

# London Borough of Haringey

Conservation Area No. 5  
Crouch End

Conservation Area Character Appraisal



Cabinet draft: 14<sup>th</sup> September 2010 (Appendix 1)



**CONSERVATION AREA CHARACTER APPRAISAL  
CROUCH END CONSERVATION AREA (No. 5)**

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## 1. INTRODUCTION

### Background to the Study

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:-  
*"Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas."*
- 1.2 The Borough has 29 such areas designated over 41 years, of which Crouch End Conservation Area is one.
- 1.3 Under Section 71 of the Act, once an area has been designated:-  
*"It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."*
- 1.4 The Planning and Compulsory Purchase Act 2004 has reformed the planning system by introducing Local Development Frameworks (LDF) which will replace Unitary Development Plans (UDPs). As part of the transition the UDP policies are automatically saved for three years or more while the new LDF system is being completed.
- 1.5 On 23<sup>rd</sup> March 2010 the Government released a suite of documents prepared by the Department for Communities and Local Government (DCLG) detailing its updated approach to conservation. This includes "The Government's Statement on the Historic Environment for England 2010"; "Planning Policy Statement 5: Planning for the Historic Environment" (PPS5); and "PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide".
- 1.6 These documents replace "Planning Policy Guidance 15: Planning and the Historic Environment" (PPG 15) and "Planning Policy Guidance 16: Archaeology and Planning" (PPG 16), bringing control of all of the Historic Environment Records together as 'Heritage Assets' as part of the DCMS/EH Heritage Protection Review.

## Heritage Assets

1.7 Heritage assets include:

- **Designated Heritage Assets:-**  
which possess a level of interest that justifies ‘**designation**’, and particular procedures apply to decisions that involve them.  
**(Listed Buildings; Registered Parks and Gardens; Conservation Areas)**
- **Local Heritage Assets:-**  
which have been identified by the local planning authority during the process of decision-making or through the plan-making process (including local listing), are of heritage interest and are thus a material planning consideration.  
**(Local Listed Buildings including Sites of Industrial Heritage Interest; Archaeological Priority Areas; Local Historic Green Spaces)**

1.8 It should be noted that under PPS5, where a Conservation Area Character Appraisal has been approved and adopted by the Council, local listed building and buildings that are identified in the Appraisal as making a positive contribution are to be considered as ‘designated heritage assets’. (See Section 12. Audit)

1.9 The designation of an area as a Conservation Area has other benefits beyond the protection of buildings and the design of the area. It enables other policies such as biodiversity and smarter streets to be developed for the conservation area, and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.

1.10 To meet Government requirements the Council is producing documents to protect its conservation areas in stages:-

- The first stage is the production, approval and adoption of Conservation Area Character Appraisals for each of Haringey’s 29 conservation areas, of which this document is one. The aim of Appraisals is 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, and 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 Local Development Framework (LDF).
- The third stage, on completion of the 29 Appraisals, will be the production and adoption of Proposed Management Strategies for the conservation areas that will also support the SPD.



- 1.11 This Appraisal will aim to define the character of the conservation area in line with the guidance given by both the Government and English Heritage 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.
- 1.12 The aims of this Appraisal are therefore to:-
- set out the special architectural and historic interest of the Crouch End 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 be adverse to 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.
- 1.13 It should be noted that this 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 the Conservation Area**

- 1.14 The Crouch End Conservation Area is centred on the suburban town centre that includes the Broadway and Tottenham Lane and contains the former Hornsey Town Hall, Hornsey Central Library and a range of primary and secondary retail frontages predominantly made up of small shops and restaurants. The clock tower provides the town centre with a notable and memorable landmark. This centre is surrounded by residential streets on the rising land to the west and south. These areas comprise a wide range of domestic styles of architecture prevalent in the latter years of the 19<sup>th</sup> Century and early 20<sup>th</sup> Century that represent a good quality residential environment.
- 1.15 The character and appearance of an area depends on a variety of factors. Its appearance derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form), whereas 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.
- 1.16 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 the original remaining buildings, street pattern and open space. In many cases the loss of original street furniture, trees and pedestrian paving materials has had a seriously detrimental effect upon the quality of the visual appearance and character of the public realm.
- 1.17 The role of buildings and spaces as being a positive contributor, neutral or detractor within the conservation area is set out in greater detail in the following sections:-
- **Positive Contributors:** There is a presumption, set out in PPS5, to retain buildings that make a positive contribution to the character of conservation areas. 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.
  - **Neutral:** 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.
  - **Detractors:** Detractors are elements of the townscape that are considered to be so significantly out of scale, quality of appearance, materials or character with their surroundings that their replacement with something of a more appropriate scale and massing or detailed architectural treatment and materials would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern.

### **Designation and Extensions**

- 1.18 The first designated of a Conservation Area in Crouch End was on 25<sup>th</sup> October 1974. This was called the Crescent Road Conservation Area and sought to protect this small area on the western side of Crouch End Hill.
- 1.19 The Conservation Area was subsequently extended on three occasions firstly on 26<sup>th</sup> March 1976 to incorporate Crouch End Broadway and the areas immediately to the north, south and east of the main shopping street. This enlarged area was renamed Crouch End Conservation Area and encompassed Crouch Hill, Crouch End Hill and Haslemere Road to the south and Park Road, Lynton Road and Tottenham Lane to the north. The area surrounding the former Hornsey Town Hall and the adjoining Hornsey Central Library between Haringey Park and Weston Park was also included as part of this first extension.
- 1.20 On 31<sup>st</sup> July 1990 the Crouch End Conservation Area was further extended to include the large residential area to the west of the Broadway and the residential streets to the east to help protect the buildings and open space from pressures for development. The revised boundary covered the area between Glasslyn Road, Hurst Avenue, Stanhope Road, and Avenue Road in the west and Fairfield Road, Drylands Road and Cecile Park to the east. The properties lining the section of Elder Avenue to the north of Tottenham Lane and the north east end of Hornsey Lane were also included within the extended Conservation Area at this time.
- 1.21 The area between Shepherd's Hill, Coolhurst Road and Hurst Avenue was included in the Conservation Area on 29<sup>th</sup> November 1994 to protect the remaining original buildings within that area from demolition. This has resulted in the current boundary of the Crouch End Conservation Area.

### **Context of the Conservation Area within the Wider Settlement**

- 1.22 The Crouch End Conservation Area (No. 5) is located on the southern boundary of the borough approximately 6km north of the City of London between Finsbury Park to the south, Highgate to the west, Muswell Hill to the north and Wood Green to the north-east. The current boundary of the Conservation Area is shown on Plan 1. It covers an area of approximately 94.5 hectares and shares part of its west boundary with the adjoining Highgate Conservation Area (No.1). To the south east is the Stroud Green Conservation Area (No. 28) and to the north the Hillfield Conservation Area (No. 25).

### **Topography**

- 1.23 The Crouch End Conservation Area is located within a hollow between the sharp ridge of the Hog's Back to the south and Muswell Hill to the north. The edges of the valley are formed by Crouch Hill to the south, Highgate to the west, and Muswell Hill to the north, the land sloping away to the north beyond the conservation area boundary providing views of Alexandra Palace as the focal point of the adjoining Alexandra Palace and Park Conservation Area (No. 13).

The steep ridge of local hills somewhat separates Crouch End from the centre of London as it is only accessible via the two main gateways from the south and west, namely Crouch Hill and Crouch End Hill. Crouch End's valley location is particularly apparent in views north from these two major traffic routes. The southern ridge, together with Shepherd's Hill in the west, shelter the town centre from the prevailing winds. This, to a certain extent, gives Crouch End the feel of a country town rather than a suburb.

### **Key Views**

1.24 The strategically important Landmark Viewing Corridor: London Panorama 1 (from Alexandra Palace to St Paul's Cathedral) identified in the London Plan passes through the core of the conservation area.

1.25 In addition, the topography of Crouch End and its surroundings has made available several local views that have an important influence on the character of the conservation area. As a result, certain key views both beyond and within the conservation area have been identified:-

#### **Views out of the Conservation Area**

Towards Alexandra Palace:-

- from Gladwell Road (Sub Area 4)
- from Crouch Hill (Sub Area 5)
- from Montenotte Road (Sub Area 6)
- from Shepherd's Hill (Sub Area 8);

Towards Muswell Hill:-

- from Montenotte Road (Sub Area 6)
- from Shepherd's Hill (Sub Area 8)
- glimpsed views from Glasslyn Road (Sub Area 6)

Towards the City of London:-

- from Crouch End Hill (edge of Sub Area 5)

#### **Local Views within the Conservation Area**

Towards Crouch End Town Centre:-

- from Crouch Hill and Crouch End Hill (Sub Area 5)
- from Russell Road and Wolseley Road (Sub Area 6)

Towards Crouch End Hill:-

- from Clifton Road (Sub Area 6)
- from Hurst Avenue across St Aloysius' College Sports Field (Sub Area 7)
- from Stanhope Road (Sub Area 7)

Views of Christ Church:-

- from Christ Church Road, Crouch End Hill & Crescent Road (Sub Area 5)
- from Birchington Road (Sub Area 6)

Views of former Hornsey Town Hall tower:-

- from Hatherley Gardens (Sub Area 3)
- from The Broadway (Sub Area 1)

Views of the Clock Tower:-

- from The Broadway, Tottenham Lane and Park Road (Sub Area 1)

## 2. DEFINITION OF SPECIAL INTEREST

- 2.1 The Crouch End Conservation Area's form is clearly defined by the historic street layout. The junctions between the major roads provide the focus for development and form the most densely developed part of the conservation area. The streets to the east and immediate west of the town centre are mainly lined with terraces, whilst further to the south and west the areas are less densely developed and are characterised by detached and semi-detached properties.
- 2.2 The common characteristics of the sub areas are broadly a function of a combination of the following: land use; density of development; scale and style of buildings; construction materials; period of development and influence of planting and open spaces. The townscape and character of Crouch End is complex because of the interplay of factors that have affected its evolution over time. As a result, some buildings and spaces differ from the overriding character of the area and there are some locations where the change in character from one area to the next may not always be distinct. In some cases buildings of a similar style, scale and period are located within different sub areas because their overriding character is defined by the physical appearance of the streets and spaces within which they are located.
- 2.3 The character of Crouch End is one of a north London residential suburb around a shopping core, somewhat separated from the city by its location on the north facing slopes of the Hog's Back ridge and its limited access to public transport. A bus ride, or a good walk, is necessary to get to the nearest overground rail stations at Hornsey going to Kings Cross and Moorgate or Crouch Hill going to Gospel Oak and Barking, or to the nearest underground stations at Highgate, Archway, Finsbury Park or Turnpike Lane.
- 2.4 Approaching Crouch End from the south over the hill from Islington gives a contrast of character from one of an intensely developed Inner London Borough area with few open green spaces to what appears at first glance to be an almost village like development nestling in the bowl between the hills rising in the north to Muswell Hill and Alexandra Palace. The distinctive Victorian style shopping parades in and adjoining Crouch End Broadway have a relaxed prosperous feel and are well served by local customers and shoppers from further afield who travel in to take advantage of the reputations of the independent specialist services provided. There are book and art material shops; music shops; fashion boutiques; several quality restaurants; cafes and bars; bakers and food shops that give out inviting smells of newly brewed coffee, baked bread and cooked meals.
- 2.5 Crouch End's local residents are predominantly well-to-do white middle class professional and business people and their families who live in large privately owned houses and flats. This is in notable contrast to some of the other parts of the borough, such as Tottenham, where there are large numbers of rented flats, with smaller scale terraced houses and a wide ethnic mix of residents. When

walking through the conservation area's quiet streets one has the impression of well maintained buildings and maturely planted gardens with many trees within their gardens and lining the streets. This is particularly the case in the streets to the west and south of the Broadway where there are more large detached and semi-detached properties with large gardens, school playgrounds, a playing field and sports field.

- 2.6 However, an increase in the popularity of private car ownership since the 1950s has resulted in the ubiquitous dominance of parked cars within residential and town centre areas. This is evident in Crouch End, where the limited public transport facilities have increased the need to rely on private transport. Consequently, many of the local residents have one or more cars or people-carriers that dominate the street frontages of the area, either parked off-street in what were previously maturely planted front gardens, or on-street lining the curbsides, detrimentally affecting the character of the conservation area.
- 2.7 The public realm in the extensive residential areas of the Crouch End Conservation Area is increasingly dominated, both functionally and visually, by vast areas of tarmac and parked motor vehicles and associated ill-designed clutter. On-street parking pressure is resulting in seriously negative effects on both the character and appearance of these parts of the conservation area. This includes parking at corners; double parking; loss of on-street parking spaces to vehicular crossovers to front garden forecourt parking; and the general visual dominance of the streetscape by motor vehicles and related facilities.

### **Sub Areas**

- 2.8 The conservation area can be split into sub areas of similar character and similar periods of development for the purposes of the Appraisal and shown on Plan 1.
1. **The Core Area: Crouch End Town Centre**  
(Retail and commercial premises in The Broadway, Crouch End Hill, Crouch Hill, Tottenham Lane, Middle Lane and Park Road together with former Civic buildings based on Hornsey Town Hall and Central Library)
  2. **New Road/Elder Avenue**  
(A small varied residential area to the north)
  3. **Haringey Park**  
(Remnants of an 1860s gated estate on the northern slopes of Crouch Hill)
  4. **Weston Park to Cecile Park**  
(A group of residential terraced streets to the east)
  5. **Christ Church**  
(A group of curved residential roads around Christ Church to the south)
  6. **Crouch Hall Park**  
(A grid of residential terraced streets to the west)
  7. **Hurst Avenue to Avenue Road**  
(A group of detached and semi-detached houses around an open space)
  8. **Shepherd's Hill**  
(A group of mainly 20<sup>th</sup> Century residential buildings in the north west)

### **3. ASSESSING SPECIAL INTEREST**

#### **Historic Development**

- 3.1 The following section provides a brief overview of the social and historical development of the area and is based on historic maps and the sources acknowledged within the Bibliography. An understanding of the underlying urban structure and how the pattern of development of the area has evolved helps the understanding of its present day character and appearance.

#### **Archaeology**

- 3.2 Crouch End, together with Hornsey village, Muswell Hill and Highgate, formed part of the rural Middlesex parish of Hornsey until absorbed into the northern suburbs of London. Little is known about the area until medieval times, although its location approximately 5 miles north of the developing city of London has affected its development.
- 3.3 There is no evidence of Roman settlement in Crouch End, probably because its hilly nature resulted in it being skirted by Ermine Street in the east and Watling Street in the west, the main Roman routes north from Londinium and an unnamed east-west link passed through Hornsey to the north. Also, until and during the Roman occupation of Britain, most of the Crouch End area was covered by the 'great forest' mentioned by the historian Tacitus. Later, clearance began and continued until the 17<sup>th</sup> and 18<sup>th</sup> Centuries with only remnants remaining in the nearby Highgate Woods, Queens Woods and Coldfall Woods. When the forest had been cleared it was found that the clay soil beneath it was not good for arable farming, so the principal economic activity became hay making and grazing of cattle and sheep. The population of the area remained sparse.
- 3.4 The Anglo Saxons took over the area after the Romans had departed and gave the parish of Hornsey its name and with the re-establishment of Christianity the Bishop of London became a major land owner and Lord of the Manor of Hornsey. Until the 14<sup>th</sup> Century the principle route from London to the north passed through Crouch End to Muswell Hill, Colney Hatch and Finchley; the road was so poor at Colney Hatch Lane that a new route was made through Highgate and Finchley Common (the Great North Road) about 1386.

#### **Before 1815**

- 3.5 The settlement of Crouch End first appears in the records for the area in 1465 as the hamlet of Crouche End. This is old English for 'cross-border' or 'cross-end' and may refer to the medieval crosses that were erected to mark the boundary between adjoining estates. Crouch End as part of the possessions of the Bishop of London may have had crosses marking the boundaries between the demesne land of Rowledge Farm and Topsfield and Fernfield Manors to the west and east respectively of what is now the Broadway. However, it may also derive from Crouch End being the crossing point of two medieval roads from London, one via Stroud Green to Muswell Hill and the other via Highbury to Tottenham.

- 3.6 The initial development of the hamlet of Crouch End occurred at the joining of five locally important roads: Crouch Hill; Tallington Lane (now Hornsey Road and Crouch End Hill); Tottenham Lane; Maynard Street (now Park Road) and Freeze or Frith Lane (now Middle Lane). Before the 14<sup>th</sup> Century Tallington Lane and Maynard Street formed a primary route north from central London, but they were impassable in bad weather when they became flooded from stream water off the Highgate Woods ridge. This problem was eventually overcome when the development of the turnpike system led to the construction of the alternative toll road route from Holloway up Highgate Hill to the Bishop of London's toll at Highgate.
- 3.7 Crouch End is first shown as a settlement on John Norden's map of Middlesex of 1594. It began as a group of fairly substantial summer residences for the families of London merchants and farmsteads serving the adjoining estates to the east and west. One of its first buildings of note, at the north end of the settlement, was a 14<sup>th</sup> Century predecessor of Topsfield Hall, the seat of the Lords of Topsfield Manor. This was replaced by what was referred to as a new house in 1608 and again by a two storey stuccoed house with an attic floor in about 1791 that remained a landmark on the junction until demolished in 1894. Opposite this building, on the western side of the Broadway, was a mid 16<sup>th</sup> Century cottage replaced, possibly in 1612, by Crouch End Academy, a substantial three storey weatherboarded timber-framed building that dominated the junction and operated as a large well-respected boarding school from about 1686 and throughout the 18<sup>th</sup> & most of the 19<sup>th</sup> Century to be demolished in 1883. Old Crouch Hall built in 1681 on the eastern side of the Broadway on the site of what is now Broadway Chambers, was an ornate two storey thatched property developed by the Booth family who were successful gin distillers.
- 3.8 Towards the end of the 18th Century some large villas and new estates began to develop in Crouch End. The first, in 1781, was Holland House in Mount Pleasant at the Conservation Area's southern boundary by the border with Islington. Crouch Hill House and Oakfield House were also developed in Mount Pleasant at around the same time and just over the border with Islington stood Mount Pleasant House. At the northern end of Crouch End Broadway, at the junction between Tottenham Lane and Middle Lane, Topsfield Hall was erected within extensive grounds in 1791. Some groups of small cottages for workers were also built in Crouch End on Tottenham Lane and at the foot of Crouch Hill, but even with this modest development by 1795 Crouch End consisted of a few houses.



### **1815-1870**

- 3.9 The Enclosure Act for Hornsey was given Royal assent in 1813 and became operative from 1816. However, it made little difference to Crouch End as, apart from a few road side strips, there was no unenclosed common land within the area covered by the current conservation area. The 1815 Hornsey Enclosure Map shows the landowners in Crouch End and the form of the settlement at the time of the Enclosure Act. In the following years there was a moderate increase in house building within Crouch End with the addition of further large villas and small cottages. The Wright family laid out houses at Crouch Hill and Park Road and Muswell Hill.
- 3.10 Crouch End remained little more than a rural village until the middle of the 19<sup>th</sup> Century. The Booth family, gin distillers, had acquired Topsfield Hall in 1812 and also owned Old Crouch Hall on the east side of the Broadway. In 1820 they wanted a modern house, so built Crouch Hall on the western side of Crouch End Broadway to the south of Crouch End Academy. This property comprised extensive grounds, including ornamental lakes and landscaped gardens. By 1850 the village pump and a cluster of shops, including a bakery and a post office, were located at the northern end of the Broadway, with a blacksmiths forge and a public house established at the southern end of the Broadway at the junction between Crouch Hill and Crouch End Hill.
- 3.11 In the early 1850s modest two storey cottages and villas were laid out on the triangle of land between Park Road, Middle Lane and Willow Walk (now Lynton Road) by the developers Joshua Alexander and William Bradshaw. The area developed into an independent residential community that starkly contrasted with the large villas that were being developed to the south along Crouch End Broadway. However, the 1870 Ordnance Survey shows that residential developments in Crouch End remained modest throughout this period, the exception being the construction of large villas in spacious grounds on Haringey Park, initially laid out in 1861 and developed as a private 'gated' street.
- 3.12 The arrival of the railway in Hornsey acted as a stimulus for further development in Crouch End. Hornsey Station was opened in 1850, whilst Crouch End Hill station was developed in 1867-68 on the High Barnet Branch of the Great Northern Railway. The station on Crouch End Hill led to the development of Hornsey Lane and Crescent Road by Charles Scrase Dickens, who also donated the land for the construction of Christ Church in 1863 with the tower and stone spire added in 1873. During this period Crouch End Hill was a popular location for wealthy families and the Grade II listed church, designed by A. W. Blomfield, was surrounded by impressive properties on Crescent Road. At the bottom of Crouch Hill the Park Chapel of 1854 was near commodious villas, in one of which the photographer George Shadbolt lived at Cecile House (until recently the Mountview Theatre School, now the Kestrel House School) and further up the Heals furniture manufacturing family lived at Amedee Villa.

### **1870-1935**

- 3.13 The most intensive period of development in the evolution of Crouch End began in the 1880s, approximately 400 new houses being built during the decade between 1882 and 1892. In 1882 Crouch Hall and its 10 acre estate was sold to the Imperial Property Investment Company who demolished the Hall in 1884 and laid out Crouch Hall Road. During the 1880s twelve roads between Coolhurst Road and Park Road were laid out by the Imperial Property Investment Company and high quality two and three storey terraces were developed. The new residential area became known as Imperial Park or Crouch Hall Park. The Company also purchased the Crouch End Academy and by 1891 had erected 60 new homes on the site and introduced a shopping parade to its Broadway frontage. The Hornsey School of Art on Crouch End Hill was also built in 1882.
- 3.14 In 1888 Old Crouch Hall and Linslade House were also demolished. The southern part of Elder Avenue and Weston Park, on part of the Elder Estate, were developed to the designs of architect John Farrer in 1889 and the development of adjoining roads followed. The 1894-96 Ordnance Survey shows that other residential streets had been developed during this period in the area surrounding Cecile Park, Fairfield Road and Tivoli Road, and many of the properties on these streets were also designed by John Farrer.
- 3.15 During the last decade of the 19<sup>th</sup> Century and early years of the 20<sup>th</sup> Century, Crouch End Broadway developed into a major high street and Crouch End became a major shopping centre. In 1894 Topsfield Hall and the associated Estate were acquired by James Edmondson and soon after the site was cleared and the Topsfield Parade shopping arcade was constructed along the Crouch End Broadway frontage from Middle Lane to Tottenham Lane. The centre of the triangular site incorporated the Queen's Opera House, opened in 1897 and later known as the Hippodrome Variety Theatre and the Gaumont Cinema with its entrance at No. 31 Topsfield Parade. The northern part of Elder Avenue and Rosebery Gardens were laid out as part of the same development. In 1895 the Grade II listed Crouch End Clock Tower designed by F.G. Knight was erected at the northern end of the Broadway. The four storey Broadway Parade shopping arcade was developed on the south eastern side of Tottenham Lane by J.C. Hill who also laid out nearby Fairfield Gardens and Felix Avenue and designed the Grade II\* listed Queens Hotel public house. In 1911 a cinema known as The Picture House was erected to the north of Broadway Parade beyond the current boundary of the conservation area.
- 3.16 Parts of the residential area formed by Crouch Hill, Christ Church Road, Waverley Road and Haslemere Road were also developed in the 1890s, probably by the local builder W.J. Collins.

- 3.17 The 1913 Ordnance Survey shows the existing street pattern of the Crouch End Conservation Area to be largely in place. Any substantial gaps were filled by development either prior to the First World War or during the Inter-War period. This infilling and intensification is demonstrated both by the completion of properties on Glasslyn Road, Bedford Road and Russell Road, and by the replacement in 1908 of large properties on Haringey Park with mansion residential blocks.
- 3.18 The land on the east side of the Broadway previously forming the grounds of Old Crouch Hall including Broadway Hall and Lake Villa was purchased by Hornsey Borough Council in 1920 and 1923 and laid out as a public park.

### **1935 - Present Day**

- 3.19 The 1935 Ordnance Survey shows Crouch End had developed into a major town centre, and in that year the new public park on the eastern side of Crouch End Broadway was selected as the location for the new Hornsey Town Hall, the loss of this fairly new open amenity space being regretted by many of the local residents. The distinctive Grade II\* listed Town Hall designed by R.H. Uren currently dominates the eastern side of the Broadway. Uren won an architectural competition held for the development of the site, the design winning an RIBA award for encapsulating the modern architectural movement of the period. The adjacent buildings were subsequently designed in a sympathetic manner to create a harmonious civic complex around a public square that included some open green space to acknowledge the loss of the park.
- 3.20 During the Second World War Crouch End suffered bomb damage, most notably to shops at the junction between Crouch Hall Road and the Broadway and properties on the northern side of Haringey Park. The Hippodrome Theatre on Topsfield Parade was also severely damaged during the war by fire.
- 3.21 One of the major changes during the immediate Post-War period was the closure of the railway line serving Crouch End Hill station in 1954. The former railway land was sold by British Rail to the London Borough of Haringey in 1977 and became the Parkland Walk, a pleasant pedestrian route linking Highgate with Finsbury Park. In 1965 Hornsey Central Library was built on the bomb site at the north western end of Haringey Park and the Coleridge Primary School was added to Crouch End Hill during the 1970s. More recent Post-War residential development within the conservation area has largely been confined to Topsfield Close, Hannay Lane and New Road. Isolated infill properties, including several blocks of flats, have also replaced villas in the western part of the conservation area such as on Crescent Road, Coolhurst Road and Shepherds Hill. In 1981 the Hornsey School of Art on Crouch End Hill was closed and the building was subsequently converted to form the TUC National Education Centre in 1984 and following further alterations is now part of Coleridge Primary School. Other isolated areas of redevelopment have taken place up to the present day.