme set out in appendix 1.
- 3.2 Members approve the virements totalling £1.319m to the 2012-13 Decent Homes programme as set out in appendix 2.
- 3.3 Members confirm whether pitched roof solutions should be installed, at an additional cost of £511,771, on five blocks as follows:



Haringey Council

- Charles Bradlaugh House
- 2-24 Circular Road
- 93-110 Holcombe Road
- Robert Burns House
- 2-20 Scales Road

- 3.4 If pitched roofs are not the preferred option for any or all of these blocks, Members approve the addition of schemes to the Decent Homes programme as set out in paragraph 5.1.7.
- 3.5 If pitched roofs are the preferred option, further consultation is undertaken with leaseholders for the recovery of the additional unit costs of the pitched roof solution for the three blocks where Section 20 notices have been issued based on a flat roof solution, as set out in paragraph 5.2.20.
- 3.6 The future policy on flat and pitched roof replacement is determined as part of the stock investment review and included in the revised HRA 30 Year business plan.

4. Other options considered

- 4.1 The options for further schemes to be added to the Decent Homes programme if resources allowed were previously agreed by Cabinet in the form of a reserve list. There is no need to consider alternatives to these schemes at this stage.
- 4.2 The two options of proceeding with like for like flat roof replacement or switching to pitched roof replacement are assessed in this report. No other options have been considered.

5. Background information

5.1 Housing Capital Budget: Proposed Virements and Commitments

The approved housing capital budget for 2012-13 is £42.781m. A full review of the programme has been carried out and appendix 1 of this report gives a summary of the Capital Programme at Month 5 (August 2012). A number of variances have been identified based on spend and commitments projected to the end of the financial year. Virements are proposed to ensure that the budget more accurately reflects the planned programme outputs. A summary of the effect of these virements is detailed in appendix 2 of this report.



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5.1.1 Extensive Voids

Approved Budget:	£1,350k
Proposed Revised Budget:	£ 637k
Change:	-£713k

There are a number of budget heads in the housing capital budget for void works. The majority of capital voids are undertaken by HRS (the repairs contractor) and are funded under "H216 – Capitalised Works" which has an approved budget of £4,563k. Furthermore, specific void works are also being undertaken in the following budget heads:

H241 – Major Void Conversions	£550k
H252 – Major Voids and Accommodation	£500k
H254 – Adaptations and Refurbishment (13 Campsbourne)	£ 90k

It is anticipated that the cost of extensive Voids can be contained with projected outturn of £637k and that the balance of £713k is vired to the Decent Homes budget.

5.1.2 Mechanical and Electrical

Approved Budget:	£1,250k
Proposed Revised Budget:	£ 644k
Change:	-£606k

A significant part of the Mechanical and Electrical budget was for the upgrade of communal electrical supplies to blocks. This work is to be procured through the Decent Homes programme and is reflected in the Decent Homes costs detailed in the following paragraphs. It is therefore recommended that the £606k of this budget is vired to the Decent Homes budget.

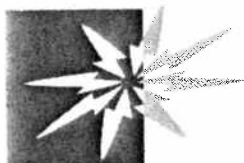
5.1.3 Decent Homes Standard

Approved Budget:	£25.332m
Proposed Revised Budget:	£26.641m
Change:	£1.319m

It is proposed to increase the 2012-13 Decent Homes budget to £26.641m. This will give capacity to commit further Decent Homes works from the approved programme. This is detailed in the following sections of this report.

5.1.4 Decent Homes Commitments 2012-13 (Year to Date)

The following table gives a breakdown of the current commitments in the Decent Homes programme including delegated approvals by the Director of Adult and Housing Services in consultation with the Lead Member for Housing.



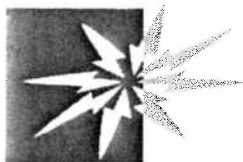
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Decent Homes Commitments	
2011/12 Carry forward commitments	£2,729,871
CESP match funding	£1,000,000
Apollo	
ST20 - Ferry Lane: Gosport Walk; Jarrow Rd; Runcorn Close	£987,871
ST25 - Ferry Lane: Reedham Close	£2,990,713
ST26 - Ferry Lane: Erskine Cres; Queensferry Walk	£1,285,779
ST21 - BWF: Willan Road houses	£148,260
ST22 - BWF: Kenley; Northolt	£411,832
ST23 - BWF: Hornchurch; Lympne; Rochford	£2,069,239
ST24 - BWF: Croydon; Debden; Hawkinge; Manston; Martlesham; Stapleford	£3,844,129
ST27 - BWF: Tangmere	£823,664
Apollo Total	£12,561,485
Lovell	
NT20 - Fire Risk Works to Alnwick; Bamburgh; Bellingham; Cheviot; Corbridge; Whittingham	£166,969
WG23 Winkfield Rd (excl 55 Winkfield & Birch Hse)	£1,423,368
WG24 - Hollies/Coldham Ct/Bounds Grn Ct	£979,739
WG25 - Sandra Close	£522,840
Trulock Ct (Non CESP works)	£1,153,366
Kenneth Robbins	£990,804
Alexandra Mansions	£928,873
Chedworth House	£670,819
Lovell Total	£6,836,778
Agreed Works Total	£23,128,134
Current Approved Budget	£25,322,000
Currently Uncommitted	£2,193,866

Proposed Virements to Decent Homes:	£1,319,000
Total Proposed Budget	£26,641,000
Total Uncommitted Budget:	£3,512,866

5.1.5 Community Energy Saving Programme (CESP)

We have entered into a funding agreement with Carillion Energy Services to deliver a programme of CESP funded energy works. The funding agreement will contribute £1,072k to a project with a total value of £1,825k. Match funding of £753k has been committed from the



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approved Decent Homes under delegated authority of the Director of Housing and Adult Services, in consultation with the Lead Member for Housing.

The balance of £246,659 from the approved budget allocation will be used as a contingency sum for the CESP scheme and to explore further energy funding initiatives in the current financial year.

The measures that will be delivered with this funding include:

External wall insulation:	£199k
Cavity wall insulation:	£69k
Loft Insulation:	£62k
Boilers and Heating Controls:	£224k

5.1.6 Further Commitments of the Decent Homes Budget

In accordance with the previous Cabinet decision on 4 October 2011 and 20 March 2012, further commitments are being made to the 2012/13 programme under delegated authority in line with the proposed increased Decent Homes budget of £26.641m.

The commitments from the total uncommitted budget of £3,512,866 are set out below.

Summary of Further Commitments

Continuation of WG23

55 Winkfield & Birch Hse (Previously on hold from WG23)	£306,870
---------------------------------------------------------	-----------------

NT19 (incl Circular, Scales & Holcombe)	£2,081,205
------------------------------------------------	-------------------

<i>Additional Cost of pitched roof to Circular, Scales & Holcombe</i>	<i>£253,883</i>
---------------------------------------------------------------------------	-----------------

£2,641,958

Charles Bradlaugh House	£992,832
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Robert Burns House	£475,440
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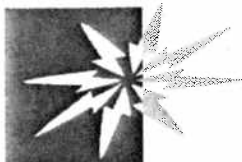
£1,468,272

<i>Additional Cost of pitched roof to Charles Bradlaugh & Robert Burns</i>	<i>£257,888</i>
--------------------------------------------------------------------------------	-----------------

£1,726,160

Total Further Commitments	£4,368,118
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Overprogramming in 2012-13	£855,252
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The Decent Homes contract for "NT19", which includes 2-24 Circular Road, 2-20 Scales Road and 93-110 Holcombe Road, is based on a like for like renewal of the existing flat roof. Cabinet is asked to consider the benefits of installing pitched roofs instead of renewing the existing flat roofs to 2-24 Circular Road, 2-20 Scales Road and 93-110 Holcombe Road.

Two schemes from the reserve list, Charles Bradlaugh House and Robert Burns House, are being included in the 2012-13 Decent Homes programme and similarly were priced on a like for like renewal of the existing flat roof. Cabinet are also asked to consider the benefits of installing pitched roofs instead of renewing the existing flat roofs for these blocks.

The rationale for the possible switch to pitched roofs is explained in 5.2 below. The additional cost of pitched roofs for these blocks would be £511,771.

- 5.1.7 If the pitched roofs option is not preferred, it is recommended that the available £511,771 is allocated to schemes identified in the reserve list previously agreed by Cabinet. The priority schemes are as follows:

Roseland Close (Good Neighbour)	NT	£93,307
Compton Crescent (Good Neighbour)	WG	£246,744
Louise Court (Good Neighbour)	WG	£156,765
total		£496,815

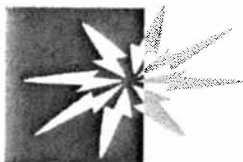
5.1.8 Cashflow

The following table gives a summary of the proposed cashflow of the spend against the approved and proposed Decent Homes commitments:

Total Proposed Commitment 2012-13	Projected Spend 2012-13	Carry forward commitment 2013-14
27,496	26,641	855
All figures £000's		

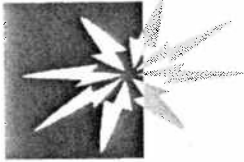
5.2 Roof Replacement

Lifecycle Costs and Assumptions



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- 5.2.1 The assessment of whether flat or pitched roofs offer the best value for money is informed by a lifecycle cost model prepared by Langley Roofing (our supply chain roofing contractor) and reviewed by HfH and Council staff. The costs are also subject to independent review by Ridge and JRP, HfH's building consultants.
- 5.2.2 The lifecycle assumption is that a pitched roof will last for 60 years and a flat roof for 25 years. The Langley model reflects that the initial installation cost of a pitched roof is usually higher than that of a flat roof. The model includes inflation over 30 years.
- 5.2.3 25 year warranties are provided for both pitched and flat roofs. If a flat roof has an overlay in Year 25, a further 25 year warranty will apply. This means that the lifecycle costing assumes that maintenance costs will be higher after Year 25 for pitched roofs as they will be out of warranty.
- 5.2.4 The model assumes that the annual maintenance cost to each type of roof is £300 p.a. during the warranty period. Higher repair costs on flat roofs are offset by the higher access (scaffolding) costs for pitched roofs. Beyond the 25 year warranty period, it is estimated that the annual repair cost for a pitched roof will be £1,300 p.a.
- 5.2.5 HfH considers these cost assumptions to be reasonable. In practice maintenance works will be carried out as part of the 5-year planned maintenance programme (i.e. £1,500 may be spent every 5 years during the warranty period, rather than £300 every year).
- 5.2.6 Roof renewal in Year 25 for flat roofs is likely to include related building works e.g. repairs to parapet walls. No provision has been made for these costs in the Langley model as they cannot reasonably be foreseen. Costs for related building works on pitched roofs are also likely to be incurred but the longer life of a pitched roof means that any such additional costs fall outside the 30 year comparison. This is unlikely to be a material factor in the choice between flat and pitched roofs.
- 5.2.7 It should be noted that the maintenance assumptions in the model inform a projection of the future rather than reflect past experience. Actual spend on roof repairs and maintenance in the past is not a factor in decisions relating to the future. This is because the costs incurred reflect a historic lack of roof maintenance and issues with specific blocks. Furthermore, there has been considerable improvement in the quality of flat roofs in recent years (see 5.2.11 below) which mean that historic flat roof issues should not recur.



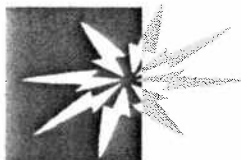
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Financial Comparison

5.2.8 The 2012/13 Decent Homes programme includes 33 roof replacement schemes. Of these, 18 schemes are proceeding for Broadwater Farm and Ferry Lane estates as planned, i.e. like for like replacements for both flat and pitched roofs. The remaining 15 schemes have been further reviewed in order to confirm that the planned flat roof replacement should proceed or whether switching to a pitched roof replacement would offer better value for money.

5.2.9 Our business and asset management planning is normally based on a 30 year period and the Langley model has therefore been reviewed over this period. The results of this analysis for the 15 blocks in questions are as follows:

Block	Time	Flat Roof Renewal Option	Flat to Pitched Conversion Option	Pitched Roof Additional Cost (Year 1)	Cost Difference (Year 30)
		£	£	£	£
Birch House	Cost in Year 1	28,483	63,919	35,436	
	Total Cost at Year 30	63,242	87,391		24,149
Bounds Green Court	Cost in Year 1	156,083	293,110	137,027	
	Total Cost at Year 30	271,842	316,582		44,740
Cedar House	Cost in Year 1	56,224	164,182	107,958	
	Total Cost at Year 30	123,984	187,654		63,671
Charles Bradlaugh House	Cost in Year 1	193,910	315,418	121,508	
	Total Cost at Year 30	370,598	338,890		-31,708
Circular Road 2-24	Cost in Year 1	86,939	139,345	52,406	
	Total Cost at Year 30	160,181	162,817		2,636
Coldham Court	Cost in Year 1	115,954	297,350	181,396	
	Total Cost at Year 30	274,619	320,822		46,203
Daphne House	Cost in	56,224	164,182	107,958	

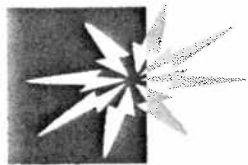


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Block	Time	Flat Roof Renewal Option	Flat to Pitched Conversion Option	Pitched Roof Additional Cost (Year 1)	Cost Difference (Year 30)
	Year 1				
	Total Cost at Year 30	123,984	187,654		63,671
Devon Close 1- 23	Cost in Year 1	98,447	186,466	88,020	
	Total Cost at Year 30	171,606	209,938		38,332
Devon Close 2- 24	Cost in Year 1	98,447	186,466	88,020	
	Total Cost at Year 30	171,606	209,938		38,332
Holcombe Road 93-110	Cost in Year 1	59,027	222,740	163,713	
	Total Cost at Year 30	308,287	246,212		-62,075
The Hollies	Cost in Year 1	64,041	111,115	47,074	
	Total Cost at Year 30	119,051	134,587		15,536
Robert Burns House	Cost in Year 1	232,827	369,207	136,380	
	Total Cost at Year 30	439,737	392,679		-47,058
Sandra Close	Cost in Year 1	98,625	221,302	122,677	
	Total Cost at Year 30	225,635	244,774		19,139
Scales Road 2- 20	Cost in Year 1	96,718	134,483	37,765	
	Total Cost at Year 30	171,978	157,955		-14,023
Winkfield Rd 55	Cost in Year 1	28,483	62,469	33,986	
	Total Cost at Year 30	68,942	85,941		16,999

5.2.10 Based on a purely financial assessment, a pitched roof solution would provide a saving over 30 years for 4 of the 15 blocks as follows:

- Charles Bradlaugh House (saving £31,708)
- Holcombe Road (saving £62,075)
- Roberts Burns House (saving £47,058)



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- Scales Road (saving £14,023).

However choices for the roof solution are not guided solely by cost and both pitched and flat roof solutions offer advantages that need to be taken into account, as well as any factors specific to individual blocks.

Other Factors

5.2.11 In addition to the renewal costs of flat roofs being generally lower than pitched roofs, it should be noted that there has been considerable improvement in the quality of materials used for flat roofs in recent years and contractors are now offering 25 year insurance backed guarantees for materials. Many new build properties currently being developed in the public and private sectors are using flat roof technology.

5.2.12 A pitched roof is less vulnerable to damage by vandalism or accident as they are harder to access. There is a risk of the roof warranty being rendered invalid through an act of vandalism and this risk is higher for a flat roof.

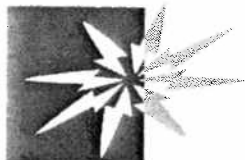
5.2.13 It may be appropriate to opt for a pitched roof solution where there is a specific design flaw in the existing flat roof, for example:

- Where there are services (e.g. gas pipes and electrical ducting) running across the roof that are difficult to detail around and still be accessible, or
- Where there may be defective internal drainage that runs through the roof that is difficult to maintain.

In such instances the additional cost of the pitched roof renewal should be considered in the context of the risk that a flat roof renewal would not address the inherent design flaw. However this consideration does not apply to any of the 15 blocks under review.

5.2.14 Pitched roofs can be aesthetically more desirable than flat roofs and can significantly improve the aesthetics of areas they are installed. It therefore may be desirable to install a pitched roof for aesthetic reasons; for example, as part of a design-led master plan, or a wider estate regeneration initiative, or where a block is in a particularly important strategic location.

5.2.15 It may also be the case that adjoining blocks have a different roof type and there is an opportunity to harmonise them. This consideration applies to three of the blocks under review. Charles Bradlaugh and Robert Burns are both surrounded by other blocks with pitched roofs, and the financial case can be made for these blocks to have pitched roofs. The third block, 2-24 Circular Road, is one of four and the other



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three all have pitched roofs. Given that the cost difference over thirty years is very small (and well within the margin of error for such lifecycle assumptions), Members may wish to consider switching from the planned flat roof replacement to a pitched roof replacement for this block.

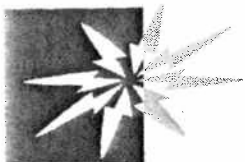
5.2.16 Charles Bradlaugh House currently requires remedial work to the parapet wall coping which would result in a higher than usual cost of the flat roof renewal. This coping can be left in situ if a pitched roof were installed. Furthermore, the cost of the pitched roof is relatively lower than others as the roof has very few obstacles (such as services and tank rooms) which makes the pitched roof works straight forward. The pitched roof option indicates an estimated financial benefit of £31.7k after 30 years.

5.2.17 In summary, based on the financial assessment and other considerations highlighted above, 5 of the 15 blocks under review could be considered for pitched roof replacement. Four of them (i.e. Charles Bradlaugh House, Holcombe Road, Roberts Burns House and Scales Road) have higher Year 1 costs but provide better value for money over 30 years. The fifth block, 2-24 Circular Road shows a small deficit of £2.6k in Year 30 but the design considerations for this estate, and the margin of error associated with long term modelling based on assumptions, indicates that Circular Rd should be included in the consideration by Members.

5.2.18 Using Langley's model pitched roof replacement will result in an additional Year 1 cost of £511,771, however over the 30 year lifecycle a saving of £152,228 will be achieved.

5.2.18 The lifecycle costings provided by the Langley model do not include a calculation of Net Present Value (NPV) which is more appropriate for capital budgeting. The NPV analysis for the blocks in question results in the following:

		Charles Bradlaugh	Circular Road	Holcombe	Robert Burns	Scales Road
Over 30 years	Cost of Flat Roof	289,605	127,463	193,427	344,641	138,318
	With Inflation	407,735	174,791	361,228	483,456	187,026
	NPV	262,564	116,532	155,083	312,892	127,073
	Cost of Pitched Roof	329,118	153,045	236,440	382,907	148,183
	With Inflation	343,278	167,205	250,600	397,067	162,342



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	NPV	325,872	149,798	233,193	379,661	144,936
	Difference - real cost	-39,513	-25,582	-43,013	-38,267	-9,864
	Difference - cash	64,457	7,586	110,628	86,389	24,684
	Cash - NPV	-63,308	-33,266	-78,110	-66,768	-17,863
Over 40 years	Cost of Flat Roof	292,605	130,463	196,427	347,641	141,318
	With Inflation	417,614	184,669	371,106	493,334	196,905
	NPV	264,391	118,360	156,911	314,720	128,901
	Cost of Pitched Roof	342,118	166,045	249,440	395,907	161,183
	With Inflation	386,084	210,011	293,406	439,873	205,148
	NPV	333,792	157,718	241,113	387,581	152,856
	Difference - real cost	-49,513	-35,582	-53,013	-48,267	-19,864
	Difference - cash	31,530	-25,342	77,701	53,461	-8,243
	Cash - NPV	-69,400	-39,358	-84,203	-72,861	-23,955

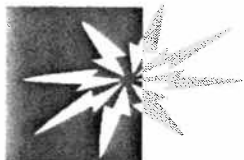
For each of the blocks, the analysis shows that over both 30 or 40 years the real cost of pitched roofs based on these estimates for maintenance and renewal is greater (the real cost means the cost at today's prices). When inflation is taken into account, the cash cost of pitched roofs is lower because the major work takes place at today's prices – however the income received by the HRA will also rise as prices rise so there will be more funding in future to pay the inflated costs of flat roof renewal.

The net present value calculation takes into account the economic principle that it is better to defer expenditure where possible. This is because to spend money now you must either borrow or forego the opportunity for other investments. In this calculation a nominal interest rate of 5% has been used which is close to the current average rate of borrowing for the HRA (this is lower than the Treasury Green Book rate which suggests 3.5% real.)

Under this calculation the cost of pitched roofs at net present value is greater than flat roofs over both 30 and 40 years.

Energy Efficiency Considerations

5.2.19 HfH advise that current building regulations require roof systems to achieve a u-value of 0.18 or better. This standard is achieved by both flat and pitched roofing systems and no particular energy factors have been identified by HfH.



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Leaseholder Considerations

5.2.20 Leaseholders in Circular Road, Scales Road and Holcombe Road have been consulted on the basis of a flat roof solution and received Section 20 notices for the flat roof costs. A new consultation, with a further Section 20 notice giving notification of the additional cost, would be required for these three blocks.

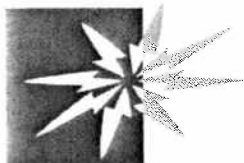
5.2.21 There are 11 leaseholders in the three blocks (of 40 units in total) where a change would be required. If revised Section 20 notices are issued to include pitched roofs, there is a risk of challenge from one or more leaseholders. Any challenge would be heard by the Leaseholder Valuation Tribunal (LVT).

5.2.22 A previous LVT decision for 20 Osman Close supported the Council in taking a longer term view based on value for money but it should be noted that decisions made at LVT do not create "case law". There is a risk that a different decision might be made at a future LVT.

5.2.23 Nine of the leaseholders in the five blocks detailed below have "repair only" leases. The LVT could consider conversion of a flat roof to a pitched roof to be an improvement and there is a risk that we will not be able to recover the additional cost of the pitched roof works from these leaseholders.

5.2.24 If a pitched roof were installed, the additional unit costs in Year 1 that leaseholders would be required to pay are as follows:

Block	Total Units	LH	Flat Roof Renewal Total Cost	Flat Roof Unit Cost	Flat to Pitched Total Cost	Flat to Pitch Unit Cost	Addit. Cost per L/H Year 1
Charles Bradlaugh House	69	15	£193,910	£2,810	£315,418	£4,571	£1,761
Circular Road 2-24	12	3	£86,939	£7,245	£139,345	£11,612	£4,367
Holcombe Rd 93-110	18	4	£59,027	£3,279	£222,740	£12,374	£9,095
Robert Burns House	55	13	£232,827	£4,233	£369,207	£6,713	£2,480
Scales	10	4	£96,718	£9,672	£134,483	£13,448	£3,776



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Block	Total Units	LH	Flat Roof Renewal Total Cost	Flat Roof Unit Cost	Flat to Pitched Total Cost	Flat to Pitch Unit Cost	Addit. Cost per L/H Year 1
Road 2-20							

Approaches in other London Authorities

5.2.25 Many London councils have undertaken flat to pitched roof conversions works in the past, particularly before the advent of Decent Homes. The need to stretch Decent Homes funding as far as possible, coupled with improvements in flat roof construction, have led some councils to consider the initial additional cost to be prohibitive, except where there are specific problems with a particular flat roof or where a financial benefit can be demonstrated.

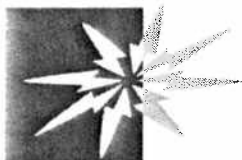
Programme Implications

5.2.26 The further review of roof options for these blocks has resulted in a delay to contracts being let for the five blocks in questions. Contracts have been let for the other ten blocks where a financial case could not be made for pitched roofs. It is therefore very important that the scope of the roof works for the remaining five blocks is determined to allow work to progress on this element of the Decent Homes programme and minimise the risk of slippage on the programme.

5.2.27 A switch to a pitched roof approach will require planning permission and an additional Section 20 notice will need to be served for three blocks as outlined in 5.2.20 above. This will add approximately 6 to 8 weeks to the programme for the affected blocks.

5.2.28 In general the Decent Homes programme has sought to minimise Year 1 costs in order that available resources can be applied to more schemes as a means of tackling non-decency. The reduction in Decent Homes funding and the extension of the programme has resulted in the level of non-decency increasing from 20% of the stock in April 2011 to 29.8% in April 2012.

5.2.29 A longer term view is being taken in the work currently underway on stock investment and the revised HRA 30 Year Business Plan which offers an opportunity for the Council to make strategic decisions on the standard for Council homes in the borough. The cost of converting all of the flat roofs in the borough to pitched roofs is estimated to be in the region of £22m. Members need to consider investment decisions in a wider and longer term context, taking into account other key priorities.



Haringey Council

6 Comments of the Chief Finance Officer and financial implications

6.1 The capital programme for the HRA as approved by Council in February 2012 was £42.781m. This report proposes the following changes to the allocations in this programme:

- A reduction of £713k to the Extensive Voids capital programme
- A reduction of £606k to the Mechanical and Electrical Works programme
- An increase of £1,319k to the Decent Homes Programme.

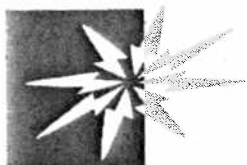
These virements do not increase the overall capital programme and can be met from the current funding.

6.2 This report also provides an update on the contracts let under Delegated Authority and further works proposed within the Decent Homes Programme. The total of all the proposed contracts leads to an over commitment of the programme of £855k. Homes for Haringey who manage the programme advise that it is normal practice to over commit the programme as the contracts are let on an Approved Maximum Price basis and actual costs are usually lower. Over committing the programme at this stage allows management flexibility and avoids underspending. The programme costs will need to be carefully monitored to ensure that an overspend does not occur.

6.3 The report also considers whether some of the additional Decent Homes allocation could be used to change the roof specification on five properties from flat roof to pitched roof. The total cost of the flat roof option is more expensive in cash terms over thirty and forty years as flat roofs have a shorter life span. However, if the time value of money is taken into account the net present value of the flat roof option is somewhat lower.

Note that the estimates have been made on a gross basis and do not include leaseholder contributions

	Charles Bradlaugh	Circular Road	Holcombe	Robert Burns	Scales Road
30 yr NPV - Flat	262,564	116,532	155,083	312,892	127,073
30 yr NPV - Pitched	325,872	149,798	233,193	379,661	144,936
Difference	-63,308	-33,266	-78,110	-66,768	-17,863



Haringey Council

Against this must be set the additional risks of vandalism and guarantee invalidation for flat roofs which would increase the cost of that option. Members must consider whether the pitched roof option represents the best economic value to the council overall taking into account all the advantages and disadvantages of both options.

7 Head of Legal Services and legal implications

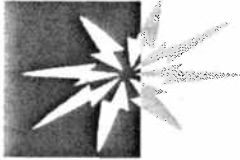
- 7.1 New leaseholder consultation notices will be sent to all of the five blocks set out in paragraph 3.3 of this report. Those notices will be approved by Legal Services.
- 7.2 Subject to the approval of those notices, the Head of Legal Services is satisfied that the costs of the works will be recoverable from leaseholders with a lease that allows for the recovery of the cost of improvement works.
- 7.3 As noted at paragraphs 5.2.20-5.2.24 above it is probable (but not certain) that the costs of the works will also be recoverable from leaseholders with repair only leases, provided that the council can establish that the pitched option provides better value for money over the life cycle of the roof.
- 7.4 This is a key decision and the Directorate has confirmed it is on the Forward Plan.
- 7.5 Subject to the comments in paragraphs 7.1 - 7.3 above the Head of Legal Services sees no legal reasons preventing Members from approving the recommendations in the report.

8 Equalities and Community Cohesion Comments

Not applicable.

9 Head of Procurement Comments

- 9.1 The option to convert to a pitched roof from a flat roof is noted by the Corporate Procurement Unit (Construction Procurement Group).
- 9.2 However any further discussions for future works beyond these programmed works should be supported by a robust Life Cycle Costing model which includes all costs including main contractors cost (profit, overheads, preliminaries including scaffolding), sub contractors and



Haringey Council

suppliers, consultants fees and other ancillary fees such as planning and building control. Maintenance figures also need to be challenged particularly for the initial years of each installation and replacement.

9.3 It is recommended that the life cycle report as referred to at paragraph 5.2.1 and 5.2.18 is produced by an independent Quantity Surveyor for any future procurement and options appraisals.

9.4 We note the variation to the Decent Homes Programme.

10 Policy Implication

10.1 There is no defined policy on whether roof replacements should be on a like for like basis in all cases. The report highlights that each case has to be considered on its own merits and justified on value for money or other grounds as set out in the report.

10.2 The policy assumptions that underpin the HRA 30 Year business plan are being reviewed in line with ongoing work on stock investment options and future Decent Homes standards. It is important that the roof replacement issue is considered as part of that work and an approach formalised to inform future programme planning.

11 Reasons for Decision

11.1 The proposed virements to the Decent Homes programme will increase the resources available for improvements to residents' homes, in line with Council priorities and the need to reduce the number of non-decent homes within the borough.

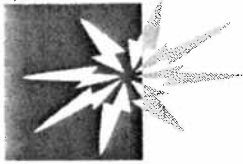
11.2 The commitment of reserve schemes and potential additional works will enable the Decent Homes programme to proceed without further delay and minimise the risk of slippage.

11.3 The change from flat to pitched roof replacement for the five blocks in question, if agreed, will provide a saving over the 30 year lifecycle and a better visual solution for these blocks.

12 Use of Appendices

Appendix 1 – Capital Programme Summary at Period 5

Appendix 2 – Proposed Programme Virements

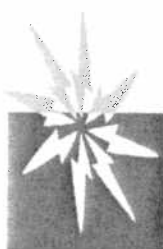


Haringey Council

13 Local Government (Access to Information) Act 1985

Background Paper:

Report of the Executive Director of Property Services, Homes for
Haringey, on Flat to Pitched Roof Conversions (24 September 2012)



Haringey Council

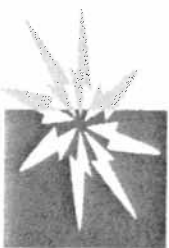
Appendix 1 Capital Summary at Period 5

HRA CAPITAL PROGRAMME August Period 5	Current Budget £000s	YTD Budget £000s	YTD Actual £000s	Current Month Accrual £000s	YTD Variance £000s	Forecast Outturn £000s	Forecast Variance £000s	Comments
H207 Estate Improvement	250	0	0	0	0	247	-3	Full spend projected
H211 Structural Works	600	157	45	0	-112	486	-114	Projected underspend to be journalled into the Decent Homes budget
H212 Extensive Works Voids	1,350	27	3	0	-24	337	-1,013	Responsive programme underspend projected due to the number of voids expected. Projected underspend to be journalled into the Decent Homes budget
H214 Energy Conservation	100	0	7	7	14	100	0	Full spend projected
H215 Boiler Replacement	3,500	968	1,039	0	71	3,500	0	Full spend projected
H216 Capitalised Repairs	4,563	1,293	986	0	-307	4,563	0	Full spend projected
H218 Lift Improvements	2,181	0	5	0	5	2,089	-92	Projected underspend to be journalled into the Decent Homes budget
H229 Decent Homes Standard	25,322	2,508	2,266	911	669	25,746	424	The projected overspend has reduced due to the delay in obtaining approval. The overspend will be offset by the journals from other budgets.



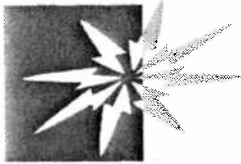
Haringey Council

HRA CAPITAL PROGRAMME August Period 5	Current Budget £000s	YTD Budget £000s	YTD Actual £000s	Current Month Accrual £000s	YTD Variance £000s	Forecast Outturn £000s	Forecast Variance £000s	Comments
H235 Asbestos Removal	100	27	39	0	12	100	0	Full spend projected
H240 Saltram Close	467	178	143	5	-30	346	-121	Underspend projected due to projected savings
H241 Major Works Conversions	550	54	7	7	-40	522	-28	Full spend projected
H243 Mechanical & Electrical Works	1,250	186	161	21	-4	644	-606	Lateral mains works to be transferred Decent Homes programme and £475k to be journaled to the Decent Homes Programme. Budget now contains the Digital TV projected spend.
H244 Professional Fees	1,508	427	0	628	201	1,508	0	Full spend projected
H245 Sewage & Drainage Works	0	0	2	0	2	2	2	Accrual from 2011/12 to be journaled
H248 Retained Hostels Borough Wide	0	0	0	0	0	-49	-49	Projected underspend due to savings within the project and the completion of the final account
H251 Projects	-	-	4	-	4	-	-	-
H252 Major Works and Accommodation (Lordship Lane Depot)	500	0	0	0	0	500	0	Full spend projected



Haringey Council

HRA CAPITAL PROGRAMME August Period 5	Current Budget £000s	YTD Budget £000s	YTD Actual £000s	Current Month Accrual £000s	YTD Variance £000s	Forecast Outturn £000s	Forecast Variance £000s	Comments
H253 Supported Living Scheme (12 Belmont, 51 Hermitage, 57 Truro)	300	0	0	0	0	300	0	Full spend projected
H254 Adaptation & Refurbishment of 6 Bed House (13 Campsbourne Road)	90	72	0	0	-72	90	0	Full spend projected
H255 Adaptation of Office Accomodation (Commerce Road & Gloucester Road)	150	0	0	0	0	150	0	Full spend projected
Total HfH Capital	42,781	5,897	4,707	1,579	389	41,181	-1,600	
Prepared 11/09/2012								
		Projected spend To Year End				41,181		
		Forecast End of Year Variance on Budget				-1,600		



Haringey Council

Appendix 2 Proposed Virements

HRA

	Original Budget	Approved Budget £000s	Projected Year Total as at period 5 £000s	Proposed Budget	Virement to Decent Homes
H207 Est Imp		250	247	250	
H211 Structural Works		600	486	600	
H212 Extensive Voids		1,350	337	637	713
H214 Energy Conservation.		100	100	100	
H215 Boiler Replacement		3,500	3,500	3,500	
H216 Capitalised Works		4,563	4,563	4,563	
H218 Lift Improvements		2,181	2,089	2,181	
H229 Decent Homes Standard		25,322	25,746	26,641	
H235 Asbestos Removal		100	100	100	
H240 Saltram Close		467	346	346	
H241 Major Works Voids Convers.		550	522	550	
H243 Mechanical & Electrical		1,250	644	644	606
H244 Professional Fees		1,508	1,508	1,508	
H245 Sewage & Drainage Works		-	2	2	
H248 Retained Hostels Brgh Wide		-	(49)	-49	
H250 TV & Digital Aerials		-	-		
H251 Projects		-	-		
H252 Major Voids & Accom.Lordship Lane		500	500	500	
H253 Supported Living Scheme		300	300	300	
H254 Adap & Refurbish 13 Camps		90	90	90	
H255 Adap of Office Acco		150	150	150	
Total HRA HFH Managed Budgets		42,781	41,181	42,613	1,319



Haringey Council

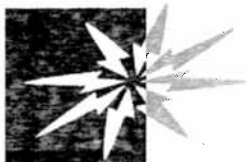
Report for:	Cabinet	Item number	
Title:	Proposed change to Penalty Charge Banding		
Report authorised by :	Lyn Garner, Director of Places and Sustainability		
Lead Officer:	Ann Cunningham , Head of Traffic Management		
Ward(s) affected: Specify ward(s) All	Report for Non Key Decision:		

1. Describe the issue under consideration

- 1.1 Two parking penalty charge bands apply in Haringey. Band A applies in Wood Green, the Metropolitan Town Centre and our largest CPZ. Band B applies in all other areas.
- 1.2 Charge band A applies in areas where demand for parking is higher. The higher charge should reduce / deter illegal parking in those areas. This usually applies to Central London Boroughs, main town centres , major event venues in other London Boroughs. Appendix 1 – details charge bands across London.
- 1.3 Within those bandings, higher level penalties apply to contraventions which are considered more serious, such as parking on yellow lines or where an obstruction is caused. Lower level penalties apply generally where parking is permitted but the regulations are contravened, such as overstaying on a pay and display bay. The table below details those charges-

	Higher	Lower
Band A	£130	£80
Band B	£110	£60

**those charges are reduced by 50% if paid within 14 days of issue ie £130 charge may be reduced to £65 and £80 may be reduced to £40.*



Haringey Council

1.4 It is considered that the whole of the borough should be defined as Band A.

1.5 This would involve (in areas outside of Wood Green), penalty charges for more serious contraventions, that are paid within 14 days of issue moving from £55 to £65. Penalties paid outside the 14 day discount period would move from £110 to £130. Penalties charges issued for less serious contraventions, that are paid within 14 days of issue would move from £30 to £40. Penalties paid outside the 14 day discount period would move from £60 to £80.

1.5 Under the terms of the Traffic Management Act 2004, London Councils is responsible for determining, subject to approval by the Mayor and the Secretary of State for Transport, additional parking and related charges that apply on borough roads in London. This report seeks Cabinet approval to proceed with an application to the London Councils to move all penalty charges to Band A in Haringey.

2.0 Cabinet Member Introduction

2.1 Proposals in this report support the Council aims to ease traffic congestion on our road network, smoothing traffic flow and making our streets safer.

3.0 Recommendations

3.1 That Cabinet

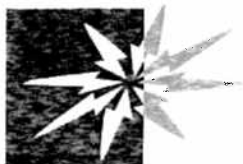
- a) Agrees in principle the need to move all penalty charges in Haringey to Band A
- b) Authorise officers to proceed to the London Councils with an application to move all penalty charges to Band A in Haringey from 1 April 2013.

4. Other options considered

4.1 It was considered that an application should be made only to move the Tottenham Hotspur Match Day CPZ to Band A. However it was felt that while this may ease pressure within that CPZ, it could potentially result in displacement and additional pressure elsewhere, and as such achieve no overall improvement in compliance.

5. Background information

5.1 The Council operates a number of controlled parking zones (CPZs) across the borough. Waiting and loading restrictions also apply in many



Haringey Council

locations outside of CPZs. Planning policy is also used to minimise additional parking pressures arising from developments in some areas.

5.2 Despite those measures, and deploying a robust parking and traffic enforcement regime, the borough continues to experience high levels of non compliance with parking regulations. There has been little reduction in PCN levels since implementation of Part 6 of the Traffic Management Act 2004, which is contrary to the experience of other London Boroughs.

5.3 The table below details PCN levels since 2008 when Part 6 of the Traffic Management Act 2004 was implemented:

Year	Parking PCNs	Of which, Higher Level PCNs	Of which, Lower Level PCNs	Bus Lane PCNs	Moving Traffic PCNs	Total PCNs
2008/09	170,482	144,813	25,669	7,562	13,362	191,424
2009/10	161,587	134,294	27,293	8,029	13,182	182,798
2010/11	150,818	126,802	24,016	4,882	21,464	177,164
2011/12	169,208	143,229	25,979	4,748	15,590	189,546

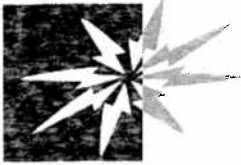
5.4 As set out in Appendix 1, neighbouring boroughs, Camden (except on Boundary Roads), Islington and Hackney are already wholly within Band A. The southern part of Waltham Forest is also within Band A including the area immediately adjoining Haringey.

5.5 It is considered that the reason for the continuing high levels of non compliance include the risk that motorists are parking within Haringey, close to the border of these boroughs in the knowledge that the penalty charge would be lower and would therefore be more willing to accept this as a cost of a journey.

5.6 In addition the Tottenham Hotspur football stadium in the east of the borough attracts up to 36, 000 visitors to home games. The Match Day CPZ surrounding this stadium covers a large geographical area (131 streets). Band B charges are not sufficient deterrent to a significant number of those visitors who drive to games and park illegally.

5.7 It is considered essential to implement measures to help address the underlying problem of non compliance at this point in time, as the high levels of regeneration planned for Haringey will lead to greater pressure on the road network.

5.8 Major development proposals are already being implemented. A substantial residential scheme is being delivered at Hale Village and other schemes in the Seven Sisters area are likely to increase demand



Haringey Council

for on-street parking. The planned redevelopment of Spurs football ground and of the surrounding area have commenced which will lead to increased vehicular traffic and parking pressures.

5.9 Future pressures due to growth in population and jobs in Haringey have also been strategically highlighted. The London Plan predicts substantial growth in population and employment. Between 2006 and 2011 population was estimated to increase by about 10,000 people with a further increase of around 5,000 by 2016. Over the same period to 2016 there would be an increase in about 7,000 jobs. Inevitably this growth in population and jobs will lead to more road traffic in the borough.

5.10 Work by TfL for the North London Sub-Regional Transport Plan predicts an increase in traffic volume between 2009 and 2031 of about 10% with a corresponding decrease in traffic speed of -1.8% in the critical morning peak period.

5.11 The Plan identifies a number of challenges for North London including managing highway congestion and making more efficient use of the road network. In addition to predicted growth detailed in the London Plan, additional growth is likely to be forthcoming in the Upper Lee Valley Opportunity Area Framework. For the wider Tottenham area, it is estimated that population will increase by 16,000 and employment increases by 8,000 by 2031.

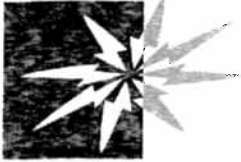
5.12 In addition to the Sub-Regional Transport Plan, the Mayor's Transport Strategy sets out outcomes such as smoothing traffic flow [managing delay, improving journey time reliability and resilience] which provide the context for parking policy and charges. Similarly the London Plan recognises parking policy including regulation of on-street parking can have significant effects in influencing transport choices and addressing congestion. We consider a higher level of penalty charges can be a significant element in support of this policy.

6. Comments of the Chief Financial Officer and Financial Implications

6.1 Any additional income raised due to this change would be used to support wider Highways and Parking improvements in line with the stipulations of the Road Traffic Regulations Act 1984.

7. Head of Legal Services and Legal Implications

7.1 The procedure for setting the level of charges is contained in Schedule 9 Traffic Management Act 2004 which places a duty on London Authorities to set charges on non- GLA roads and by virtue of this Schedule Part 2 paragraph 2(3) there is a duty to consult London local authorities



Haringey Council

8. Equalities and Community Cohesion Comments

8.1 Policy and Equalities Team has been consulted in the preparation of this report and they comment that:

8.2 At present, we do not collect equality data on parking contraventions and charges, so we not know the representation of each protected characteristic in parking contraventions.

8.3 The proposal is to abolish the lower charge Band B which at present applies to the east of the borough and to extend the higher Band A to that area. The heavy concentration of deprivation and disadvantage in that area of the borough would suggest that people in that area, whatever their protected characteristics would be more adversely impacted if the bulk of contraventions in that area are by local residents.

8.4 In the absence of reliable equalities data, it is not possible to be precise about which protected characteristics would be more adversely affected by the proposal than others.

9. Policy Implications

9.1 Recommendations in this report are in line with existing policy.

10. Reasons for Decision

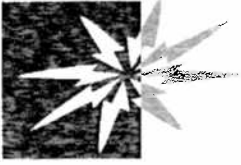
10.1 To implement measures to help address the underlying problem of non compliance across the borough, easing congestion on the road network.

11. Use of Appendices

Appendix A – Penalty Charge Bands across London.

11. Local Government (Access to Information) Act 1985

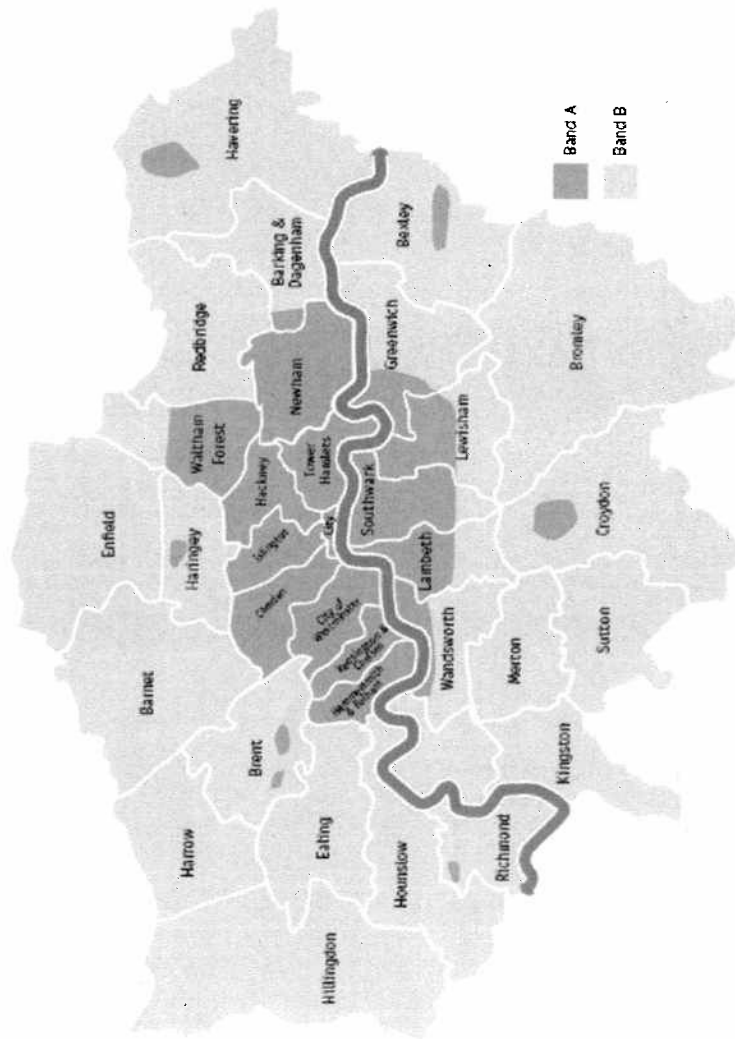
- The London Plan
- The North London Sub-Regional Transport Plan
- The Mayor's Transport Strategy



Haringey Council

Appendix 1

Existing on-street penalty charge bands



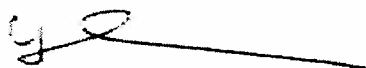
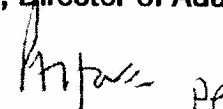
Source: London Councils



Haringey Council

Report for:	Cabinet 16 th October 2012	Item Number:	
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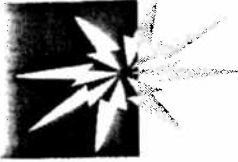
Title:	Supported Housing Review – Protheroe House
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Report Authorised by:	<p>Lyn Garner, Director of Place and Sustainability</p> <p>Signature: </p> <p>Mun Thong Phung, Director of Adult and Housing Services</p> <p>Signature: </p>
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Lead Officer:	<p>Shannon Francis, Enabling Officer</p> <p>Tel: 020 8489 4728</p> <p>Email: shannon.francis@haringey.gov.uk</p>
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Ward(s) affected: Tottenham Hale	Report for Key Decision:
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1. Describe the issue under consideration
 - 1.1 Members have previously agreed for Officers to discuss with Registered Housing Providers the viability of developing an Extra Care Supported Housing Scheme on the site of Protheroe House ("the Site") shown edged red on the plan attached.
 - 1.2 Cabinet are asked to approve the disposal of the Site to the selected Registered Provider subject planning permission and consent from the Secretary of State.
 - 1.3 Some of the information contained in this report relates to the offer price and valuation of the Site and is defined as exempt under Schedule 12A of the Local



Haringey Council

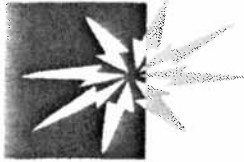
2. Cabinet Member introduction

Cabinet Member for Housing

- 2.1 The Older People's Housing Strategy set out the strategic context for future service provision improve the quality of homes and increasing the supply of 'extra care' supported housing for older persons living in the borough.
- 2.2 The proposed disposal of this Site to a Registered Provider for redevelopment to an Extra Care Supported Housing scheme which will provide for the first time extra care support in Tottenham and resolves the issue of a sheltered housing scheme, the existing building being not fit for purpose.
- 2.3 This is a Category 2 sheltered housing scheme where there has been insufficient capital investment in recent years. The block requires investment and remodelling to bring it up to decent and modern standards, and this project gives the Council the opportunity to facilitate the development of a excellent extra care scheme without drawing on the Council's limited resources.
- 2.4 I wish to thank fellow councillors for their support in taking the original decision to progress this option and the former residents for their understanding of the need to make this change.

Cabinet Member for Health and Adult Services

- 2.5 The development of the Protheroe House site to offer a new and modern extra care supported housing scheme to Tottenham residents, builds on the council's success in ensuring that Haringey's disabled residents are offered the very best housing that promotes their independence, quality of life, choice and control.
- 2.6 In the last two years the council has enabled the development of two award winning extra care supported housing projects in Haringey, which won the prestigious RIBA and Evening Standards design awards. These schemes are now providing specialist housing, support and care to 80 older people with long term conditions and younger adults with disabilities, enabling them to maximise their independence and control over their lives.
- 2.7 The council's progressive approach and commitment to enabling the development of more options for Haringey's disabled residents, such as extra care housing, is in line with its commitment to the transformation of social care started by the previous Government and which aims to give disabled people total control over their lives.
- 2.8 I wish to convey my thanks to the residents of Protheroe House who have demonstrated considerable patience while the council considered the future options for Protheroe House. The provision of a well designed extra care



Haringey Council

development offering high quality housing to future generations of older people will be a testament to the current Protheroe House tenants and one which I hope they will have cause to be proud of.

3. Recommendations

It is recommended that Cabinet:

- a) Notes the selection of One Housing Group Limited as the preferred Registered Provider to redevelop the Site with an Extra Care scheme.
- b) Authorise the Head of Corporate Property to dispose of the Site to One Housing Group Limited for the offer price on a long lease of 150 years subject to planning permission and formal consent from the Secretary of State, with final terms of any such disposal to be agreed by the Head of Corporate Property.
- c) Approve that the net capital receipts, after deduction of all reasonable costs associated with the project and after covering the self financing debt allocation for these units, are to be used to support the Council's capital programme.

4. Other Options Considered

4.1 Cabinet report of 21st December 2010 sets out the advantages and disadvantages of 10 options for Protheroe House:

1. Maintain Protheroe Council's management as Sheltered Housing;
2. Transfer Protheroe House to the ownership/management of a registered provider as sheltered housing;
3. Demolish and reprovide Protheroe House as Sheltered Housing on the same site;
4. Invest to upgrade Protheroe House to Enhanced Sheltered Housing within the current building envelope;
5. Demolish and reprovide Protheroe House as Enhanced Sheltered Housing on the same site;
6. Demolish and reprovide as an Extra Care Housing Scheme on the current site in partnership with a registered provider;
7. To dispose of the property on the open market and re-invest the proceeds in a specific Extra Care development on another site;
8. To dispose of the property on the open market and re-invest the proceeds the Extra Care development programme;
9. Retain Protheroe House in the Council's management but for an alternative client group; and
10. Transfer Protheroe House to the ownership / management of a Registered Provider but for an alternative client group.



- 4.2 It was recommended that officers pursue the option 6 - demolish and re-provide as an Extra Care Housing Scheme on the current site in partnership with a registered provider.

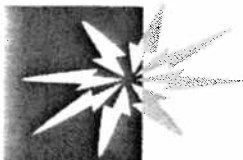
5. Background information

Older People's Housing Review

- 5.1 In August 2009, the Council carried out a review of its supported housing, with the assistance of the Housing Quality Network (HQN), with a view to ensuring the provision of well managed, high quality homes for older people in Haringey. This review concluded there were doubts about the long term need and demand for this type of housing and identified there was a need to explore new models for providing care and support, including Extra Care.
- 5.2 In November 2009, cabinet considered a plan for addressing specific needs of four sheltered housing schemes. With regards to Protheroe House, Cabinet decided that, subject to financial viability, the scheme would close and be redeveloped as an Extra Care Supported Housing Scheme.

Protheroe House

- 5.3 'Soft market testing' was undertaken by the Capital Programme team to establish a list of registered partners who have the experience and expertise in this field. This was seen as the most pragmatic approach given the specific design and client needs of an extra care scheme;
- 5.4 Following the Cabinet decision on 21 December 2010, officers began consulting residents about the viability of redeveloping the Site to provide an extra care supported housing scheme;
- 5.5 Public and individual tenant meetings have been held to provide residents with the details of progress of the development proposals and how we would relocate them to suitable alternative accommodation. On-site support staff are kept up-to-date through regular fortnightly officer meetings to enable them to answer any resident queries that may arise;
- 5.6 Whilst residents did not seem to be happy to hear Protheroe House would be closing, they appeared to like that the Site is being redeveloped to provide a new scheme for older people, similar to that currently provided in the west of the borough; and
- 5.7 Relocation of existing tenants has commenced. These tenants have been given priority over others on the waiting list for sheltered housing, except for

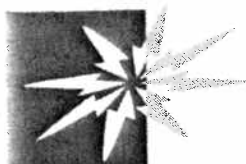


Haringey Council

emergency cases, and their moves have been facilitated by Community Housing Service, Homes for Haringey and the support staff on site.

Process for selecting a Registered Provider

- 5.8 Council Officers agreed the following assessment criteria in selecting the preferred development partner to identify the *most economically advantageous tender* for the Council in the redevelopment of the Site to provide an Extra Care schemes:
- The Registered Provider has experience of developing extra care supported housing and experience in delivering highly effective projects for people with complex and challenging needs;
 - The offer to the Council is the best consideration for the land and the organisation can satisfy the council as to its financial capacity to deliver the scheme;
 - The proposed design is assessed by the Council and the Design Panel as part of the planning process as providing the desired outcomes in compliance with the Council priorities for meeting the requirements of Adults and Social Care and captures what an Extra Care Supported housing scheme is;
 - The proposed development complements the draft Haringey Local Plan: Strategic Policies for the area; and
 - The Registered Provider has complied with the Council's Partnership Agreement in relation to nominations rights.
- 5.9 Whilst the Council has the power to dispose of the Site, the Council must first obtain the consent of the Secretary of State.
- 5.10 Tender documentation was sent to five, appropriately experienced registered providers active in the borough in the field of supported housing. Tenders were assessed by a multi-disciplinary Evaluation Panel.
- 5.11 The recommended registered provider demonstrated an awareness of the emerging ethos of the Tottenham Regeneration Strategy recognising the Council's ambition to exploit every opportunity to use council owned assets to regenerate Tottenham, making it an attractive and better place to live with a better range of high quality housing. The new development positively encourages mixed use redevelopment and economic growth.
- 5.12 Following a comprehensive assessment, interview and evaluation process, One Housing Group Limited was to be recommended as the preferred development partner. One Housing Group Limited played an integral part in successful



Haringey Council

delivery of the two existing award winning extra care schemes in the west of the borough and we seek to replicate this standard of excellence on the site of Protheroe House.

One Housing Group Limited Offer

5.13 The terms of the disposal of Protheroe House (subject to planning permission) are as follows:

- Capital receipt of [exempt information];
- Development of a 49 unit extra care scheme;
- 100% Nomination rights; and
- Vacant possession.

5.14 In order for the disposal to proceed, consent is required from the Secretary of State. The Secretary of State also requires satisfaction that the offer price for the Site correctly reflects the debt allocation for the properties. The Council has been as open as possible to encourage competitive proposals, and the former tenants were fully consulted about the proposal for the Site.

5.15 Negotiations are continuing between the Council and One Housing Group in relation to ensuring the scheme complements the emerging Tottenham Regeneration Strategy and ensure that the Tottenham residents are afforded every available employment opportunity related to the development of service provision of this scheme.

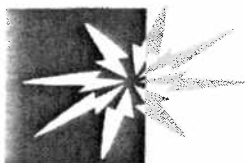
6. Comments of the Chief Finance Officer and financial implications

6.1 Following a Cabinet decision to close Protheroe House and redevelop it as an Extra Care Supported Housing Scheme, the evaluation and selection of a preferred partner has now been concluded.

6.2 The scheme will involve:

- Disposal and demolition of the current building consisting of 42 units and the re-provision of 49 units of extra care housing by the One Housing Group;
- A capital receipt of (exempt information); and
- 100% Nomination Rights.

6.3 Before inviting bids, Corporate Finance assessed the minimum receipt required which was equal to the value of the debt these 42 properties will support under self financing. On this basis a minimum receipt was required. The bid from One Housing Group Limited will meet this prerequisite.



Haringey Council

- 6.4 By disposing of Protheroe House, Haringey will benefit from the net capital receipt and will no longer have to find funding for improvements to properties within the HRA Business Plan. There will also be a loss of rental income in the sum of £197k per annum. The HRA will cease to incur management and maintenance costs for these properties which will reduce the costs met by the HRA. It can be concluded that overall, the transfer will be of financial benefit to the Council.

7. Head of Legal Services and legal implications

- 7.1 The Council has the power to dispose of the Site in any manner it wishes but must first obtained the consent of the Secretary of State. However, specific consent is not required if the disposal falls within one of the General Consents issued by the Secretary of State. There is no need to obtain specific consent if the disposal of the land is for a consideration equal to its market value.

- 7.2 The disposal will be subject to certain conditions so as to ensure the redevelopment is carried out: (1) The buyer must obtained detailed planning permission before the transfer; (2) It must show it has the financial means to carry out the development; and (3) It must provide the Council with 100% nominations rights over all of the units to be constructed on the Site.

- 7.3 The Council will be under an obligation to give vacant possession of the Site immediately detailed planning permission is obtained so all the residents must be decanted before then.

8. Equalities and Community Cohesion Comments

- 8.1 Residents have been consulted throughout the process. Officers have ensured that language and disability needs have been addressed. An Equalities Impact Assessment has been undertaken.

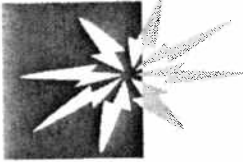
9. Comments of Head of Corporate Property Services

- 9.1 The offer price has been evaluated in line with the valuation report obtained from external valuers and is confirmed as being best consideration.

10. Comments of Project Director Regenerating Tottenham

- 10.1 The redevelopment of Protheroe house for an Extra Care Supported Housing scheme will help to deliver high quality housing strengthening the neighbourhood in this area of Tottenham, contributing to the Councils Vision for Tottenham as set out in the 'Plan for Tottenham'.

11. Policy Implication



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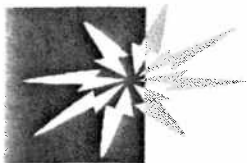
- 11.1 The Supported Housing Review supports the Council's objectives of "delivering high quality, cost effective services" and "a healthy, caring Haringey."
- 11.2 The Housing Strategy 2009-2019 supports the delivery of the following corporate priority of "Homes and neighbourhoods fit for the future. "
- 11.3 Haringey's Older People's Housing Strategy 2011-2021 includes, as a priority, the development of a range of housing options that enable people to live independently for as long as possible.

12. Use of Appendices

- 12.1 Appendix A – Map of Protheroe House.
- 12.2 Appendix B - Comparison Table of Tenders [exempt information].

13. Local Government (Access to Information) Act 1985

- 13.1 The following background papers were used to inform the production of this report:
 - Cabinet Report – 21st December 2010;
 - HQN report – Sheltered Housing Options Appraisal (August 2009);
 - draft Haringey Local Plan: Strategic Policies; and
 - Haringey's Partnership Agreement for Housing Associations.



Haringey Council

Appendix A



Protheroe House
Chesnut Road
Tottenham
LONDON
N17

CPM No. 1133

Overlay : HSS - Miscellaneous

Plan produced by Kevin Lincoln on 06/12/10

Deed Doc. No. : 5280

LR title no. : freehold NGL298625

Site Area (hectares) : 0.297

Scale 1:1250

Drawing No. BVES A4 2363a

**Haringey**

Report for:	Cabinet	Item Number:	
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Title:	Children's Services Capital Programme Update
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Report Authorised by:	<i>Libby Blake</i> Libby Blake – Director of Children and Young People's Service
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Lead Officer:	Maggie Shields – Finance Manager, Corporate Finance (x3294)
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Ward(s) affected: All	Report for Key Decisions
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1. Describe the issue under consideration

1.1. This report aims to:

- update Members on the latest budget position of the Children and Young People's Service capital programme 2012/13 to 2015/16
- provide an update on specific projects
- obtain approval for virements within the 2012/13 CS capital programme

2. Cabinet Member introduction

2.1. This paper seeks approval for the final closure of the Building Schools for the Future programme in Haringey which has delivered major benefits to educational provision in Haringey. It sets out the capital funding needs for primary schools as we seek to provide sufficient places across the borough and confirms contingency funding for possible future expansion while acknowledging that this may be inadequate in the face of possible cuts to DfE grants. The need for additional funding for the expansion of Rhodes Avenue School is explained.

2.2. It also makes plain that there is insufficient funding to undertake all the identified work in primary schools which means that maintenance works will have to be prioritised and the quality of the estate is likely to decline over time.



Haringey Council

3. Recommendations

- 3.1. To note the original capital programme as set out in Appendix A and approve the revised indicative 3 year CYPS capital programme set out in Appendix B
- 3.2. To approve the virements within the 2012/13 programme set out in Appendix C
- 3.3. To approve the formal closure of the BSF programme and note the total expenditure and funding used on the programme as set out in Appendix D.
- 3.4. To note the progress on individual projects described in the report.
- 3.5. To note current issues and risks relating to funding of the programme in the future.

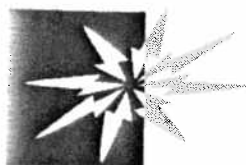
4. Background Information

The 2012/13 to 2014/15 Capital Programme

- 4.1. The current 2012/13 to 2014/15 CYPS capital programme was approved by Cabinet on 7th February 2012 and is set out in Appendix A. This report provides an update based on the latest forecasts of expenditure against a number of projects, and revised forecasts of grant income from the DfE for the future. A revised programme is proposed for approval at Appendix B.
- 4.2. A number of virements are proposed in the current year to ensure that the capital programme is monitored against the most up to date budget projections. The majority of virements reflect changes to the profile of expenditure over time. In some cases, allocations of additional budget are required from the programme's contingency budget to cover increases in projected costs. A full list of these virements and the explanations in each case are included at Appendix C. Cabinet is requested to approve these changes to the 2012/13 programme.
- 4.3. The following sections detail the progress of a number of large projects within the capital programme.

Building Schools for the Future (BSF)

- 4.4. The main construction works were completed in September 2011 for the last two major projects in the programme, Woodside High School and Heartlands High School. The final retention payments are due to be made in October 2012/13, signalling the end of the defects liability period and the financial closure of the BSF construction programme.
- 4.5. A summary of the total expenditure and financing of the programme is set out in Appendix D.
- 4.6. Members are therefore requested to approve the formal closure of the BSF programme. Any remaining issues will be transferred to business as usual for the CYPS directorate and the capital delivery team. The future maintenance of the secondary school estate is discussed in Section 5 below.
- 4.7. The BSF programme also included significant investment in Information Technology in all secondary schools in the borough under a Council held contract with RM. This contract is due to expire in September 2013. Schools will be responsible in the future for making appropriate arrangements for the provision of ICT either individually or on a



Haringey Council

collective basis, and for providing the full funding for such arrangements. Officers are currently working with the secondary schools to determine the preferred option post September 2013.

5. Future Lifecycle works at community secondary schools

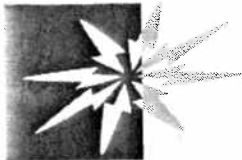
- 5.1. The Secondary School estate in Haringey currently comprises 7 community secondary schools, 3 Academies, 2 Voluntary Aided schools and a Foundation School. The Council retains landlord responsibilities for the structural and lifecycle maintenance for the 7 community secondary schools.
- 5.2. Whilst the BSF programme has provided new facilities and investment in the secondary school estate, there remains a significant amount of basic repair and maintenance work to be covered in the future from reduced capital allocations from government, and the Council's existing Lifecycle Fund which sets aside resources for this purpose each year. Future Government policy on the mechanism for allocating funds for estate maintenance remains undeveloped, and at present the Council is dependent on annual allocations of funding which are uncertain and unpredictable.
- 5.3. The current capital programme includes a number of maintenance projects across the secondary school estate. As the BSF programme concluded, various lifecycle and condition projects were commissioned in order to ensure the investment made under BSF was protected for the future. These projects are being funded from the residual BSF contingency, which is largely financed from the existing secondary school Lifecycle Fund.
- 5.4. Additional new projects to cover urgent repairs to heating systems at Fortismere, Highgate Wood and electrical works at Park View Academy have required further commitments from the Lifecycle fund. A further virement of £422k in the current year is required to deal with these projects, plus other essential condition works across the secondary school estate.

Primary School Programme

- 5.5. Existing projects in the approved programme which are currently under construction include the integrated Learning Campus at Broadwater Farm, the expansion of Rhodes Avenue Primary (2FE to 3FE), and the replacement of life expired temporary buildings at Mulberry Primary school. Progress on each is outlined below.
- 5.6. The main need for new investment in the primary school estate over the next 3 years will be driven by the requirement to ensure sufficient primary school places are provided across the borough to meet demand pressures. An update on this aspect of the programme is set out in paras 5.12-5.18. Maintenance of the existing estate is considered at paras 5.19-5.23.

Broadwater Farm ILC

- 5.7. The Broadwater Farm Inclusive Learning Campus project involves the new build re-provision of the existing 2FE Primary School and amalgamation of primary departments of two previous special schools, William Harvey and Moselle on the current single site. SEN places planned are for 100 pupils with profound needs or ASD. The first phase of



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the new building opened to pupils in September 2011. The project is experiencing a 17 week delay over the project life and is now expected to complete in April 2013. An additional allocation of £500k from the CYPs programme contingency is required to supplement the existing project budget, largely due to higher than expected costs for ICT and specialist equipment fit out.

Rhodes Avenue Primary Expansion

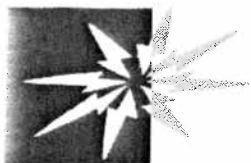
- 5.8. The works at Rhodes Avenue Primary aim to expand the school from a 2 form of entry (FE) to a 3FE school. A number of factors have contributed to delays in phase 1 and 2. The project is currently forecast to complete in June 2013 (10 months later than originally planned), although the intake of additional pupils to Reception in both September 2011 and 2012 has been achieved.
- 5.9. In order to mitigate the risk of further delays and cost over runs on the project, Phase 3 will be now be separately procured under a new Design and Build contract, to be commissioned by January 2013. Approval for the procurement of phase 3 (the final phase) of the project will be sought in a separate report to Cabinet.
- 5.10. Officers are preparing the evidence required to mount legal action for a claim of costs against parties to Phases 1 and 2 in order to mitigate the impact of estimated cost over runs on Phases 1 and 2. Contingency funding has been set aside within the programme to cover these potential additional costs pending settlement of this claim.

Mulberry Primary School

- 5.11. This project involved re-modelling works to improve the teaching and learning environment for all year groups and improved facilities for the staff and community. It enabled the removal of life-expired temporary classrooms, replacement with new classrooms and community spaces and re-development of external play space and other condition works. The project has now completed within budget ready for the start of term in September 2012. Funding for this project was specifically agreed with the DfE following the Council's action to request a judicial review of the withdrawal of funds originally awarded for pupil place planning in 2010.

Primary Pupil Place Expansions

- 5.12. In the original capital programme provision was made for four potential expansions at a total indicative budget of £10.1m.
- 5.13. Adaptations and improvements at Alexandra Primary School to allow the re-instatement of the Pupil Admission Number to 2 Forms of Entry are at detailed design stage, and are planned to be undertaken during 2013.
- 5.14. Cabinet on 20 March 2012 agreed that Welbourne Primary School be expanded from 2 forms of entry to 3 forms of entry with effect from the reception intake in September 2013. Cabinet further agreed, on 19 July 2012, when considering the Annual School Place Planning 2012 report, working priorities set out in the report which included supporting the delivery of the permanent expansion of Welbourne Primary School. Design work has progressed well on this project, and a contract for the expansion works is expected to be let in December 2012.



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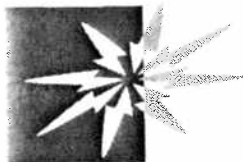
- 5.15. On 19 July 2012 Cabinet also agreed that Belmont Infant and Belmont Junior Schools be expanded from 2 forms of entry to 3 forms of entry with effect from the reception intake in September 2013 and approved an increase in the estimated cost of the expansion scheme from £2.2m, within the then currently approved Capital Programme for 2013-2015, to £3.5m. The Governing Body of Belmont Infant School have appealed the decision to expand both the Infant and Junior Schools to the Schools Adjudicator and a decision from the Adjudicator is awaited.
- 5.16. Only a limited amount of design development has therefore been undertaken on this project, pending the outcome of the Adjudicator's decision.
- 5.17. Further consultation is required in respect of the fourth potential expansion, and pending this the original indicative budget will be held within the overall pupil place planning contingency.
- 5.18. Overall the programme is carrying an unallocated pupil place planning contingency of £4.3m to cover the costs of any proposed future temporary or permanent expansions. A regular review cycle is now established to consider the options for future temporary and/or permanent expansions of existing community primary schools. However, existing options are becoming increasingly more difficult, and more expensive to achieve. Uncertainty of future funding from government and continued pressure on reception demand is the biggest risk to the overall capital programme. Members will need to be aware that a bid for corporate resources to cover these risks may be required in the future if DfE funding up to 2016 is reduced below current forecasts.

Planned Maintenance of Primary School estate

- 5.19. The primary school estate consists of 38 community schools, 20 voluntary aided or church schools, 1 voluntary controlled school and 4 academies.
- 5.20. The Council retains the landlord responsibilities for the structural and lifecycle maintenance for the 38 community primary schools.
- 5.21. During 2010/11 all of the community primary schools were surveyed in relation to condition issues, and the reports have been shared with schools on a web based system so that school governing bodies can take a view on the priorities for their school. The overall results of the surveys showed the need for high priority condition works across the estate totalling £70m over the next few years.
- 5.22. Where schools are scheduled for expansion as proposed, the highest priority condition works at each site are normally addressed as part of the expansion projects.
- 5.23. However, for the rest of the estate, because of the need to prioritise resources to the provision of pupil places, the current programme is only able to support approximately £1m per annum to tackle the highest priority works, and it is therefore likely that the backlog of condition issues will grow, and the condition of the estate overall will decline.

6. Risks

- 6.1. The capital grant from DfE is an estimate based on prudent assumptions and past allocations. Current forecasts suggest an average allocation of £6m per annum is likely. However, this is not guaranteed and there is a risk that in the event that the grant is



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lower than assumed, some projects may not be able to proceed and/or some may need additional Council resources to complete.

- 6.2. The risks on each project and the overall the programme are reviewed each month in the cycle of detailed project reviews. Contingencies on each project and the overall level of programme contingency are managed together to cover the main risks for the immediate future.

7. Comments of the Chief Finance Officer and financial implications

- 7.1. The CFO has been fully involved in the preparation of this report and the financial implications are as described in the proposed revised capital programme set out in Appendix B and the virements requested for approval in Appendix C.

8. Head of Legal Services and legal implications

- 8.1. In re-ordering the capital programme for the current financial year, Cabinet needs to remain mindful of its duty under Section 14 of the Education Act 1996 to secure that sufficient schools for providing primary and secondary education are available in the borough.
- 8.2. There are no immediate legal implications arising from this report.

9. Equalities and Community Cohesion Comments

- 9.1. An Equality Impact Assessment has been carried out for all of the Budget Proposals for 2012/13, by the respective Programme Manager for each School. As a result all equality considerations have been taken into account during the planned works. All future work for 2013/14 and 2014/15 will require equality impact assessments for each School. The Equality Impact Assessment is expected to highlight for each of the protected characteristics, any positive or negative impact. Appropriate action will be taken to address any imbalances where necessary. All Equality Impact Assessments will be signed off by the Policy and Equalities Team.

10. Head of Procurement Comments

- 10.1. Central Procurement have already established the necessary framework agreements and related supply chains; and shall also manage the commissioning of each project in order to support delivery of the Capital Programme.

11. Use of Appendices

Appendix A – Original 12/13 CYPS Capital Programme
Appendix B – Proposed Revised 12/13 CYPS Capital Programme
Appendix C – Proposed virements for 12/13
Appendix D – BSF Expenditure and Funding.

Original Capital Programme 2012/13 to 2014/15

Ref. No. Name of Capital Scheme		Proposed Original Budget 2012/13 £'000	Indicative Original Budget 2013/14 £'000	Indicative Original Budget 2014/15 £'000	Total £'000
BSF Programme					
1	Heartlands High School	840	0	0	840
3	Woodside High	300	0	0	300
4	ICT MSP Contract	1,330	2,060	0	3,390
5	BSF Other	640	0	0	640
6	Lifecycle works (Secondary Schools)	200	200	200	600
BSF Total		3,310	2,260	200	5,770
Primary and Pre-School Programme					
7	Broadwater Farm ILC	0	0	0	
8	Rhodes Avenue Expansion to 3 FE	5,437	1,254	0	6,691
9	Mulberry modernisation	2,670	787	0	3,457
10	Alexandra - Primary Expansion	726	164	0	890
11	Belmont - Primary Expansion	490	790	280	1,560
12	Belmont - Primary Expansion	670	1,090	380	2,140
13	Lancasterian - Primary Expansion	780	1,260	440	2,480
14	Welbourne - Primary Expansion	1,240	2,020	700	3,960
15	Primary Pupil Place expansion fund	500	0	0	500
16	Ferry Lane MUGA	70	0	0	70
16	Alternative Provision	0	1,000	0	1,000
Total Primary and Pre School		12,583	8,365	1,800	22,748
Planned asset improvement					
22	Planned and reactive condition works	0	0	0	
23	School Kitchen enhancements	1,000	1,000	1,000	3,000
24	Electrical infrastructure upgrades	200	200	200	600
25	Carer Home adaptations	500	0	0	500
		100	0	0	100
Total Planned Asset Enhancement		1,800	1,200	1,200	4,200
Devolved Schools Capital					
26	Devolved Capital	0	0	0	
		800	800	800	2,400
Total Devolved Schools Capital		800	800	800	2,400
Programme Delivery and Contingency					
27	Programme Delivery Costs	800	700	600	2,100
28	Programme Contingency	1,500	0	0	1,500
Total Programme Delivery and Contingency		2,300	700	600	3,600
Total		20,793	13,325	4,600	38,718

Proposed Revised Capital Programme 2012/13 to 2014/15

Ref. No. Name of Capital Scheme		Proposed Revised Budget 2012/13	Indicative Original Budget 2013/14	Indicative Original Budget 2014/15	Total
		£'000	£'000	£'000	£'000
BSF Programme					
1	Heartlands High School	880	0	0	880
2	Heartlands High/Alexandra Sports Club	222	0	0	222
3	Woodside High	50	0	0	50
4	ICT MSP Contract	428	400	0	828
5	BSF Other	550	0	0	550
6	Lifecycle works (Secondary Schools)	1,532	1,400	200	3,132
BSF Total		3,662	1,800	200	5,662
Primary and Pre-School Programme					
7	Broadwater Farm ILC	4,500	2,646	0	7,146
8	Rhodes Avenue Expansion to 3 FE	2,676	3,979	1,177	7,832
9	Mulberry modernisation	1,100	301		1,401
10	Alexandra - Primary Expansion	490	1,383	513	2,386
11	Belmont - Primary Expansion	300	1,460	1,724	3,484
12	Lancasterian - Primary Expansion	50	0	0	50
13	Welbourne - Primary Expansion	600	2,660	1,146	4,406
14	Primary Pupil Place expansion fund	395	2,004	2,000	4,399
15	Ferry Lane MUGA	70			70
16	Alternative Provision (Bruce Grove, Coppetts Wood)	105			105
17	Coleridge Expansion Phase 3	70			70
18	Downhills remodel of kitchen/reception	20			20
19	Wood Green Youth Centre	30			30
20	Aiming High for Disabled Children	205			205
21	Muswell Hill Playcentre	18			18
Total Primary and Pre School		10,629	14,433	6,560	31,622
Planned asset improvement					
22	Planned and reactive condition works	750	1,000	500	2,250
23	School Kitchen enhancements	200	200	200	600
24	Electrical infrastructure upgrades	371	281	8	660
25	Carer Home adaptations	100	100	100	300
Total Planned Asset Enhancement		1,421	1,581	808	3,810
Devolved Schools Capital					
26	Devolved Capital	591	550	550	1,691
Total Devolved Schools Capital		591	550	550	1,691
Programme Delivery and Contingency					
27	Programme Delivery Costs	800	800	800	2,400
28	Programme Contingency	500	1,064	0	1,564
Total Programme Delivery and Contingency		1,300	1,864	800	3,964
Total		17,603	20,228	8,918	46,749

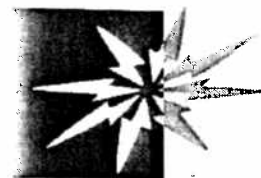
Summary of carry forward budgets and virements for approval									Appendix C - Virements for 12/13
Ref. No.	Projects	Original plan 12/13	Approved c/fws from 11/12	Re-allocate existing budgets	Total Virement Reduced Funding	Re-profile spend to future years	Revised Plan 12/13	Narrative Comment explaining changes	
Secondary Schools									
1	Heartlands High School	840,000		40,000			880,000	Residual costs to close project (FF&E)	
2	Heartlands High/Alexandra Sports Club	0	222,000				222,000	Project delayed but should complete autumn 2012	
3	Woodside High	300,000		-250,000			50,000	Retention accrued in 11/12, budget not required	
4	ICT MSP Contract	1,330,000	1,349,000			-2,251,500	427,500	Some budget required in 12/13. Remaining resources will be transferred to support revenue costs of MSP contract to Sep 13	
5	BSF General	640,000		-90,000			550,000	Projected underspend on delivery costs	
6	Lifecycle maintenance	200,000	855,000	477,000			1,532,000	Revised budget includes £855k c/wd relating to BSF lifecycle works and additional essential works across secondary estate	
Total Secondary Schools		3,310,000	2,426,000	177,000	0	-2,251,500	3,661,500		
Primary and Pre-School Programme									
7	PCP BWF - Inclusive Learning C	5,437,000						Reduction in profiled expenditure for year offset by an additional £500k allocation to support Project Contingency.	
8	PCP Rhodes Ave - Expansion to	2,670,000	510,000			-504,300	2,675,700	Project expenditure behind profile due to delay, c/wd budget transferred to cost of legal claim	
9	PCP Mulberry - Remodel & Refur	726,000	512,000			-138,000	1,100,000	Reprofile spend to future year	
10	Alexandra Primary - Expansion	490,000				-370,000	490,000		
11	Belmont Primary - Expansion	670,000				-730,000	50,000	Transfer budget to Pupil Place expansion fund pending further instruction/consultation	
12	Lancasterian Primary - Expansi	780,000				-640,000	600,000	Reprofile budget to future year, contract let expected Dec 12	
13	Welbourne Primary - Expansion	1,240,000				-651,900	395,100	Budget for approved temporary expansions (bulge classes). C/wd budget transferred to future years.	
14	PCP Other Pupil Place Expansio	500,000	547,000						
15	Ferry Lane MUGA	70,000					70,000		
16a	Coppetts Wood (Primary PRU)	0		20,000			20,000		
16b	Bruce Grove - Tuition Service	0		85,000			85,000	Move of Tuition Service from Williams Grove	
17	Coleridge expansion Ph 3	0		70,000			70,000	Residual costs to close project	
18	PCP Downhills - Kitchen & Rece	0		20,200			20,200	Residual costs of remodel project	
19	Wood Green - youth centre	0		30,000			30,000	Minor works	
20	Aiming High for Disabled Children	0	205,000				205,000		
21	Muswell Hill Playcentre	0		18,000			18,000	Residual costs of playcentre project	
Total Primary & Pre-School Programme		12,583,000	1,774,000	243,200	0	-3,971,200	10,629,000		
Planned asset improvement									
22	Planned and reactive condition works	1,000,000		-250,000			750,000	Budget transferred to support lifecycle works	
23	School Kitchen enhancements	200,000					200,000		
24	Electrical infrastructure upgrades	500,000	72,000			-201,000	371,000	Budget not required in current year, transfer to future year	
25	Carer Home Adaptations	100,000					100,000		
Total Planned Asset Improvement		1,800,000	72,000	-250,000	0	-201,000	1,421,000		
Devolved Schools Capital									
26	Devolved Capital	800,000			-209,000		591,000	Reflects reduction in government grant to schools	
Total Devolved Schools Capital		800,000	0	0	-209,000	0	591,000		
Programme Delivery and Contingency									
27	Programme Delivery costs	800,000					800,000		
28	Programme Contingency	1,500,000		-170,200		-829,800	500,000	Reprofile contingency to cover future programme risk	
Total Devolved Schools Capital		2,300,000	0	-170,200	0	-829,800	1,300,000		
Total Programme		20,793,000	4,272,000	0	-209,000	-7,253,500	17,602,500		

Total BSF Expenditure and Funding


Appendix D

Project	Total Expenditure £
Alexandra Park	4,162,136
Fortismere/Blanche Neville	5,166,638
Gladesmore	12,619,075
Haringey Sixth Form Centre	34,981,166
Heartlands High School	39,989,141
Highgate Wood	4,762,008
Hornsey Girls	4,699,155
John Loughborough	4,930,933
Northumberland Park	16,578,099
Park View	14,284,628
Pupil Support Centre	5,120,685
St Thomas More	7,940,189
Woodside High	29,156,045
ICT MSP	12,520,337
Lifecycle projects	2,713,002
BSF Programme Delivery	14,583,835
	<hr/> 214,207,073

Financed by	£
DfE Grant for BSF	178,395,001
Supported Borrowing	13,812,000
Learning and Skills Council (Haringey)	10,000,000
Growth Area Fund	4,200,000
Big Lottery Fund	491,000
Section 106 contributions	2,362,774
School contributions	1,254,602
Capital Receipts	554,176
Revenue contributions	1,560,858
Lifecycle Fund	1,576,662
	<hr/> 214,207,073



Haringey Council

Report for:	Cabinet – 16 October 2012	Item Number:	
Title:	Accountable for Some, Responsible for All – the relationship between the Local Authority and Schools 2012 and beyond		
Report Authorised by:	 Libby Blake Director, Children and Young People's Service		
Lead Officer:	Jan Doust, Deputy Director, Prevention and Early Intervention		
Ward(s) affected: All	Report for Key Decisions:		

1 Describe the issue under consideration

- 1.1 This report sets out the current statutory responsibilities of the Local Authority for school improvement, and proposals for the development of the future relationship with schools. Schools have a key role to play in the regeneration of the local area and in securing the outcomes for this and future generations of children, young people and their families. This is set within a national context of increasing autonomy of schools and responsibility for their own improvement, separation from the Local Authority and changes to the way that schools are established, leading to a greater number of academies and free schools. The LA has a clear role as the 'champion of children and families' and retains specific responsibilities for strategic planning, vulnerable children and the identification of schools that are underperforming. The retention of a strong family of schools will be dependent on a relationship between the LA and schools that goes beyond statutory function. This report sets out a number of recommendations that will underpin this new relationship and should lead to a mature, partnership approach.

2 Cabinet Member introduction

- 2.1 The relationship between the Local Authority and schools is a Council priority and vital to the future life chances of our children and young people. As the champion for children and families, we are ambitious for our children and our schools have a pivotal role in securing their achievement, well-being and future success. We welcome the improvements in attainment that have been reported this year and intend to build on these so that progress is sustained. This report sets out our intentions for how we will develop this relationship so that we fulfil our statutory obligations to the highest standard and also facilitate the continued development of a strong family of schools that work together collaboratively, strong supporting weaker so that outcomes for all are improved. We look forward to the recommendations from the Education Commission 'Outstanding for All' and will ensure that these underpin the delivery of the recommendations in this report, making adjustments where these are necessary.

3 Recommendations

- That Cabinet note that there is consultation on Haringey's Vision for Education and ask the Cabinet Member to agree that the final version is submitted to the Education Commission 'Outstanding for All';
- That Cabinet note the development of the Haringey School to School Support system;
- That Cabinet authorise officers to explore all options for the delivery of high quality school intervention and improvement services, including commissioning external providers where this will produce the highest quality and best value;
- That Cabinet agree that the Local Authority will only directly provide school intervention and improvement services that are of high quality and good value and; that where these services cannot be provided directly by the LA, we will commission alternative providers through a quality assured framework;
- That Cabinet authorise officers to develop a detailed proposal for a Haringey School's Trust approach that will include preferred sponsor arrangements for schools converting to sponsored academy status;
- That a financial analysis of the arrangements underpinning the provision of support and challenge to schools is brought back to Cabinet for a decision in February 2013.

4 Other Options Considered

- 4.1 There are a variety of models of school improvement operating nationally and no 'one-size fits all' approach. Some LAs have retained services that deal only with statutory responsibilities with all other functions simply traded with schools, others have outsourced all functions and others have set up companies and 'not for profit' improvement partnerships. The approach set out in this paper reflects a number of months of discussions with headteachers, governors and other stakeholders and the desire that Haringey retains a strong family of schools approach with robust challenge from the LA but also the opportunity for continued collaborative working between schools supported by high quality and valued services.

5 Background Information

5.1 Champion of Children – Strategic Planner

- 5.1.1 The authority of the Local Authority (LA) in relation to schools continues to change rapidly, moving beyond the traditional concept of a national system, administered locally to a more complex pattern of relationships. There is complete clarity in that the role of the LA is to be the champion of children and families – to advocate and challenge on their behalf and to plan strategically so that local provision enables them to have access to high quality educational opportunities.
- 5.1.2 The delivery of the role of the local authority in relation to schools is emerging rather than clearly defined. The LA retains a statutory responsibility to identify schools that are performing poorly and to use its powers of intervention where maintained schools are failing. Beyond this, the responsibility for school improvement is with schools and no LA is expected to be the primary deliverer of school improvement services.
- 5.1.3 Nationally, the drive is for schools to become increasingly independent from the LA. The explicit intention of the Coalition Government is to introduce increased competition and separation within the system, with increasing support for the autonomy of schools. This is demonstrated by the national policy objectives of schools becoming academies either through voluntary conversion or sponsorship, the advent of free schools, and changes to how schools are established and funded - all of which have consequences for the local context.
- 5.1.4 The priority in Haringey now is for us to establish the mechanisms that will be used to deliver our core statutory responsibilities to the highest standards and to identify the nature of the relationship that we want with our family of schools so that good outcomes for children are secured and contribute to a broader vision and aspirations for our community.

5.2 Accountable for Some, Responsible for All

5.2.1 The Schools White Paper (2010) set out expectations about the future role of the Local Authority (LA) and its relationship with schools, with particular reference to school improvement:

- ending the requirement for every school to have a LA School Improvement Partner (SIP);
- clarifying that the responsibility for school improvement is located with schools – governors, headteachers and teachers;
- confirming that schools are key sources of support for each other; and
- enabling LAs to develop their own arrangements for supporting schools.

5.2.2 The Education Act 2011 and the Academies Act 2010 have increased the direct powers of the Secretary of State, allowing for more direct intervention in individual schools and the system overall.

5.2.3 Councils must comply with a range of statutory duties and guidance. The full list of 207 duties is available on the DfE website and the main duties in relation to schools can be summarised as:

- working with headteachers, school governors and academy sponsors and principals, local authorities should promote educational excellence for all children and young people and be ambitious in tackling underperformance;
- taking rapid and decisive action in relation to poorly performing schools, including using their intervention powers with regards to maintained schools and considering alternative structural and operational solutions;
- developing robust school improvement strategies, including choosing whether to offer such services in a competitive and open school improvement market, working beyond local authority boundaries;
- promoting high standards in education by supporting effective school to school collaboration and providing local leadership for tackling issues needing attention which cut across more than one school, such as poor performance in a particular subject area across a cluster of schools;
- supporting maintained schools in delivering an appropriate National Curriculum and early years providers in meeting the requirements of the Early Years Foundation Stage (as outlined in the EYFS Statutory Framework);
- establishing a schools forum for their area, maintain a scheme for financing maintained schools and provide financial information; and

- undertaking specified responsibilities in relation to staffing and governance of maintained schools.

5.2.4 Beyond these statutory obligations, LAs have to determine for themselves what they want their relationship with schools to be. The residual role retained by the LA directly for school improvement is minimal – quality assurance, commissioning and intervention in failing schools.

5.2.5 Statutorily, LAs have retained the fundamental role as the champion of children and families with a responsibility to ensure that the school system works for every family and to use their democratic mandate to challenge every school to do their best for the population (The Importance of Teaching, DFE November 2010). The key roles within this are to:

- Support families through promoting a good supply of strong schools, including the development of academies and free schools that reflect the local community;
- Ensure fair access to all schools for every child;
- Support vulnerable children including looked after children, children with special and additional needs and those outside the mainstream school system;
- Support maintained schools that are performing below the national floor standards or have had poor Ofsted reports to improve quickly or to become a sponsored academy and encourage stronger schools to collaborate with them to improve educational performance;
- Develop local school improvement strategies that enable the LA to discharge its statutory responsibility to tackle under performance and secure high standards.

5.2.6 Locally, it is important that there is a clear and aspirational vision shared by all so that despite different organisational structures and arrangements, there continues to be a collaborative drive to improve outcomes for all children and young people in Haringey, wherever they are educated. We are currently consulting on our vision statement with stakeholders and a copy of this is included at Appendix 1.

5.2.7 The expectation is that schools are autonomous and self-improving, but that they will work in collaboration with other parts of the system. There is an argument emerging nationally that Local Authorities continue to have a role to play as an important 'middle tier' between national Government and schools. Evidence suggests that the best school systems have relied on an effective middle tier whether that is provided by local authorities, academy chains or other local

arrangements, including groups of schools and 'trust-type' arrangements.

5.3 Education landscape in Haringey

- 5.3.1 The vast majority of primary, secondary and special schools are maintained community schools and headteachers and governors are expressing a strong desire to remain part of a strong local family of schools.
- 5.3.2 We now have a mixed economy of schools and this is likely to expand. Currently there are 3 secondary schools that have converted to academy status; a further 2 schools are consulting; and Haringey 6th Form Centre has also expressed an interest to the DfE in converting. 4 primary schools have converted to sponsored academy status with Academies Enterprise Trust (AET) sponsoring two of these schools and Harris Federation also sponsoring two schools. A further 2 primary schools are considering their arrangements for sponsorship following poor Ofsted outcomes.
- 5.3.3 In addition, the London Diocesan Board for Schools is currently consulting on converting five one-form entry primary schools into academies as part of a Multi-Academy Trust arrangement as they believe that smaller schools may find the rigours of the new Ofsted regime and focus on sustained high performance too challenging as single entities.
- 5.3.4 Two free schools have also opened in Haringey, both are primary schools. The Secretary of State had given approval for an all-age free school to open in September 2013 but this is being reassessed as there have been some changes to the original proposal.
- 5.3.5 There is a clear and explicit expectation from central government that schools will continue to consider whether conversion to academy status might be beneficial and the national trend is that now well over half of secondary schools are academies, although the proportion is lower in Haringey. In addition, there is also a clear expectation that schools that fail to perform to expected levels against national indicators or Ofsted inspection will also convert to sponsored academy status.
- 5.3.6 The increasing autonomy of schools may also present challenges to the management of fair access protocols. A reluctance to admit more challenging children and young people would result in a disproportionate burden on other schools that could have a detrimental effect on their capacity to manage needs as well as their overall performance. The LA will continue to challenge robustly where schools fail to comply with the agreed fair access protocols for in-year admissions and will issue directions as necessary and refer to the Office of the Schools Adjudicator and Secretary of State where appropriate.
- 5.3.7 Although some of the critical powers of local authorities have transferred to central government and to a competitive market for

establishing new provision; there remains scope for the LA to influence so that there is a strong supply of school places that promote excellence and reflect local values In Haringey.

5.3.8 There are many aspects of this environment that the LA cannot control but must seek to influence if it is to manage its strategic planning function effectively. If schools are to remain part of a strong local family, this will mean forging relationships with other providers, including academies, free schools and sponsors. It will involve encouraging development where there is a known demand and facilitation of partnerships that encourage ownership and responsibility, so that expansions and new provision reflect local needs and aspirations rather than threatening the stability of an area.

5.3.9 A failure to achieve this will mean that free school applications will continue to be made irrespective of local demand and academy sponsors identified through the direct intervention of the Secretary of State.

5.4 Supporting School Improvement

5.4.1 An effective LA has the intelligence to know its schools well, to intervene in the right way at the right time and to offer staff of sufficient calibre who can both challenge and support schools to improve further. This does not mean that schools should be dependent on the Local Authority for their improvement. Predominantly schools are expected to be responsible for their own improvement and to source their own support either from other schools, private providers or where it is available through a traded relationship with the LA.

5.4.2 The Local Authority retains statutory powers to intervene in schools causing concern. However these will only effectively secure school improvement when they are used promptly and wisely and based on a sound assessment of where the school is and what needs to happen to bring about effective change.

5.4.3 The LA retains a direct improvement responsibility only with schools causing concern and may deliver or commission support for them. The credibility of the staff delivering LA school improvement services is critical to the effective discharge of these responsibilities.

5.4.4 In September 2012, the Haringey School to School Support (S2SS) model was launched and will promote collaboration across our family of schools with the strong supporting the weaker. The model builds much greater resilience into the system as a whole, through an exchange of staff, knowledge, skills and expertise. Schools are engaged and a steering group of some of our good and outstanding headteachers, supported by officers is driving this forward.

5.4.5 In the early stages, S2SS will be dependent on the knowledge of the strengths and weaknesses of individual schools centrally and the LA will have a brokerage role in identifying the school to school support arrangements as well as quality assuring arrangements so that they are measured against impact.

- 5.4.6 A small amount of DSG resource is being used to facilitate coordination of the S2SS system whilst it is being fully established, although the expectation is that it should quickly become self-sustaining. As this becomes embedded, it is possible that the LA could commission support for underperforming schools from the S2SS model as an alternative to intervening using LA staff or alternative providers. This is in line with practise in many other LAs and is intended to enable stronger schools to support weaker schools through local solutions.
- 5.4.7 The LA recognises the capacity of outstanding schools to strengthen the local family of schools and will continue to encourage and support appropriate applications to become Local Leaders in Education (LLEs), National Leaders in Education (NLEs) and teaching schools. The LA will use local knowledge to facilitate federations (soft and hard), amalgamations, and the use of Executive Headship where this will strengthen the management of schools that are doing less well.
- 5.4.8 In Haringey, the current central School Standards Service is being restructured so that it accurately matches the demands of the new relationship with schools. This means ensuring that there is strong leadership of a team of credible professionals who can challenge and support on behalf of the local authority and ensure that our statutory duties are properly discharged.
- 5.4.9 Nationally, recruitment of credible school improvement professionals with outstanding school leadership experience is difficult. The current uncertainty about the role of the LA compounds the situation and may make it difficult to attract the best candidates who may perceive that there is more security in school positions, academy chains or private school improvement providers that work across a range of LAs. Therefore, should we fail to recruit sufficient candidates with a proven track record who can deliver robust challenge and swift improvement, we propose to supplement the service through the use of procured support from alternative providers.
- 5.4.10 We recognise that strong leadership, including governance is at the heart of good school performance and will ensure that these are high priorities, nurturing school leadership and build capacity for the future. Every school should have outstanding governance that is able to challenge, support and champion the school.
- 5.4.11 We are reviewing our support services to governors so that they are offered high quality opportunities that reflects their development needs at different stages from induction to more individualised support. We will work with schools to make sure that they recruit the governors that they need and the governors that they have are well supported and developed. This includes seeking strategic partnerships with business and other partners who can strengthen the quality and supply of governors.
- 5.4.12 Some Local Authorities have continued to offer other services to schools on a traded basis such as human resources, finance, payroll

and catering. The challenge for the Local Authority is to offer these services not only at a competitive rate but also to maintain a quality of service that supports schools in their journey to excellence. We intend to work with schools to develop criteria for measuring quality and only services that meet these criteria will be offered. We propose that the LA broker other arrangements through a framework of quality assured providers that schools can use if they wish to directly purchase support that meets their own identified needs.

5.5 Strategic Place Planning

- 5.5.1 LAs continue to be responsible for effective place planning so that there is a strong supply of places that meet demand and reflect local priorities, including encouraging the development of free schools and academies where additional places are needed.
- 5.5.2 The environment for school place-planning is becoming more complex as schools are becoming increasingly autonomous; the market less predictable as free school applications are approved in areas where demand is unproven (a recent example is a free school in Newham that was due to open in September that failed to attract sufficient parental preference); academies that may choose not to expand where there is demand and to expand where there is demand but risks to the viability of less popular schools; and maintained schools consider academy conversion to avoid expansion.
- 5.5.3 These factors apply to post-16 education as well as statutory school age education and have the added complexity of Studio Schools, University Technical Colleges and the impact of broader changes to further education establishments.

5.6 Funding

- 5.6.1 In April 2013 a new funding regime is being introduced nationally that makes fundamental changes to the way that resources are provided to schools for children with special and additional needs. The LA will lead this work in partnership with schools to make sure that our strategy to provide help early rather than later is maintained and the impact of funding changes is minimised on families. We will closely monitor the impact of these changes and the effects on inclusion, admissions, exclusion and requests for statutory assessment so that resources stay within the mainstream school system.
- 5.6.2 There must be complete transparency about the use of available funding to schools including the use of the Direct Schools Grant (DSG). The budget share of both the Direct Schools Grant (DSG) and Local Authority Central Spend Equivalent (LACSEG) is delegated directly to schools that choose to convert to academy status. For some schools nationally this has provided an incentive for conversion, particularly high performing schools. For schools that convert via the sponsored academy route, funding transfers to the sponsor via a funding agreement.

- 5.6.3 This report proposes that there should be a period of local consultation that considers whether there are further opportunities to delegate resources directly to schools, either individually or as groups. So that they too have the opportunity to decide on how they wish to purchase services and to make decisions based on highest quality and best value. Schools that wish to convert to academy status can continue to do so but for other schools, the financial incentive will be reduced as all schools, whatever their status will be treated similarly.

5.7 Local School Trusts

- 5.7.1 This paper sets out the changing landscape within which the local authority is developing its relationship with schools and some of the implications that a context of increasingly autonomous and self-improving schools might have for the more traditional delivery of services. These are compounded by the increasingly mixed economy of schools where some will have a relationship with either a sponsor or other partners of their choosing rather than the local authority.
- 5.7.2 Some Local Authorities are either developing the possibilities of setting up education trust arrangements that can accommodate this broad range of constituents and provide the separation that government policy is seeking, whilst maintaining collaboration between schools and the possibility for the efficient purchase of services that schools continue to value. The trust board would need to comprise a representation from the schools that are affiliated, the services that would be delivered through the partnership, and other partners who could contribute to sustaining high educational performance.
- 5.7.3 There has been broad interest in this approach from leaders and governors in Haringey schools and the Network Learning Community steering group comprising 6 leading HTs, (supported by senior officers) has already undertaken some preliminary work on a proposal. This may be an option that officers should explore more fully so that a proper options appraisal process can take place.
- 5.7.4 Schools that wish to pursue foundation status and become part of the trust would agree to work collaboratively with each other and partners and to develop an ethos and culture which reflect the purpose and values of the trust. The LA may be a partner in the trust and some services currently provided directly by the LA could be delegated to the trust to manage and deliver. Schools would be free to share costs, pool budgets and identify and secure the services that they believe they need to secure improvement.
- 5.7.5 For schools that might be required to consider sponsored academy status, evidence from other areas indicates that the trust in itself is unlikely to provide a viable structural solution as an alternative to conversion. Therefore the trust arrangement would need to include a robust arrangement that could be used for any schools requiring a sponsor – this might be through one school taking on the role of

sponsor or a 'preferred sponsor' from elsewhere that reflects local ethos and values.

5.7.6 It may be possible to include academies within the trust, some of which may be capable of sponsoring another school or another provider who could offer services and provide sponsorship for any school that would need to take this route.

5.7.7 Cabinet is asked to agree that officers complete work on the feasibility and legality of setting up a local trust arrangement.

5.8 Accountability

5.8.1 The Director of Children's Services (DCS) has professional responsibility for the leadership, strategy and effectiveness of local authority children's services and with partners, for securing the provision of services which address the needs of all young people, including the most disadvantaged and vulnerable. The Lead Member (Cabinet Member) for Children (LMCS) is responsible for ensuring that the needs of all children and young people and their families and carers are addressed and will work with local partners in order to do so.

5.8.2 Statutory guidance on the roles of the Director for Children's Services and Lead Member for Children (DfE 2012) recognises the challenges of fulfilling these roles within an increasingly diverse and autonomous education service sector. The guidance confirms the imperative that these postholders should work alongside headteachers, school governors, academy sponsors and principals to drive up education standards and are directly accountable for the following functions:

- fair access to schools for every child;
- taking rapid action in relation to poorly performing schools;
- development of robust school improvement strategies;
- promotion of high standards through school to school collaboration;
- delivery of National Curriculum and Early Years Foundation Stage;
- establish Schools Forum;
- responsibilities for staffing and governance of maintained schools where the LA is the employer
- home to school transport
- supply of strong schools
- promotion of high quality early years provision;
- access to sufficient leisure and recreational activities;
- promotion of young people's participation in public decision-making and influence local commissioning; and
- promotion of participation in education and training for young people aged 16-19 (19 LDD).

5.9 Conclusions

- 5.9.1 Provisional examination results across all age groups in Haringey for 2011-12 indicate that there has been real progress across all key stages both compared to 2010-11 and other comparators. These will be the subject of a more detailed report to Cabinet when final results are confirmed later in the year. In order to sustain these improvements, Haringey must establish an approach to school improvement that reflects statutory responsibilities but also enables the relationship with and between schools as partners to grow and develop. This report is intended to set the direction for the development of this relationship.
- 5.9.2 Nationally the picture continues to evolve and there are likely to be further changes in subsequent years as more schools convert to academy status, more free schools emerge and we have an increasingly mixed economy of provision. In recent years there have been sweeping changes to the powers of central government and the inspection framework and we cannot rule out further changes of this magnitude. At the current time, as far as can be reasonably predicted, the approach set out should withstand further change and promotes a dynamic and flexible relationship with schools.
- 5.9.3 Haringey's Education Commission 'Outstanding For All' has been undertaking its work and is due to report later in the year. The commission has developed a strong evidence base and will make recommendations that will secure longer term and sustained improvement. It is not anticipated that the basic direction set out in this report will be affected by these recommendations as they broadly reflect statutory obligations and the relationship issues that schools and other stakeholders consider to be important. However, a report to Cabinet will be made if the implications require significant shifts that necessitate further fundamental change.

6 Comments of the Chief Finance Officer and financial implications

- 6.1 The statutory School Improvement function is a responsibility of the Local Authority funded from the Council's General Fund. However, Haringey, like many other Local Authorities, has developed its 'School Improvement offer' into multi-purpose teams covering the spectrum of activities from statutory Intervention through challenge and on to Support and as such the staff discharging the function have been funded through a variety of mechanisms. This includes from traded income from schools and also, with the agreement of the Schools Forum, through the retention of the Dedicated Schools Grant (DSG) centrally.

In addition to the Local Authority's role in supporting and challenging schools, the LA will continue to have, for its maintained schools, oversight of schools' use of public money which includes consideration of value for money and the strength of schools' financial controls. This is achieved primarily through the work programme of the Internal Audit

function together with the LA's powers of intervention including, amongst other things, the removal of a governing body's right to a delegated budget.

- 6.2 The new funding arrangements will constrain still further the extent to which DSG can be retained centrally and may result in a situation where additional General Fund resources for statutory school improvement services may be required.
- 6.3 The evolving issues set out in this paper for the provision of school improvement and other school support strategies will need to be considered and addressed as part of the Children and Young People's budget strategy for 2013 including for the DSG.

7 Head of Legal Services and legal implications

- 7.1 The Head of Legal Services notes the content of this report and advises that there are no specific legal comments at this stage. If any recommendations flowed then we would need to consider specific issues, for example the setting up of a Local Schools Trust arrangement or developing a framework agreement of alternative service providers in compliance with EU Competition requirements on procurement etc. would need to be considered.

8 Equalities and Community Cohesion Comments

- 8.1 The proposals for the development of the future relationship with schools will need to explore the equality implications at the appropriate stages of the assignment. Aspects concerning elements such as: the Haringey School to Support System; the development of a Haringey's School Trust; all consultation events; and the impact of funding and resources, will need to take account of equality considerations. This should be done as an equality impact assessment either on individual tasks or as a collective assessment, to determine the impact on the protected characteristics. It is advisable to factor in at the start of the development areas where an equality impact assessment, or detailed equality considerations are required.

9 Head of Procurement Comments

N/A

10 Policy Implication

- 10.1 No specific changes in policy are proposed in this report as local practice is delivered within a national policy framework.

11 Use of Appendices

Appendix 1 - Education Vision

12 Local Government (Access to Information) Act 1985

Education Vision – draft for discussion and consultation

Haringey Local Authority will be the champion of its children and families and will work in schools and other education providers to deliver an outstanding educational offer for all Haringey's children.

What will the achievement of this vision feel and look like and how will it be achieved?

Haringey will be a community where children, young people and their families are known to thrive and achieve. They will be ambitious and grow into confident, independent adults who make a difference in their families, communities and the wider world.

Children will be optimistic and excited by the possibilities of their future and use their education to enable them to achieve their aspirations. They will be able to compete with their peers whether in educational, artistic or sporting excellence. Haringey children and young people should have access the best education possible. Our overriding ambition is for the highest quality of educational opportunities offered to the children who are educated in our borough, and those we look after wherever they are educated.

We will be bold in our vision and invite school leaders and governors to commit themselves to working with us and our partners to delivering it for this and coming generations of Haringey children. We will work to achieve creative solutions rather than a 'one-size fits all' approach and will not rule out any option where it provides an opportunity for success. This means that we are focused on producing the best outcomes for children and young people and are prepared to go beyond traditional thinking and models of organisation and partnerships if that means our vision for children can be transformed into reality.

We will develop this role based on our longstanding partnership with our schools and use our wider influence to provide strategic leadership with partners and stakeholders.

Our children depend on our schools for the delivery of this vision. As partners with us we look to them to use their resources to ensure that children achieve the best outcomes. Strong schools build strong communities and we challenge our schools to be strong and autonomous and to work collaboratively to provide leadership in our communities. We are delighted when schools decide to remain as local authority schools but also welcome other providers to the Haringey family of schools with the same offer of support and challenge as to any publicly funded school based in our Borough.

We are determined that all of our schools are great schools and this means that our satisfactory schools will become good and our good schools will become outstanding. Our strong schools will support weaker schools so that the whole community of Haringey children and families benefit from their success.

We will support our schools on this journey to excellence and will offer services to schools that provide the best quality and value. Where we cannot do this ourselves we will work with schools to identify alternative providers as our children deserve nothing less than outstanding. We will focus on the areas where we can add most value and to discharge our statutory duties to the highest standards – this means that we will:

- ensure that schools receive effective challenge and support based on an intelligent understanding and interpretation of data;
- plan strategically so that we have a strong supply of local school places not just for now but for the future;
- maintain a strong supply of local governors who are supported to add value to their schools
- make sure that our support for vulnerable children is excellent.

We will have early conversations with school leaders and governors about emerging areas for improvement. We will act decisively to challenge for improved performance where we need to, always putting the interests of children first and acting with integrity and transparency in the use of our statutory powers.

We intend that Haringey will be known for the quality of its education and will develop, attract and retain inspirational leaders who share this determination that children that attend our schools have the best start in life, best teaching and great opportunities to develop as individuals. We will invest in and nurture school leadership and build capacity for the future. We believe that every school should have outstanding governance that is able to challenge, support and champion the school. We will work with schools to make sure that they recruit the governors that they need and the governors that they have are well supported and developed.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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