



Haringey Council

Agenda item:

Planning Committee

10 November 2008

Report Title: **Designation of Vallance Road Conservation Area (No. 29).**

Forward Plan reference number (if applicable): **Not applicable**

Report of: **Acting Assistant Director, Planning Policy & Development**

Wards affected:

Alexandra.

Report for: **Non-key decision**

1. Purpose

1.1 To report on the designation of a new conservation area Vallance Road (No. 29).

2. Recommendations

2.1 That the Planning Committee agrees to the designation of a new conservation area.

Report Authorised by: Ransford Stewart, Acting Assistant Director, PP&D.

Signature:..........Date **23**./10/2008

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3. Chief Financial Officer Comments

3.1 There are no significant financial implications arising from the recommendations of this report.

4. Head of Legal Services Comments

- 4.1 The Head of Legal Services comments that the new conservation area will be a material consideration when considering applications for development within the relevant Conservation Area. Applications for significant new developments should be accompanied by a contextual analysis that demonstrates how the proposals take account of the essential character of the area.

5. Local Government (Access to Information) Act 1985

- 5.1 The following documents were used in the preparation of this report; -

- Haringey Unitary Development Plan, (Adopted July 2006)
- Haringey Draft Supplementary Planning Guidance 2: Conservation and Archaeology (September 2003)
- Planning Policy Guidance 15: Planning and the Historic Environment (1994)
- Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- English Heritage Guidance on Conservation Area Appraisals (February 2006)
- English Heritage Guidance on the Management of Conservation Areas (February 2006)
- ODPM Best Value Performance Indicators 2005/06

- 5.2 The Design and Conservation Team and documents are located at 639 High Road, London N17 8BD. Anyone wishing to inspect the background papers in respect of the following report can contact Vernon Farmer on 020 8489 5275.

6. Executive Summary

- 6.1 On the 11th February 2008 the Council approved and adopted the second phase of the ongoing programme of Conservation Area Character Appraisals. This involved the following 3 conservation areas:-

- Muswell Hill (No. 4)
- Wood Green Common (No. 10)
- Trinity Gardens (No. 12).

- 6.2 The Muswell Hill Appraisal included the recommendation to designate a new conservation area Vallance Road (No. 29) that is detailed in this report and is now presented to Committee for approval.

7. Financial Implications

- 7.1 There are no financial implications arising from this report.

8. Legal Implications

- 8.1 The Head of Legal Services has been consulted and has no specific comments to add.

9. Equalities Implications

- 9.1 Parts of the Borough suffer from high unemployment levels and a relatively high crime rate, and a number of the borough's wards are within the top-ten most deprived in the country. There is a need to protect and enhance the local historic environment to help stimulate regeneration in the borough. The designation of a new conservation area will assist in this regard.

10. Designation of a New Conservation Area (No. 29)

- 11.1 This area covers the following:

Vallance Road, Elgin Road, Grosvenor Road, and parts of The Avenue, Grove Avenue, Lansdowne Road, Talbot Road, Thirlmere Road, Grasmere Road and Windermere Road (a substantial area built between 1909 & 1920s as the second phase of development of Muswell Hill predominantly containing fine examples of Arts and Crafts inspired houses of conservation area quality).

- 11.2 The houses in this area were built in the second wave of development of the Muswell Hill area between 1909 and 1914, with a minority built in the 1920s. In contrast to the fussy elaborate details of the late Victorian style of the first wave of development at Muswell Hill this area has a much greater prevalence of Arts and Crafts inspired domestic architecture that demonstrates the new simplicity and love of vernacular details that are hallmarks of the movement.
- 11.3 The houses have many variations on the characteristic features of early 20th Century suburban development including bay windows; gables; red brickwork, roughcast, tile-hanging and applied mock-Tudor timberwork; elaborately fretted and turned painted timber porches; windows and front doors with leaded lights and elaborately patterned coloured and stained glass panels.
- 11.4 The houses in the roads to the east of The Avenue were developed progressively as plots became available after the closure of what had been a circus ground linked to Alexandra Palace. Views south east along The Avenue from as far away as Grosvenor Road are terminated by the dominating local landmark of Alexandra Palace on its raised terrace in the adjoining Alexandra Palace and Park Conservation Area.
- 11.5 Most of the houses are large two storey semi-detached buildings, with a few short terraces, but there are also a substantial number of individual architect designed detached houses in key locations at the east and west ends of Grove Road; on Alexandra Park Road and at the west end of Vallance Road.
- 11.6 In contrast, but complementary to the Arts and Crafts houses that dominate the area, is a uniform neo-Georgian estate built by a private company called Grosvenor Development between 1923 and 1926 that fronts much of the north side of Grosvenor Road and appears to have been based on some of the housing in Hampstead Garden Suburb. This consists of a series of red brick and clay tile roofed short two storey terraces of houses with classical stone plaques at first floor level that are interspersed with small three storey blocks of flats.

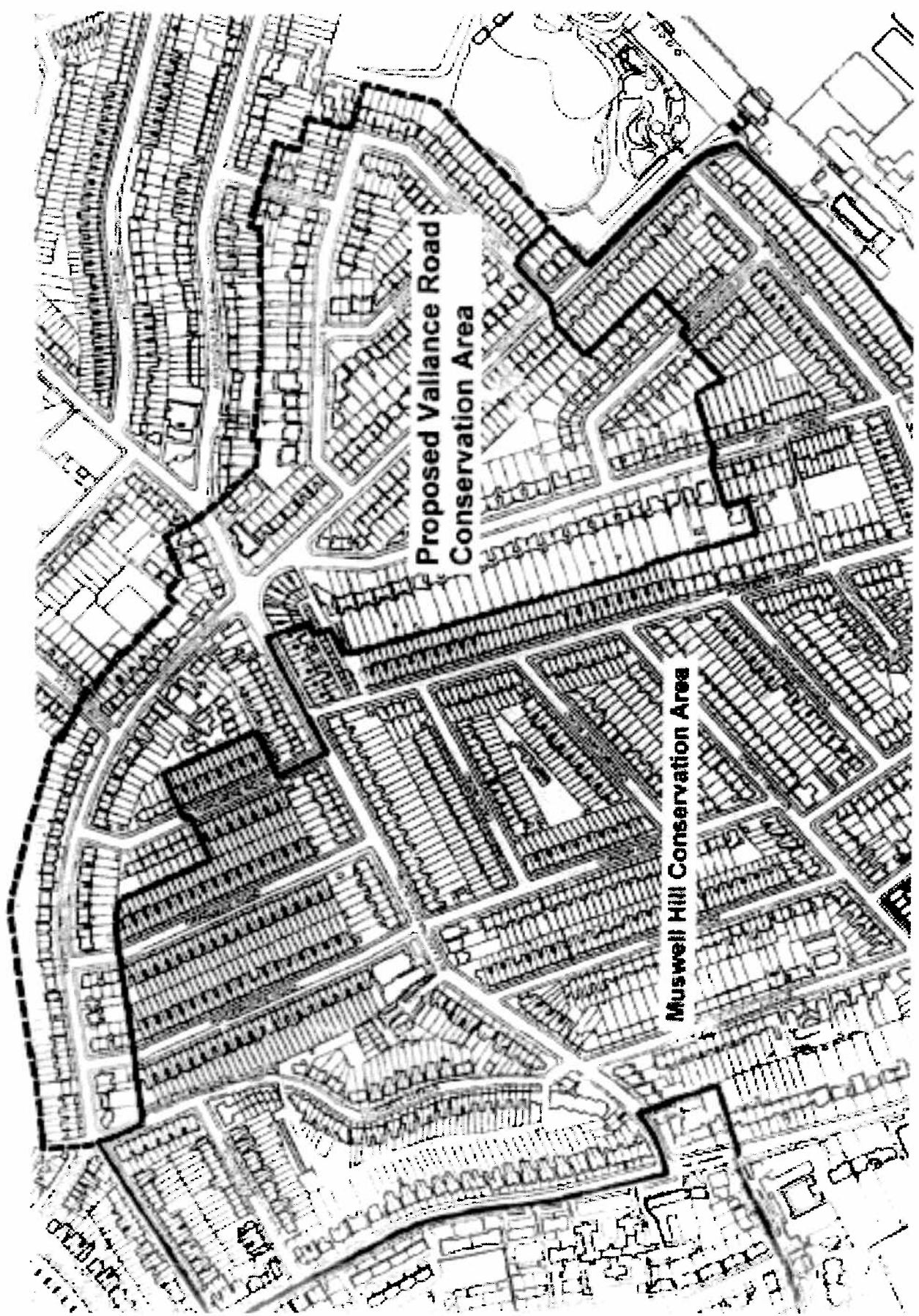
- 11.7 The central junction of Alexandra Park Road, Grosvenor Road and The Avenue forms a small retail and service node with its popular public house, public library and short terraces of shops and mansion flats that give it a more lively character than the adjoining residential streets.
- 11.8 Currently, only a few of the buildings have suffered from detrimental alterations such as the construction of roof extensions, replacement windows and doors, and the loss of front gardens and their boundaries to enable the formation of vehicle hard-standings, so most of the area remains substantially intact, retaining its original integrity and character.
- 11.9 Based on its predominantly Arts & Crafts style and distinct character the area is considered to be of suitable, but independent, conservation area quality to the adjoining Muswell Hill Conservation Area and Alexandra Palace and Park Conservation Area and should, therefore, be designated as a new conservation area.
- 11.10 In considering the designation of the new conservation area the Council's conservation officers have taken into account all of the comments received. All comments received have been kept on file.

12. Background

- 12.1 The recommendations in a report seeking Committee approval for the adoption of the second phase of conservation area character appraisals following the public consultation carried out between 29th June and 10th September 2007 were agreed on 11 February 2008.
- 12.2 One of the agreed recommendations was to designate a new conservation area Vallance Road (No. 29).

13. Conclusion

- 13.1 The Planning Committee is recommended to designate a new Vallance Road Conservation Area.



**Proposed Vallance Road
Conservation Area**

Muswell Hill Conservation Area