



Peabody Cottages Conservation Area Appraisal and Management Plan

July 2019

Haringey
LONDON

Foreword

I am pleased to present the Peabody Cottages Conservation Area Appraisal and Management Plan. This document will play a significant role in the positive future management of Peabody Cottages Conservation Area and be a guide for residents, the Council, and all those with an interest in the history of the area.

Peabody Cottages is an important early example of a charitably funded suburban housing estate. It was built by the Peabody Trust to provide high quality and affordable housing for the working classes, and it is still managed by the Trust. The attractive, modestly sized brick cottages give the estate a unique character and sense of place. It has considerable historic significance and value to residents and the local community.

As a Council, we are committed to preserving and enhancing this valuable asset. This document will be an important tool in achieving this, and provides a clear explanation of the significance of the area that can be used to inform future management. It includes simple design guidelines for the area and will be taken into account when the Council is considering applications. The appraisal was prepared by independent heritage consultants and is based on detailed site surveys and observation work.

Good heritage management is only possible with the support and involvement of the local community, and I encourage everyone to read and make use of this document.

(Draft for approval by the Cabinet Member for Planning)



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General Introduction



Conservation areas were introduced in 1967 and now number over 9,000 in England. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

Section 71 of the Act requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Current best practice, in accordance with published guidance by Historic England, is to prepare Conservation Area Appraisals and Conservation Area Management Plans, usually as a consolidated document.

Conservation areas are identified as ‘designated heritage assets’ in the National Planning Policy Framework (NPPF).

The London Borough of Haringey has 28 conservation areas. Peabody Cottages Conservation Area was designated in 1991. The majority of properties in the conservation area are still owned and managed by Peabody, but in recent years several have been sold to

private owners as a means of raising funds for the repair of the estate. In 2007, following a detailed survey of the estate which indicated that unsympathetic changes were taking place, in particular to owner-occupied properties, an Article 4 Direction was made restricting certain permitted development rights within the conservation area.

This document comprises three parts: Part I Peabody Cottages Conservation Area Appraisal, which sets out the conservation area’s special interest, highlighting those elements which contribute to or detract from its character; Part II Peabody Cottages Conservation Area Management Plan - a strategy for managing change in the conservation area to ensure that its character is preserved or enhanced; and Part 3 Preserving and Enhancing the Conservation Area, which provides simple design guidelines for changes within the area.

The methodology of this Appraisal and Management Plan follows the best practice guidance set out in Historic England’s Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2019).

This document will be treated as a material consideration in assessing planning applications affecting the Peabody Cottages Conservation Area.

Peabody Cottages Conservation Area Appraisal



1.1 The Purpose of Conservation Area Appraisals

1.1.1. Understanding significance is the key to ensuring that changes to our historic environment can be managed in an informed and positive way. Conservation area appraisals are vital tools in this process. Their principal functions are:

- ➔ To articulate why the conservation area is special, highlighting those elements which contribute to, and those which detract from, its character
- ➔ To support a robust policy framework for planning decisions
- ➔ To inform and guide the associated Conservation Area Management Plan

1.1.2. Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

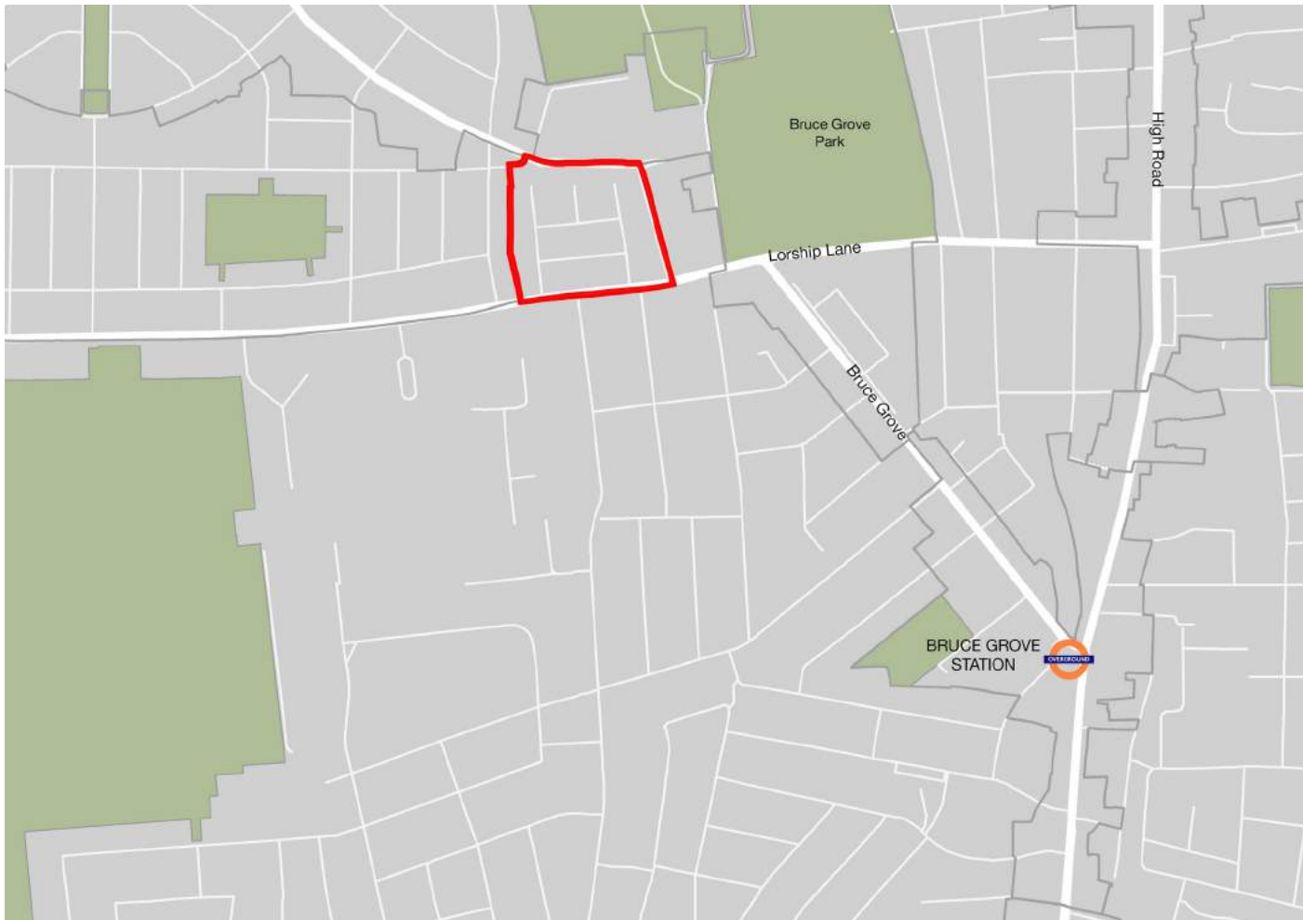
1.2 Summary of Special Interest

1.2.1. Peabody Cottages is an important surviving example of a charitably funded suburban development of the early twentieth century, providing new and affordable housing for working-class people. It provides an interesting comparison to the adjoining contemporary LCC White Hart Lane estate. It is interesting in a regional context as the only Peabody estate to consist entirely of cottages.

1.2.2. Although the design of the individual terraces is unremarkable for its time, it is the consistency and coherence provided by the repetition of simple elements and the co-ordinated street frontage, together with its generally good state of preservation, that positively contribute to the highly attractive character of this small enclave. It also has historic interest in a regional context as one of only two cottage estates to be built by Peabody Trust, one of London's oldest and largest providers of social housing.



Peabody Cottages Conservation Area Boundary



Location map - Peabody Cottages conservation area

1.3 Location and Setting

Location

1.3.1. Peabody Cottages Conservation Area is located to the north of the historic parish of Tottenham and to the south-west of the medieval parish church of All Hallows. Tottenham lies to the north-east of the former County of Middlesex and in the eastern part of the modern London Borough of Haringey.

Topography and geology

1.3.2. The area is virtually flat, consisting predominantly of London clay. The Moselle stream, whose names derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran northwards at the present boundary between the White Hart Lane (Tower Gardens) and Peabody Cottages estates. The stream was culverted when the estates were built.

The setting of the conservation area

1.3.3. With the exception of the southern boundary, where the houses face directly onto Lordship Lane, the estate is entirely enclosed and inward looking; the only two access points are from the south on Lordship Lane. On the west side, the rear gardens of the houses back directly onto those of Bennington Road (part of the White Hart Lane Estate, within Tower Gardens Conservation Area). On the north and east sides the estate is enclosed by the Roundway, but screened from the busy highway by walls and fences, and by grass verges on the Roundway planted with trees and shrubs.

Trees and open spaces

1.3.4. There are no open spaces within the conservation area. All the streets are planted with trees, mainly pollarded limes.

Views

1.3.5. The principal external views into the estate are from the north across the Roundway, where the roofline is visible though a low screen of trees along the grass verge, and along the two north-south streets

(Streets A and B) connecting with Lordship Lane. Risley Road School terminates the views looking north along Streets B and E; otherwise, views are contained within the grid of streets.



View from the Roundway

1.4 Historical Development and Archaeology

1.4.1. The Peabody Trust was established in 1862 when the American-born London banker and philanthropist George Peabody (1794-1869) set up a private trust with the sum of £150,000 to 'ameliorate the condition of the poor and needy of this great metropolis'. The Trust resolved to use the money for housing and would play a significant role in slum clearance in inner London, providing respectable but austere 'block dwellings' - ie. blocks of flats - which mostly survive today, for example Peabody Square, Islington.

1.4.2. The late-19th century expansion of London's railway network with reduced workmen's fares, and the introduction of tram services, meant that the suburbs, where land and buildings costs were cheaper, were now viable for working-class rehousing schemes. The London County Council's ambitious suburban cottage estates of the early 20th century provided exemplars of high-quality, lower density housing, and in 1901 the Council commenced the first phase of its White Hart Lane estate in Tottenham.

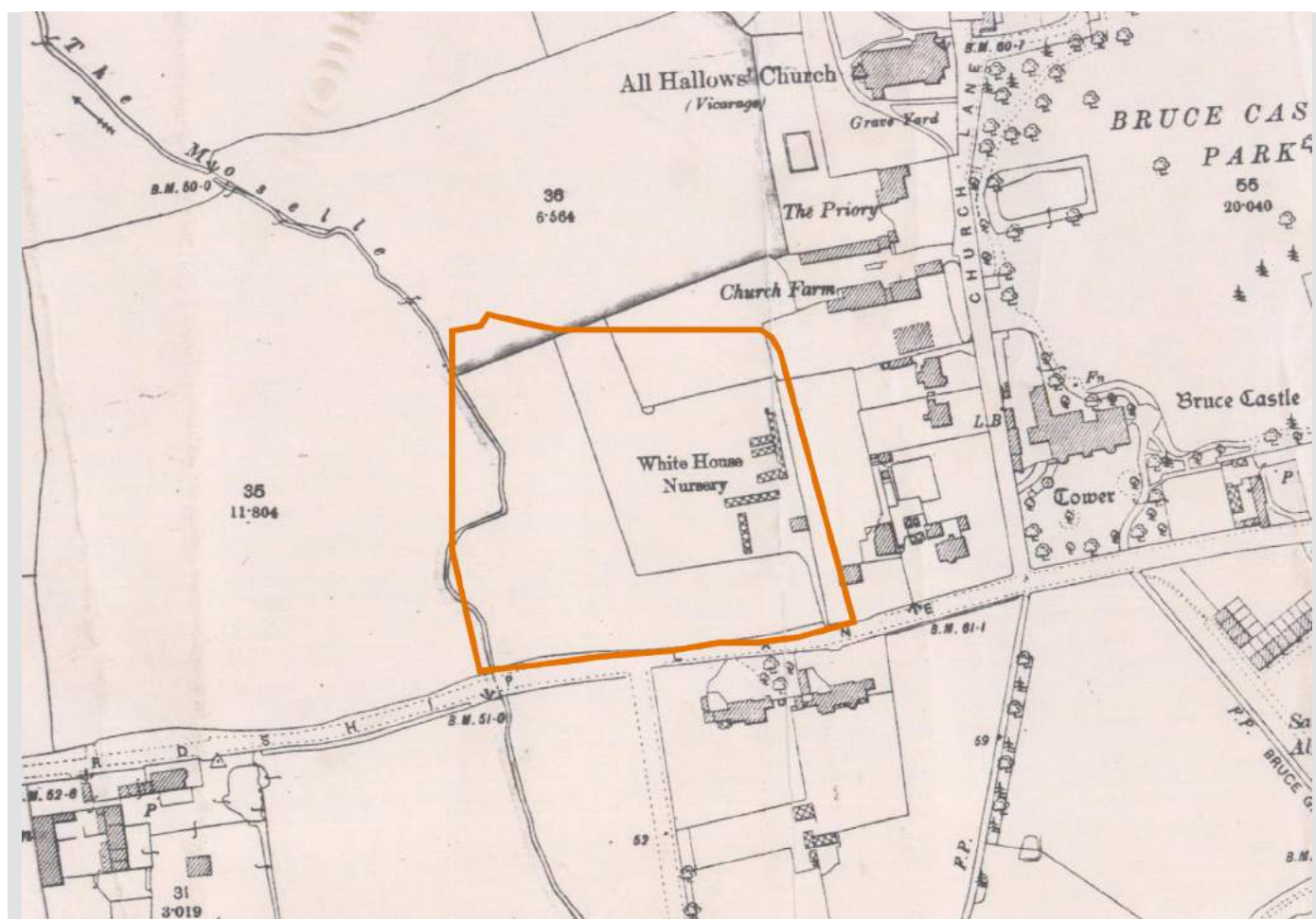
1.4.3. The Peabody Trust, or Peabody Donation Fund as it was properly known after a Royal Charter of 1900, also began to explore the potential of suburban development, starting with a mixed scheme of flats and

cottages at Rosendale Road, Herne Hill (1902). In 1903 the Trust purchased land in Tottenham adjacent to the LCC's emerging White Hart Lane Estate site, bounded on the south side by Lordship Lane. The five-acre plot, previously occupied by White House nurseries, was purchased from a Mr Snelling at a cost of £8,354. A separate deal was carried out with the LCC to straighten out the western boundary of the plot which followed the course of the Moselle stream.

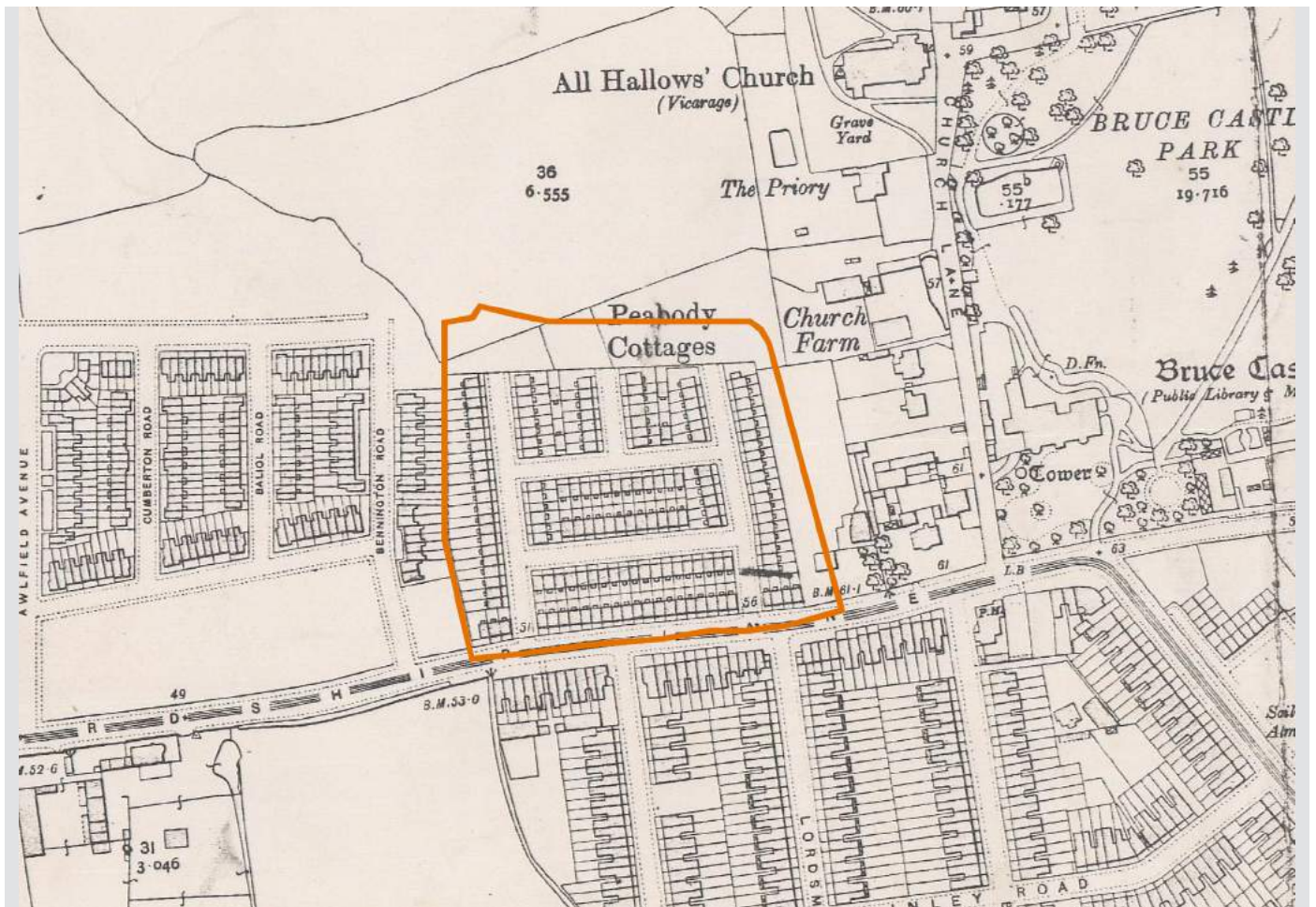
1.4.4. The Tottenham estate was the first and only Peabody development to consist solely of cottages. It was designed by William E. Wallis, surveyor to the Trust, and built by the contractor William Cubitt & Co. The contract, for the construction 154 cottages at a cost of £63,795, was entered into on 10 August 1905 and the estate was completed in 1907. Each cottage was two

rooms deep with a scullery in a rear projection, which also contained a bath. At the north end of the eastern terrace (Street B), on the site of the present No. 1a, was a small workshop.

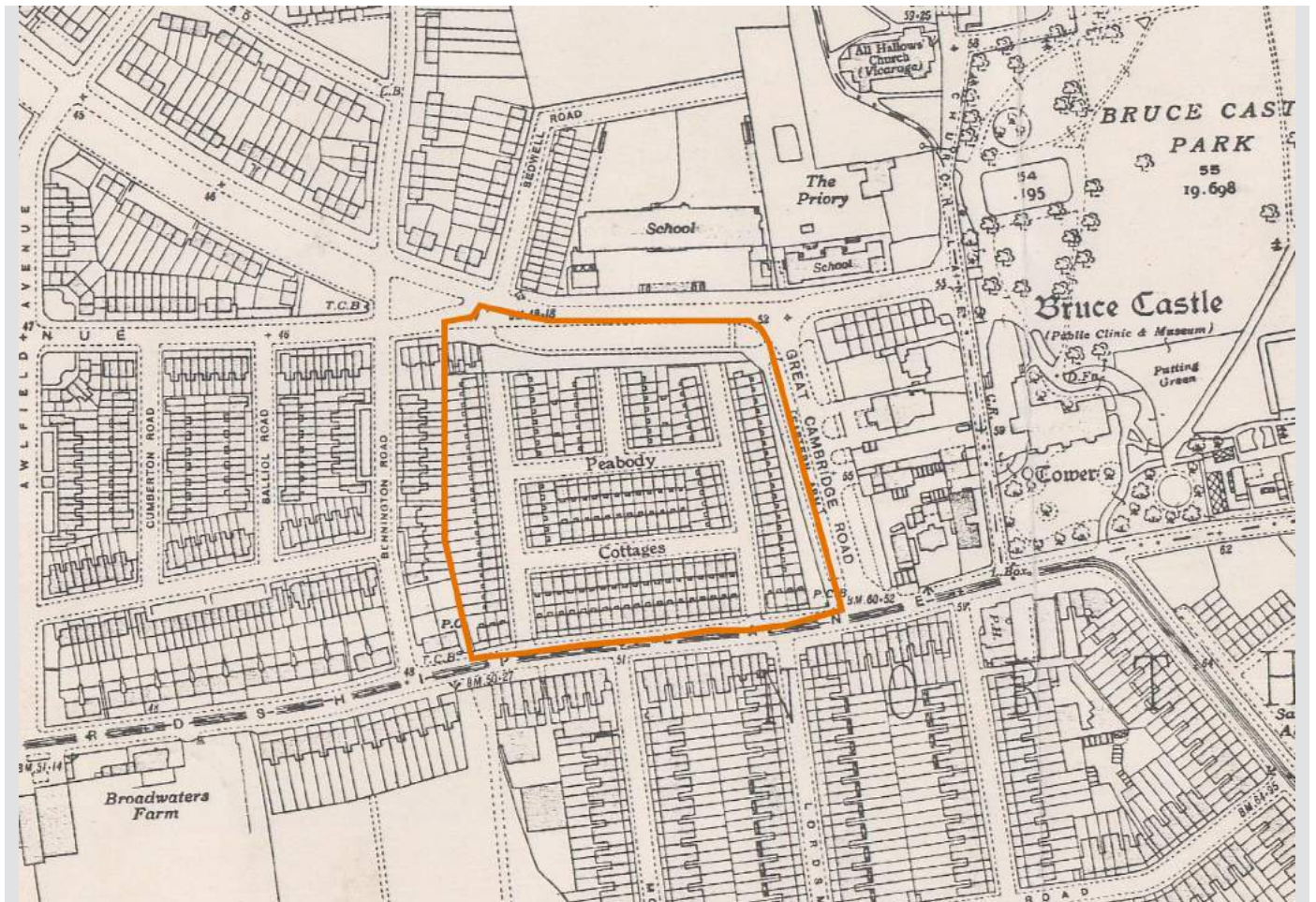
1.4.5. Eleven cottages were destroyed as a result of air-raids in October 1940 and January 1941, comprising Nos. 11-13; 48-51 and 137-140. These were replaced in the early 1950s by a combination of flats and larger cottages, as a result of which the street numbers 13 and 51 no longer exist. The cottages fronting Lordship Lane (originally Nos. 20-42 and 152-154 Peabody Cottages) were re-numbered as 88-130 Lordship Lane. An estate office (No.1a), described as 'new' on a 1995 Peabody plan, occupies the site of the workshop, and No. 98 was extended on the north side.



The area in 1894



The area in 1915



The area in 1935

Archaeology

1.4.6. The estate does not fall within an Archaeological Priority Area.

1.5 Architectural Quality and Built Form

1.5.1. Peabody Cottages is a small estate of two-storey terraces laid out on a simple grid plan consisting of five streets: two running north-south with access to Lordship Lane, connected by two east-west streets, and a shorter north-south street bisecting the northern section of the estate. This section also has four single cottages between the opposing rear gardens of the terraces (the two northern cottages accessed via a path). The streets within the grid do not have names, and are referred to for the purposes of this appraisal as streets A, B, C, D and E.

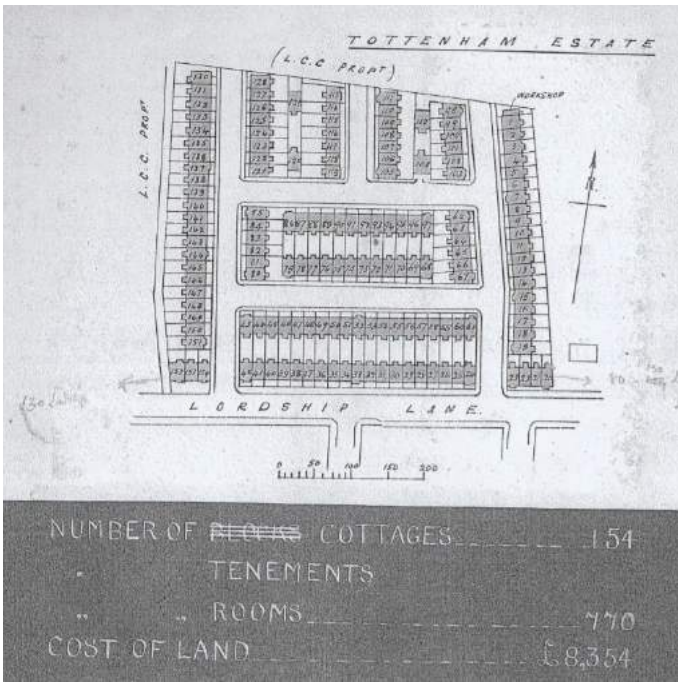


Street plan

1.5.2. The terraces are formed of a repetitive house type, built in stock brick with orange-red brick dressings to the windows and doors, dentilled string-courses and corbelled party-wall gables. The original red brickwork has unfortunately been picked out in bright red paint on a number of houses.

1.5.3. Each cottage has a narrow front garden and a small rear garden.

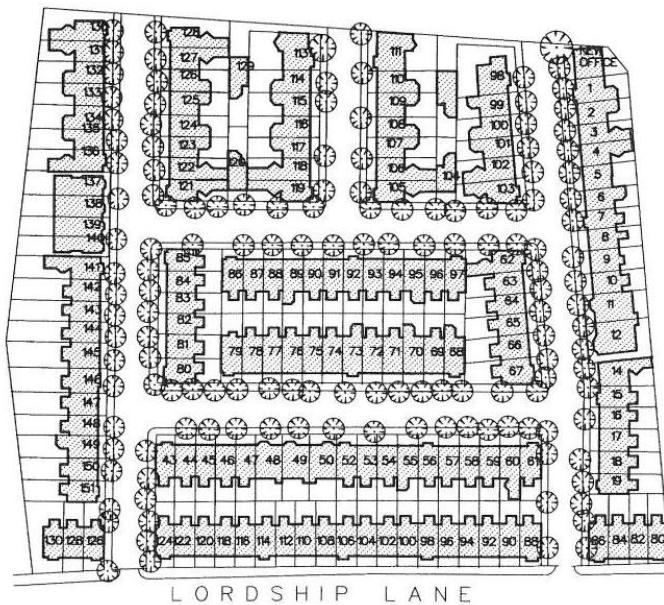
1.5.4. The end houses have a gable with timber bargeboards and a single-storey bay window and porch beneath a pentice roof on timber brackets, features which reoccur at intervals on the longer terraces,



Plan of estate c1907. © Peabody



Early 20th-century photograph of Lordship Lane frontage showing original entrance gates into the estate. © Peabody



Plan of estate 1995. © Peabody

relieving the uniformity of the terrace. The ground-floor windows have segmental arches and tripartite sash windows. The original windows consist of multi-pane timber sashes and casements to the bay windows, but these have largely been replaced, in some instances in uPVC, the majority with double-glazed timber units. The front doors mainly follow the original design with glazed nine-pane upper sections, but many are recent replacements. The entrances have narrow three-light fanlights, some replaced in plain glass. Most terraces retain original cast-iron downpipes and hopper-heads. Nos. 86 and 126 Lordship Lane carry a cast-iron plaque inscribed 'PEABODY TRUST TOTTENHAM ESTATE'.

1.5.5. The roofscape of the estate has survived particularly well, retaining a consistent slate covering, terracotta ridge cresting ornament and chimneystacks. The terrace ends are blind with later 20th-century pebbledash render; the facades of the two southern detached cottages in Street C have been similarly rendered.

1.5.6. The front gardens were originally enclosed by boarded timber fences. These have been replaced with timber picket fences with concrete posts, set on a red-brick plinth with engineering-brick copings, to a largely consistent pattern.

1.5.7. The 1950s rebuilt sections are in yellow stock brick with full-height canted bay windows to the end houses, enclosed by red-brick walls rather than fences. While of limited intrinsic merit, they maintain the cohesion of the streetscape in terms of their proportion and use of details such as string-courses and ridge cresting. The original steel Crittall casement windows have been replaced in uPVC. The former estate office (No. 1a) at the north end of Street B, now a house, replicates the original terraces in its design and materials.



Street A west side – 1950s rebuilt section to right



Street B looking north with view of Risley Road School



Street B (east side)



Street C looking east



Street A: east side looking south



Street C north side: detached cottages, facades now rendered



Lordship Lane – cast-iron plaque



Street D looking east



Detail of typical end-of terrace house



Street E looking north

1.6 Public Realm

1.6.1. The public realm is limited to the streets as there are no open spaces within the conservation area. The present surface materials consist of tarmac roads and pavements with narrow granite kerbs. Street lighting consists of modern steel lamp columns with Victorian-style lanterns. Some lanterns are mounted on the gable-ends of terraces. The picket fences enclosing the front gardens provide consistency to the streetscape.

1.6.2. Vehicular access and exit points are confined to Lordship Lane, and parking restrictions apply within the estate. This has meant relatively little signage clutter and limited opportunities for rat-running which contribute to the estate's peaceful ambience. However, the estate's layout would allow for a pedestrian connection to the roundway on the north side that might improve accessibility. Streets are currently closed off with a high walls or fences at their north end.



Street E east side

1.7 Condition and Development Pressures

1.7.1. The built fabric is generally well maintained and, with the exception of the cottages destroyed in WWII, at first sight the estate retains much of its original integrity. This is due to the controls historically exercised by the Peabody Trust since the estate was built. However, on closer inspection it is clear that there has been a number of piecemeal alterations to individual properties, including:

- ➔ Replacement of timber sash or casement windows with uPVC or timber double-glazed units that do not accurately replicate the originals
- ➔ Replacement of original glazed timber front doors
- ➔ Painting of brickwork
- ➔ Satellite dishes on front elevations

1.7.2. While some of these alterations were identified in the Council's 2006 survey, and predate the Article 4 Direction issued in 2007. It is evident that further changes have taken place since that time affecting both private and Peabody-owned properties. Notably, the Council's 2006 survey established that 92% of the original timber windows survived; however the majority have since been replaced with timber double-glazed units that do not accurately replicate the originals. It is also notable that some of the properties facing Lordship Lane that were sold by Peabody are in poorer condition than the rest of the estate within the enclosed street grid.



Painting of brickwork



Satellite dish and replacement windows

2.1 The Purpose of Conservation Area Management Plans

2.1.1. Local authorities have a duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Management Plans are essential tools in this process. Their principal functions can be summarised as follows:

- ➔ To set out the Council's strategy for managing change in the conservation area
- ➔ To provide guidance to all stakeholders to ensure that future change in the conservation area will preserve or enhance its special character

2.2 Summary of the Implications of Conservation Area Designation

2.2.1. Conservation area designation introduces stricter planning controls over demolition and tree protection:

- ➔ Demolition of buildings greater than 115m³ and structures over 1m high next to a public highway, path or open space; or over 2m high elsewhere
- ➔ Works to trees with a trunk diameter greater than 75mm at 1.5m above ground level: written notice

must be given to the Council, which has 6 weeks to decide whether to grant permission or make a Tree Preservation Order (TPO). Failure to comply may result in prosecution

2.2.2. Generally, development must preserve or enhance the character or appearance of the conservation area. There is a strong presumption against the demolition of buildings or structures which make a positive contribution to its character or appearance, and similarly to preserve trees.

2.2.3. Additionally, there are restrictions on the types of development that can be carried out without planning permission (permitted development) in conservation areas. Flats and non-residential premises have fewer permitted development rights than dwelling houses.

2.2.4. Peabody Cottages Conservation Area is subject to an Article 4 Direction which means that planning permission will be required for certain changes that would otherwise be considered as 'permitted development'. Advice should always be sought from the Council on what works are likely to require planning permission.

2.2.5. Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.

2.3

Managing Change in the Conservation Area: Key Principles

2.3.1. In considering development proposals in the conservation area, the Council will apply the relevant national, regional and local policies and guidance.

2.3.2. All new development in the conservation area should preserve or enhance its special interest in terms of scale, design and materials and should have regard to the design guidance provided in section 3.

2.3.3. The Council recommends that pre-application advice be sought from the Planning Services

2.3.4. The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

2.4

Enforcement

2.4.1. The Council has an adopted Planning Enforcement Charter and will investigate and, where necessary, take enforcement action against unauthorised works in the conservation area.

2.4.2. Advertisements and signs: the Council is committed to taking enforcement action against inappropriate signage and advertising where this is not 'historic'. Appropriate notices are being served and actions have been taken. The Council will continue to do so in the future.

2.4.3. Notices under Section 215 of the Town and Country Planning Act (1990) have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate on a case-by-case basis and in accordance with the provisions of the legislation.

2.5

Quality of Planning Applications

2.5.1. Applications should provide sufficient information to enable the Council to assess the impact of the proposed development and its setting to enable the Council to assess the impact of the proposals on the character and appearance of the conservation area. Applications for outline planning permission will not normally be accepted. The Council's Validation Checklist sets out the level of information required in support of planning applications. The following are of key importance:

Level of detail

2.5.2. A typical planning application might include:

- ➔ plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings
- ➔ plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition
- ➔ detailed drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5
- ➔ drawings annotated to show proposed materials
- ➔ any other information considered necessary to assess the potential impact of the development (including, for example, colour perspective drawings, models, photographs, structural engineers statement).
- ➔ planning applications for replacement of windows should include elevations at scale 1:10 or with all dimensions clearly annotated, property elevations or photographs of the whole of the property, with the windows to be replaced numbered to correspond with window elevations, a cross-section at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, with full size details of any glazing bars or leaded lights.

Heritage Statements

2.5.3. All applications should be supported by a design and access statement or heritage statement where appropriate. The amount of detail that is required will vary according to the particular proposal. The statement should include:

- An assessment of significance of any heritage assets which may be affected including their setting
- An assessment of the likely impact of the proposed development on the heritage asset(s) and their setting; and
- An explanation of the rationale behind design choices, including how the proposal would relate to its context and how potential negative impact on heritage assets would be avoided.

Archaeology

2.5.4. Where a site falls within an Archaeological Priority Area or has the potential to contain archaeological deposits, planning applications should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. It is advisable to contact Historic England's Greater London Archaeological Advisory Service (GLAAS) before the submission of a planning application.

Materials and workmanship

2.5.5. Planning applications should be supported by details of the proposed materials to be used for the external finish and details. Samples of the materials may also be required.

Experienced consultants and builders

2.5.6. The Council strongly advises that applicants appoint consultants and builders with proven experience in historic buildings work.

2.6 Recommended Steps

2.6.1. A dated photographic survey of the conservation area is strongly recommended as an aid to monitoring changes, the efficacy of the Management Plan and Article 4 Direction, and to support enforcement action. It may be possible to engage local volunteers in this exercise.

2.6.2. It is recommended that the implementation of existing planning powers within the conservation area should be reviewed to ensure that these controls are effectively and consistently applied. This can be helped by promoting public awareness of the special character of the area, but also by maintaining close links with Peabody regarding the sensitive management of the estate in the future.

2.6.3. It is recommended that detailed guidance on the management of the estate including the Article 4 direction, and repairs and maintenance, should be issued.

2.7 The Conservation Area Boundary

2.7.1.. No alterations are recommended.

2.8 Monitoring and Review

2.7.2 The Council will review this Conservation Area Appraisal and Management Plan as part of a five-year programme, in compliance with national legislation and policy.



The following guidance applies to all buildings within the conservation area and reflects what the Council considers to be the best approach to preserving and enhancing the character of the conservation area. Applicants for planning permission should ensure that all proposals are in line with the guidelines contained here.

3.1 When is Permission Needed?

3.1.1. Many common alterations will require planning permission. There is an Article 4 Direction in place in the Peabody Cottages Conservation Area, which restricts alterations to the front of properties. This means that changes that would ordinarily be considered 'permitted development' will require planning permission. Below is a brief guide to common projects requiring planning permission. More information is available at <https://www.planningportal.co.uk>.

Maintenance and Repairs

3.1.2. Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

Windows and Doors

3.1.3. Planning permission is usually needed for replacement of, or alteration to windows and external doors.

Rendering and Cladding and Painting

3.1.4. Rendering, cladding or painting of brickwork is not permitted development, and will require planning consent. Maintenance of existing finishes does not require permission, provided that this is like for like.

Extensions

3.1.5. Single storey rear extensions to private dwelling houses of up to 3 metres in depth are considered 'permitted development' and do not require consent, provided that the design and materials match the existing building. Most other extensions including extensions and alterations to roofs will require planning PERMISSION.

Boundaries and Gardens

3.1.6. Planning permission is usually required for the construction, alteration or demolition of a boundary wall or fence.

Vents, Satellite Dishes and Solar Panels

3.1.7. Permission is required for the installation of any of these on a wall or roof slope facing the street.

Demolition

3.1.8. Permission is required for the total or substantial demolition of a building with a cubic content of more than 115 cubic metres (measured externally). It is an offense to carry out such works without consent. If in doubt, please consult the Council's conservation team.

Trees

3.1.9. The Council must be notified six weeks prior to cutting down or carrying out works to a tree in the conservation area.

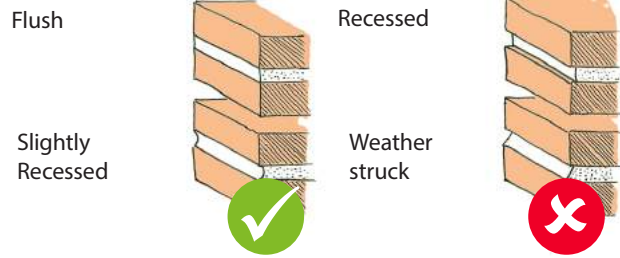
3.2 General Maintenance and Improvements

Masonry And Brickwork

3.2.1. Brickwork and other original facing materials should not be painted, rendered, or covered. This can affect the appearance of the building or group, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted. Where inappropriate painting has taken place, the Council supports its removal, provided this can be achieved without damaging the fabric of the building. It is important that a specialist using appropriate non-abrasive methods undertakes the work.

3.2.2. Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork. Any decorative features should be retained, and where necessary repaired or reinstated. Decayed bricks should be replaced with bricks of a similar quality and colour, and laid in the same pattern as the original. In all cases, skilled bricklayers with an understanding of historic brickwork should be employed.

3.2.3. Where necessary, older brickwork should be repointed with an appropriate mortar mix – usually a lime based mortar carefully matching the existing mix in texture and colour. A flush or slightly recessed mortar joint profile is most appropriate. Cement based hard mortar should not be used on older buildings as it is less permeable than a lime mortar mix and can lead to deterioration of brickwork. This is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.



A flush or slightly recessed mortar joint is the most appropriate

Roofs

3.2.4. The form, materials and detailing of the original roofs in Peabody Cottages make an important contribution to the area's character.

3.2.5. Where repairs or reroofing is required, this should be done in materials to match the original. This will usually be natural slate. Where possible, the original slates should be retained and reused. Features such as parapet walls, ridge tiles, and flashing should be retained or restored.

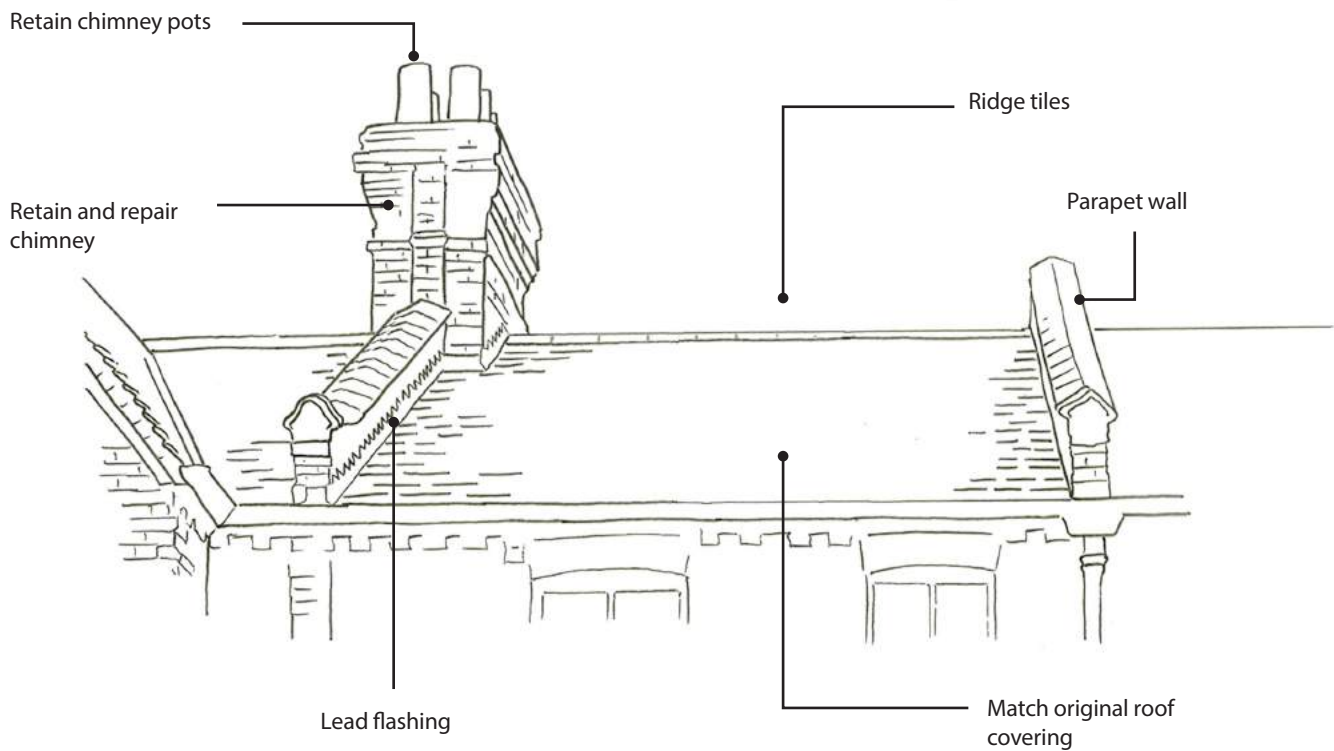
3.2.6. Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original slate, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to be replaced, the original material should be reinstated used. Ridge tiles, finials and other details should always be retained and reused where possible.

3.2.7. Where additional ventilation is required, this should be provided at the eaves and ridge line and should not affect the appearance of the roof. Vents should not be installed on the roof slope.

3.2.8. Chimney stacks are important features of the roofscape and should never be removed or altered. Repairs may be necessary to stabilise the chimney, but the Council recommends that the height is not reduced and pots are not removed.

Windows and Doors

3.2.9. Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building and wider area.



Roof features including chimneys should be retained or reinstated when doing work to the roof.

3.2.10. It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.

3.2.11. Where windows and doors have been altered, every opportunity should be taken to restore them to their original style. In cases where a previously altered window is to be replaced, the new window should replicate the original design and materials, which can usually be ascertained by looking at nearby houses on the same street.

3.2.12. The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds.

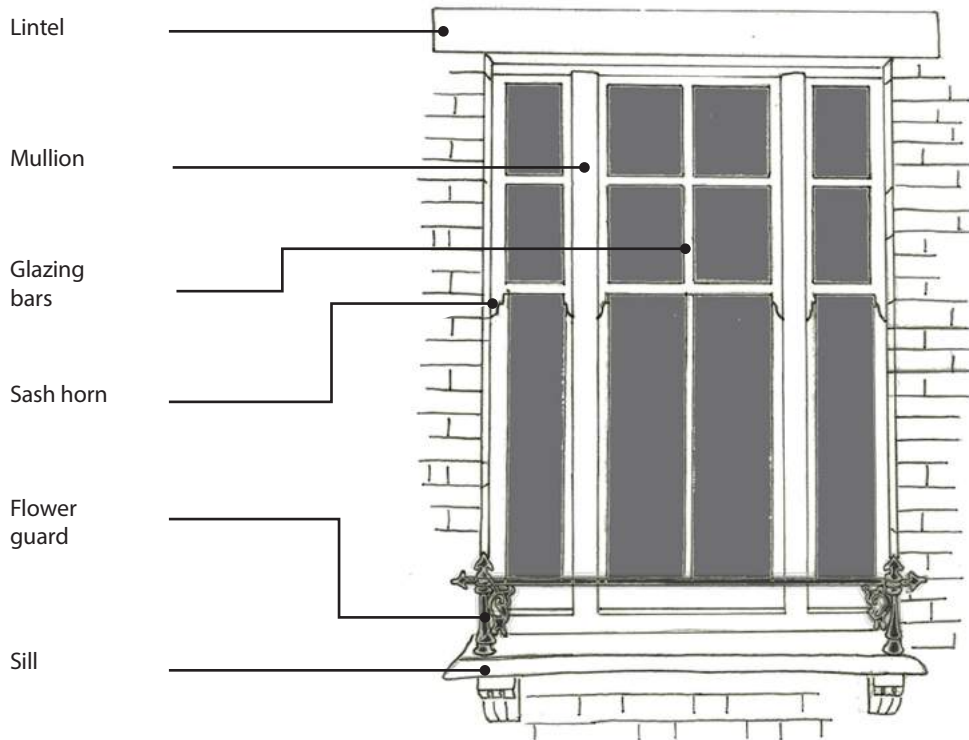
3.2.13. Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate in some cases - usually on rear elevations that are not visible from the street. Windows in the Peabody Cottages Conservation Area are a mix of sliding sash and casement windows. Most are separated into small

panes with glazing bars. The opening mechanism, and position and profile of glazing bars should always be carefully replicated.

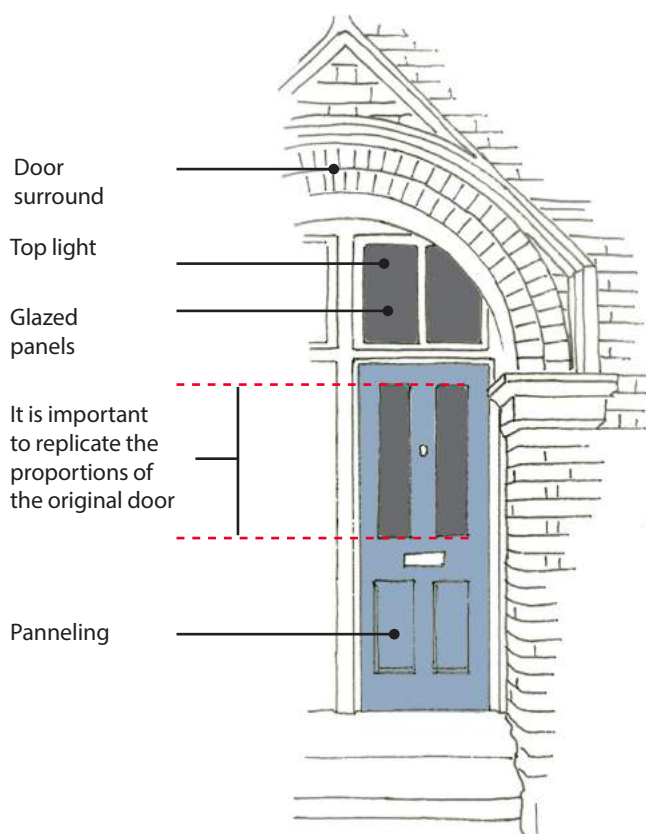
3.2.14. Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

3.2.15. It is never appropriate to alter the original configuration of windows, the size and proportions of window and door openings, or details such as lintels, brick arches and sills. The depth to which window frames are set back from the face of the building should not be altered.

3.2.16. External security grills, gates and shutters should not be installed to doors or windows as this harms the character of the area. Residents wishing to improve security are advised to seek specialist advice on more appropriate solutions.



The features of a historic sash window, which should be carefully replicated if new windows are installed.



It is important to replicate the design and proportion of the original door, and to retain surrounding features such as top lights.

Architectural Features and Detailing

3.2.17. Original architectural features and decoration should be retained as far as possible. Including projecting porches, brick arches, decorative brickwork, gables and barge boards.

3.2.18. Repairs to decorative features should usually be carried out by an appropriately skilled craftsperson or conservator.

3.2.19. Where architectural features or decorative details have been lost or replaced with poor-quality substitutes, and there is clear evidence of their original appearance, the Council will strongly encourage their reinstatement.

3.2.20. It is always best to retain the original porch arrangement which is often an integral part of the design of the house. Open porches should not be enclosed. New canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.

Boundary Walls, Front Gardens And Parking

3.2.21. The original timber fencing enclosing gardens in Peabody Cottages has been replaced with picket fences on concrete posts, set on red brick coping. This treatment is consistent throughout the Conservation Area. Its removal, or the addition of a boundary treatment of a different height or type, will not usually be considered appropriate.

3.2.22. Where boundary treatments are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt in a manner consistent with the rest of the estate.

External Services and Fitting

3.2.23. External services such as satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimise their impact on appearance. Satellite dishes will only be acceptable where they cannot be easily seen from the street or other public areas - usually at the rear of the property below the level of the roof ridge, or on hidden roof slopes.

3.3 Extensions

3.3.1. Houses in Peabody Cottages area modestly proportioned and it will often be difficult to extend them without causing harm to the character of the building.

3.3.2. Extensions will only be permitted if subordinate in size and appearance to the original building. Care should be taken that the original form and proportions of the building are not obscured.

3.3.3. Design, detailing and materials (including roofing material, windows and doors) should be carefully chosen to reflect or complement the existing building and the character of the area, and to be visually subordinate. The design might reflect the style of the original building, but understated modern designs which complement (and do not compete with) the original building might also be acceptable.

Dormers and Roof Extensions

3.3.4. Roof extensions will not usually be considered acceptable in Peabody Cottages. Roofs are modestly sized and very consistent. Dormer extensions creating additional living space would not usually be subordinate to the original roof and would harm the consistency of the terrace.

3.3.5. Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.

3.4

Energy efficiency in historic buildings

3.4.1. The Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. It is possible to reduce energy loss in traditionally built buildings without compromising their historic and architectural character. However, some interventions may be unsuitable in certain types of historic building. Detailed advice about improving energy efficiency in older buildings is published by Historic England and is available on their website: www.historicengland.org.uk/advice/your-home/saving-energy/

3.4.2. Improvements for energy efficiency should minimise disturbance to existing fabric and be easily reversible without damaging the existing fabric (especially changes to services).

3.4.3. It is important that when proposing any works to modify an older building, its construction, condition and performance are appropriately understood. Traditionally constructed buildings perform differently to modern buildings. They are more porous and naturally ventilated, so they 'breathe'. They generally include softer materials such as lime based plasters and mortars which respond to air and moisture differently.

3.4.4. The first measure should always be repairs and draft proofing, which can deliver significant improvements with very little disruption and cost. The installation of modern energy efficient boilers, appliances and heating systems will generally improve efficiency without harming the building's character.

Insulation

3.4.5. Older buildings tend to be constructed from permeable materials and it is important that water vapour is able to evaporate from the fabric to prevent moisture build up. The installation of some modern insulation materials can alter this and cause damp to build up on or within the structure leading to problems such as mould growth, rot and decay. It is usually better to choose vapour permeable materials such as natural wool, and great care should be taken to provide appropriate ventilation.

3.4.6. It will usually be possible to install insulation in the roof with good results. If additional ventilation is needed, this should be incorporated in to the ridge and under the eaves. Vents should not be installed on the roof slope.

3.4.7. External wall insulation will usually be harmful to the character of the building and will not be considered acceptable.

3.4.8. Repairing and draft-proofing windows can deliver significant improvements in their thermal performance, as can the use of blinds, shutters, and secondary glazing. Where it is necessary to replace a window, appropriately designed double glazing will often be considered appropriate.

Micro-Generation Equipment

3.4.9. Micro-generation equipment such as solar panels will often deliver improvement in the overall energy efficiency of the building but its application in the conservation area will necessarily be limited and other interventions should be considered in the first instance. It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street. Discretely located installations on hidden elevations or rear roof slopes may be appropriate.

3.7 Demolition

3.7.1. There is a presumption in favour of the retention of all buildings that make a positive contribution to the conservation area, in line with national and local policy. Permission for demolition will not normally be granted.



4.1 Appendix A - Audit

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Peabody Cottages

No. 1b

Nos. 1-10

Nos. 14-19

Nos. 43-47

Nos. 52-61

Nos. 62-67

Nos. 68-79

Nos. 80-85

Nos. 86-97

Nos. 98-103

No. 104

Nos. 105-111

No. 112

Nos. 113-119

No. 120

Nos. 121-128

No. 129

Nos. 130-136

Nos. 141-151

Lordship Lane

Nos. 80-130

BUILDINGS MAKING NEUTRAL CONTRIBUTION TO THE CONSERVATION AREA

No. 1a

Nos. 11 and 12

Nos. 48-50

Nos. 137-140

4.2 Appendix B - Planning Policy Context

National

- ➔ Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.
- ➔ National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (2018) sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 16. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).
- ➔ Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A

good practice guide published by Historic England in 2019.

Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.
- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas
- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

Local

- Haringey Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of the Borough up to 2026. Section 6.2 (SP12) relates to the historic environment.
- The Development Management DPD (adopted July 2017) sets out detailed development policies. DPD Policy DM9 relates to the management of the historic environment.
- Haringey's Streetscape Manual provides guidance on public realm management

Links for all the above documents are provided in the Sources section.

4.3

Appendix C - Planning Policy And Guidance Links

National

- Planning (Listed Buildings and Conservation Areas) Act 1990 <http://www.legislation.gov.uk/ukpga/1990/9/contents>
- Department of Communities and Local Government, The National Policy Planning Framework (NPPF) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
- DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment <http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>.
- Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2019). <https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

Regional

- The London Plan <http://www.london.gov.uk/priorities/planning/publications/the-london-plan>
- Chapter 7 of the London Plan: London's Living Places and Spaces <http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf>
- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context, <https://www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context>
- Historic England, Streets for All: A Guide to the Management of London's Streets <http://historicengland.org.uk/images-books/>

publications/streets-for-all-guide-to-management-of-londons-streets/

Local

- Haringey Local Plan: Strategic Policies
www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_local_plan_2017_online.pdf
- Haringey Development Management DPD
www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_dmp_dtp_online.pdf
- Haringey Streetscape Manual
www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape
- Article 4 Direction:
www.haringey.gov.uk/sites/haringeygovuk/files/article_42_direction_-_peabody_cottages_for_pasc_260207.pdf

4.4 Appendix D Sources

Bibliographic

JN Tarn, The Peabody Donation Fund, Architectural Association Quarterly (Winter 1968/69)

Victoria County History, History of the County of Middlesex, vol. 5 (1976)

Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)

Christine Protz, Tottenham: A History (2009)

Maps

Ordnance Survey 1:2500: Middlesex XII 3 1894, 1913, 1935

Websites

Peabody
www.peabody.org.uk/about-us/who-we-are/our-heritage/history-of-our-estates#tottenham
accessed on 7 December 2017

Historic England View Finder

<http://viewfinder.english-heritage.org.uk/search/reference>.

Archives

Peabody (with thanks to Christine Wagg, Archivist)

4.5 Appendix E - Glossary

Arch the spanning of an opening by means other than a lintel, made up of wedge-shaped blocks. Arches may be flat, semi-circular, segmental (a section of a circle) or pointed

Band an unmoulded, horizontal projecting stringcourse, often delineating a floor/storey.

Bargeboards projecting boards set against the incline of a gable, sometimes decoratively carved

Battlement a parapet with alternating higher and lower parts

Bay the vertical division of the elevation of a building, usually defined by window openings

Bay window a projecting window, sometimes curved (also known as a bow window), canted (angled) or square

Bond the arrangement of facing brickwork in courses of headers and/or stretchers

Capital the head of a column or pilaster, often ornamented

Casement window a window hinged vertically to open like a door

Cladding an external covering applied to a structure for protective or aesthetic purposes

Column an upright, often supporting, structure, usually circular but sometimes square or rectangular in form

Console a scrolled bracket supporting the cornice of a shop front, marking the termination of one shop unit and the beginning of another

Coping a protective capping or covering on top of a wall, either flat or sloping to discharge water

Cornice a projecting, decorative moulding along the top of a building, wall, arch or shop front. A dentil cornice comprises small, square blocks

Corbel a projecting block, usually stone, supporting a beam, arch, parapet etc.

Creasing tiles thin clay tiles laid horizontally beneath a wall coping, often used decoratively in Arts-and-Crafts architecture

Cresting a decorative finish along the ridge of a roof, often in terracotta or metal

Cupola a dome that crowns a roof or turret

Dog-tooth a series of mouldings consisting of four leaf like projections radiating from a raised centre.

Dormer window a projecting window placed vertically in a sloping roof with a roof of its own

Dressings a finish, sometimes in a contrasting material to that of the main elevation, most commonly surrounding windows or doors

Eaves the lower part of a roof slope, overhanging a wall or flush with it

Elevation the external wall or face of a building

Façade the front or face of a building

Fanlight a window above a door, often semi-circular with radiating glazing bars, most commonly associated with Georgian buildings

Gable the triangular upper part of a wall at the end of a pitched roof

Gable a small gable, usually superimposed on a hipped roof

Glazing bar a vertical or horizontal bar of wood or metal that subdivides a window frame and holds the panes of glass in place

Heritage asset a building, monument, site, place, area or landscape identified as having a degree

of significance meriting consideration in planning decisions. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Keystone a central wedge-shaped stone at the crown of an arch, sometimes carved

Kneeler A shaped block, often set at the junction of an eaves and gable

Lintel a horizontal beam or stone bridging a door or window

Mortar a mixture of cement (traditionally lime), sand and water laid as an adhesive between masonry courses

Moulding a continuous projection or groove with a contoured profile used decoratively, or to throw water away from a wall

Mullion a vertical bar dividing a window opening into two or more lights

Nail-head a series of pyramidal mouldings resembling the heads of medieval nails

Pantile a roofing tile with a curved S shape designed to interlock

Parapet a low protective wall at the edge of a roof, balcony, bridge etc.

Paterae circular moulded ornaments derived from classical architecture

Pediment a triangular or segmental gable above a portico, opening or façade

Perpendicular style Gothic style of the late-15th and early-16th centuries

Pier a solid masonry support as distinct from a column, often flanking openings

Pilaster a shallow pier projecting slightly from a wall, often crowned with a capital

Pitched roof a roof with two slopes and a gable at each end

Plinth the projecting base of a wall or column

Pointing the exposed mortar finish to brick or masonry joints

Quoin a dressed stone at the angle of a building usually laid so that their faces are alternately short and long

Render plaster or stucco applied to an external wall surface. Roughcast (or pebbledash) is mixed with gravel

Rooflight a window set flush into the slope of a roof

Sash window a window that is double hung with wooden frames (sashes) that slide up and down with pulleys and weights

Setts rectangular blocks of stone (commonly granite) used for road surfacing

Sill (or cill) horizontal projecting element at the base of a window or door opening

String-course a continuous horizontal band, usually moulded

Stucco a form of plaster finish applied to the external face of a building, or as contrasting moulded decoration e.g. to window and surrounds

Transom a horizontal bar of stone or wood across a window opening

