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Sub Area Boundary and Heritage Assets Appraisal

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|  | Sub Area Boundary |  | Statutory Listed Building |
|  | Archaeological Priority Area |  | Local Listed Building of Merit |
|  | Strategic View Corridor & Wider Setting |  | Positive Contribution Building |
|  | Open Space |  | Detractor |

Sub Area 1: The Core Area: Crouch End Town Centre

4. SPATIAL AND CHARACTER ANALYSIS

Sub Area 1. The Core Area: Crouch End Town Centre

Overall character and appearance

- 4.1 Crouch End Town Centre forms the retail, commercial and social core of the conservation area around which the sub areas radiate. Its street pattern predates the existing buildings which have a very distinctive and broadly consistent late Victorian and early Edwardian character and appearance, interrupted by a few later infill buildings. They have an urban grain pattern of closely packed small plots developed as two and three storey parades and terraces with shops on the ground floor and either residential or commercial accommodation above. Building materials vary in different areas depending on the date of construction, but the most common are red brick with contrasting stone and stucco, often in horizontal stripes, used in elaborately detailed late 19th and early 20th Century buildings that reflect a smaller version of the character of the contemporary Muswell Hill Broadway buildings. The older early to mid Victorian buildings mostly use yellow London stock brick with a variety of contrasting detailing. Many of the buildings use gable ends on their main street frontages to add interest at roof level. The otherwise consistent back-of-pavement building line is disrupted at the centre of the east side of The Broadway, where older buildings have been removed to create the 20th Century Art Deco style complex of civic buildings and associated open spaces.
- 4.2 The higher density of the development within the town centre is accentuated by the fairly consistent three storey (and an attic in the roof slope) heights of the buildings around The Broadway and their position immediately at the back of narrow pedestrian pavements. This gives a strong sense of enclosure to these shopping streets, with an almost canyon like feel to the narrow Tottenham Lane. Bus routes run through the town centre streets, adding to the already busy volume of vehicular activity. This, together with the volume of shoppers moving along the generally narrow pedestrian pavements, intensifies the busy feel of the area. The pavements have a variety of uneven and unattractive finishes and some items of street furniture that impede free movement and do nothing to enhance the attractive character of the adjoining buildings. The character of the busy streets in this sub area, with their intense density of urban grain, and town centre building type and use, changes in the transition from the town centre into the adjoining residential sub areas.
- 4.3 The two notable landmarks that contribute significantly to the identity of Crouch End Town Centre are the tower of the former Town Hall and the Clock Tower. The public square to the west of the former Town Hall is an important, but currently underused, undervalued and poorly designed civic open space in a key position at the centre of The Broadway.

The Broadway



- 4.4 The Broadway makes up the key section of the primary retail frontage of the town centre. Because of its history as one of the principal routes between London and the north The Broadway became a wide thoroughfare long before it was lined with the existing development. The junction at the northern end is dominated by the Grade II listed Clock Tower that stands within a traffic island at a major crossing point for pedestrians negotiating the busy vehicular traffic passing through The Broadway. In views north along The Broadway it appears as an important and distinctive landmark against the sharply curved backdrop of Topsfield Parade and dominates views south along Tottenham Lane and Park Road. Unfortunately, the volume of traffic and the clutter associated with traffic management detract from the high quality townscape character of this area.
- 4.5 The character of The Broadway is enhanced by the street trees at the north end around the Clock Tower, in the centre on the public square, and at the south end at the junction with Crouch Hill and Crouch End Hill. The original granite kerb stones remain, but the character has been damaged by the loss of the original York stone paving slabs from the pedestrian pavements, which are currently clad with uneven and frequently broken small square concrete slabs that are inappropriate for the core of the conservation area. Unfortunately, the original cast iron street lighting columns are long gone, probably having been replaced several times since they were first introduced. However, some attempt has been made to improve their appearance by the introduction of metal reproduction Edwardian lighting columns, although many are now flying banners.

- 4.6 The Crouch End Clock Tower was built in 1895 to a design by F G Knight. It is a substantial square structure of Free Classical design that uses an eclectic mixture of materials. The bottom plinth is about 8 ft high in rusticated granite blocks that supports an upper plinth, also of about 8 ft, that is banded in red and yellow Mansfield stone. This in turn has a small moulded stone cornice that steps in at the top to carry a square red brick main section of three stages; an arcaded lower section with slit windows; a middle section with a narrow window and an upper section with Baroque style carved brick frames topped with a buff terracotta bracketed parapet cornice. Each of the four brick frames has a plinth and a cornice with pediment and panel at the top dated 1895 and contains a clock face. The tower is crowned by four buff terracotta corner turrets with ogee domes and pedimented bases and a large buff terracotta central octagonal drum with pilasters and oculus openings and an ogee shaped cupola with a wrought iron, partly gilded weather vane. It was erected to commemorate Henry Reader Williams, a chairman of the Hornsey Local Board. The upper plinth on the south side has an elaborately carved brick frame containing a large circular bronze plaque with a profile portrait of Williams by Alfred Gilbert, the sculptor of Eros in Piccadilly Circus, and below it on the lower plinth is a rectangular stone panel inscribed "ERECTED BY SUBSCRIPTION IN APPRECIATION OF THE PUBLIC SERVICE RENDERED BY HENRY READER WILLIAMS, ESQ. J.P. TO THE DISTRICT OF HORNSEY DURING A PERIOD OF TWENTY ONE YEARS JUNE 1895" above a stone drinking fountain, that unfortunately, is no longer usable.

The Broadway (west side)



- 4.7 The west side of The Broadway, from Coleridge Road in the south to Middle Lane in the north, is lined with a collection of terrace properties of varied ages and architectural quality. At the southern end, No. 1 is a three storey late 19th Century yellow stock brick corner building with an attic storey with cambered headed

- dormers in a steep slate mansard roof. It has well proportioned cambered headed sash windows with stone springing blocks and keystones, a simple parapet cornice and a splayed corner to Coleridge Road with a modern ground floor shopfront within retained original shop-surround pilasters, corbel brackets and cornice. There is a cast iron street name plaque on the Coleridge Road elevation. Until 1924 the building was a J. Lyons teashop. It makes a positive contribution to this part of the conservation area.
- 4.8 Nos. 3 to 9 (odd) are a late 19th Century terrace of two storey buildings with an attic floor in flat topped half dormers. They are constructed in pale Gault brick with contrasting red brick window dressings, string course and eaves cornice and tall chimney stacks with terracotta pots. Each unit has a central twin sash beneath a wide cambered arch on upper floors; the second floor attic window extends above the eaves into the half dormer. Unfortunately, none of the original ground floor shopfronts or surrounds remains intact, but the buildings are still considered to make a positive contribution to the streetscape.
- 4.9 Nos. 11 to 19 (odd) are a three storey late 19th Century terrace built from red brick with projecting bracketed eaves and a slate roof with prominent chimney stacks with terracotta pots. Each unit has two vertical sliding sashes with decorative stucco lintels on each of the upper floors and string courses. Unfortunately, most of the original shopfronts and some surrounds have been altered, but the buildings are typical of the character of The Broadway and make a positive contribution to the streetscape.
- 4.10 The previously uniform terrace from No. 11 through to No. 61 was disrupted by World War II bombing that damaged Nos. 21 to 39 (odd). From the late 19th Century Nos. 21 to 39 (odd) had been united as Wilson's department store, and continued to operate in repaired premises at Nos. 21 to 33 (odd) until 1971. The site was then redeveloped with the current late 20th Century three storey building with a recessed attic floor and flat roof that is roughly the same height as its neighbours. Its ground level shopfronts have been set back from the original building line to allow for a wider pavement to improve pedestrian movement. The upper floors of the front elevation are divided vertically into eight bays by brown brick and white stone, between which are full height forward projecting screens of horizontal bands of flat grey panels and large picture windows. This intervention of modern scale and materials into the otherwise traditional brick elevations of the Broadway disrupt its rhythm and appearance, detracting from the prevailing character of the streetscene. There is currently a community 'sky garden' on the roof of Budgen's supermarket producing summer salad for sale as part of a Positive Earth project to show how easy it is to grow vegetables in an urban setting.
- 4.11 Nos. 35 to 39 (odd) on the south side of the junction with Crouch Hall Road were redeveloped in 1957 as a three storey Woolworths building with a stone clad projecting ground floor shopfront built in the corporate style of this period and

beige/pinkish brick upper floors with vertically proportioned two storey stone window surrounds. The ground floor has now been sympathetically converted to a Waitrose supermarket. The materials and elevational treatment of this building complement those of the listed buildings forming the town hall complex on the opposite side of The Broadway and make a positive contribution to this part of the conservation area.

4.12 Views along Crouch Hall Road are softened by the many mature street trees, beyond which are visible the curved metal balconies of Duke House, a late 20th Century five storey building that now contains flats on the upper floors and a local police station on the ground floor. It has a rusticated stone ground floor and white rendered upper floors with large metal windows and a flat roof behind a parapet. A large car park serving No. 44 Coleridge Road is situated to the rear of this building and is accessed via a service road adjacent to Duke House.

4.13 The west side of The Broadway is continued north of the Clock Tower, by Nos. 41 to 61 (odd), the other remaining part of a late 19th Century three storey red brick terrace that originally continued uninterrupted from No. 11. This long terrace also continued along the south side of Park Road to No. 47 on the junction with Shanklin Road but Nos. 11 to 19 (odd) Park Road, like Nos. 23 to 39 (odd) The Broadway were damaged by WWII bombing. No. 41 on the north corner of Crouch Hall Road has a parapet and a taller elevation than the other buildings in the terrace. It has an exceptional first floor timber vertical sliding sash window that has a curved frame and curved glass on the slightly recessed curved corner of the building that is an interesting feature at the junction with Crouch Hall Road. Nos. 43 to 61 (odd) have slate roofs that are separated by upstands on the line of the party wall and chimney stacks that punctuate the skyline. They have projecting bracketed eaves and sash windows with stucco lintels and a narrow stringcourse joining the heads and sills of the upper floor windows. There is a cast iron street name plaque at first floor level on No. 61. The shop units, which are two windows wide, generally retain their shop surround corbels and pilasters. Unfortunately, they all now have unsympathetic modern shopfronts and the pilaster between Nos. 49 & 51 has been removed to form a double width unit with an over large fascia. However, the terrace remains a group of buildings that make a positive contribution to this part of the conservation area.

The Broadway (east side)

4.14 The east side of The Broadway, from Crouch Hill in the south to Tottenham Lane in the north, is less consistent in scale and style of buildings than the west side. The otherwise continuous retail frontage is interrupted mid-way by the public square around which are grouped the former electricity and gas showrooms and the former Town Hall, that form a group of statutory listed former civic buildings of considerable townscape value. The Town Hall is greatly valued by the local community for its townscape qualities, its historic social role and for its potential as a fully refurbished community and cultural amenity.

- 4.15 The rear of the Town Hall site is generally in relatively poor condition with areas of parking and garages for the Library to the south of the Town Hall. The rear of the site is accessed from Haringey Park and fronted by the Grade II listed Hornsey Central Library, a fine modernist building. To the east of the access are smaller two storey domestic Victorian properties.
- 4.16 Nos. 2 & 4 The Broadway are an early 20th Century three storey red brick terrace of five units with an attic floor and dormers in a steep slate roof and a projecting stone eaves cornice. The upper floors are divided vertically into five bays by brick pilasters with corbels at the eaves level and have timber casement windows with coloured glass panes in the upper fanlights and painted stone surrounds. The dormers are set within red brick gables flanked with stone side scrolls. The ground floor has shopfronts with simple stone surrounds and a left side round headed entrance doorway to the upper floors. The left side unit is three windows wide with a ground floor entrance to the upper floors. These buildings are similar in style and materials to the slightly older terraces on the west side of the Broadway and make a positive contribution to the streetscape of this part of the conservation area.
- 4.17 No. 6 is a two storey yellow stock brick local listed building of merit. This baker's shop is smaller in scale than its neighbours and has a parapet with a modillion cornice and a central stone feature surmounted with a wheatsheaf finial and inscribed 'W M 1850' between scrolled brackets. The initials stand for William Muddiman, who ran a bakery and post office before it was taken over by Dunn's. The first floor has two sash windows set within wide recessed brick reveals and has a cast iron street name plaque. The ground floor retains an early 20th Century cream and black Vitrolite clad shopfront and applied Chrome fascia signage.
- 4.18 Nos. 1 to 4 (consecutive) Broadway House, built in 1936-37 to a design by Dawe and Carter as the former Gas Showrooms, is on the site of Nos. 8 & 10 The Broadway. Its long elevation faces onto the south side of the public square. It is a two storey Grade II listed building with a splayed corner, parapet and stone coping and flat roof. Barclays Bank now occupies the former ground floor showroom and retains its original large shop windows with stone surrounds and rusticated pilasters and rare surviving examples of curved glazing the same as at Heals furniture store in Tottenham Court Road and Simpson's of Piccadilly. The tall beige/pinkish brick upper floor gives it the equivalent height of neighbouring three storey buildings and has long vertical metal casement windows with stone architraves and carved stone low relief panels by the sculptor Arthur J J Ayers beneath them depicting scenes showing the uses of gas. The east end of the elevation to the public square has three floors with smaller windows and an entrance to the upper floors.
- 4.19 To the north of Broadway House the streetscape is opened up by the unnamed public space created in the mid 1930s as the forecourt of the Town Hall and focal point around which the buildings forming the civic core of the Borough of Hornsey

were located. The complex of listed buildings surrounding the square remain as important landmarks within Crouch End. Although of differing designs the buildings are consistent in their Art Deco influenced modern style, use of beige/pinkish coloured brick, flat roofs and vertically proportioned metal casement windows with horizontal panes.



- 4.20 The public square was originally formed to set back the Town Hall from the street frontage to give it some dignity in a formal setting and to provide parking spaces. Although the parking spaces were later removed the space currently does little to enhance the setting of the surrounding listed buildings because its layout makes it difficult to use as a unified space. It is poorly subdivided by its different surface treatments and is difficult to move across because of physical barriers, including part of the paved area in front of No. 26 The Broadway, on the northern side of the square, currently being taken over as an outside café area. The pedestrian pavements in front of the shops are at the same level as the pavements on The Broadway and retain their original large interlocking artificial stone slabs and granite kerbstones. The kerbstones continue around the pavements in front of the former Town Hall, but this section has uneven patched and broken square concrete paving and contains 18 cast iron bollards. The large space in front of the Town Hall accessed from Hatherley Gardens is at road level, surfaced with tarmac as it was designed as the vehicular access and drop off point for the Town Hall and Public Assembly Hall. It has a turning circle within which is a raised roughly oval area of granite setts and an elegant Deco style stone fountain with a circular basin raised on a fluted base in a circular stone bowl with fluted bands at regular intervals around its sides, sadly no longer with playing water. The reinstatement the sound and appearance of flowing water to the fountain would add a soothing feature that would greatly enhance the character of this public

square. The area nearest to The Broadway is laid out as a lawn with small flower beds and hooped metal railings restricting pedestrian movement. Behind the bus stop on The Broadway is a small tree with a plaque inscribed "This tree was planted in December 1998 by Hornsey & Wood Green Group of Amnesty International to commemorate the 50th Anniversary of the UNIVERSAL DECLARATION OF HUMAN RIGHTS". The quality of the character of this important quiet resting space within the otherwise bustling Broadway is greatly enhanced by the large attractive mature trees within the lawn and in the adjoining raised areas of granite setts. Although fairly well maintained and regularly stocked with bedding plants, the quality of the design and layout of this important meeting space in the heart of Crouch End is in need of further improvement to create a more useful and attractive space in front of the former civic buildings. Encouragement will be given to uses that will draw the vitality of The Broadway back into the site, reinventing the open area as a public piazza, a lively and animated space with high quality landscape.

- 4.21 The former Hornsey Town Hall and adjoining Public Assembly Hall form the boldly massed asymmetrical architectural centrepiece along the eastern edge of the public square, with its tall rectangular tower and flagpole acting as a local landmark visible from many parts of the conservation area. This Grade II* listed building was designed by the gold medal winning RIBA architect Reginald Harold Uren and built between 1934-5. It is an important example of Town Hall architecture inspired by the internationally influential Hilversum Town Hall of 1928-30 by W M Dudok, but unfortunately is currently considered to be surplus to requirements and largely unused. The building is avowedly 'Modern' with Art Deco style details and is made from hand made beige/pinkish brick with stone dressings, stone coped parapets and flat roofs. The main frontage on the west side facing the public square is of two tall storeys equivalent in height to the neighbouring three storey buildings with tall metal casement windows with stone architraves and the tower in the south eastern L shaped corner of the building. The forward projecting right side section has a set back attic floor.
- 4.22 The Public Assembly Hall is clearly distinguishable by the main ground floor triple entrance doors set within a wide rusticated brick surround below a first floor ceremonial balcony and large elongated first floor foyer windows that give it a horizontal emphasis. Its entrance doors and balcony are all fitted with bronze bars, guards and grilles in Art Deco style patterns. The Council Offices have a more decorative large entrance door at the base of the staircase tower that has wide stone architraves and a lintel containing a carved low relief sculpture by Arthur J J Ayers incorporating the Hornsey Metropolitan Borough coat of arms below a long window with a copper grille and tall bronze hood. The upper part of the tower is blank with horizontal raised brick strips except for the top stage that has slit windows with stone hoods.



- 4.23 The interior of the building contains its original decorative features such as panelling in a variety of fine woods, cork tiled floors and Heals furniture and includes the galleried multi-purpose Assembly Hall with a stage and seating for 800 to 1000 people and the former Council Chamber to the south, reached by its impressive Ashton marble staircase and spacious central corridor. The council offices are arranged around an inner courtyard at the back to prevent overlooking into neighbouring properties and have separate access from a rear staircase tower that is a notable Art Deco composition with round cornered canopies

flanking the full height curved glazed metal Crittall windows with horizontal glazing bars and an oversailing flat roof.

- 4.24 Hornsey Town Hall continued to serve its municipal functions until the London Government Act 1963, which merged the jurisdiction of Hornsey, Tottenham and Wood Green Councils. In 1964 the new Borough of Haringey chose Wood Green Civic Centre as its municipal centre and as a result, many of the municipal functions were transferred from the site. The Assembly Hall was left vacant in the mid 1990s and has not been used since.
- 4.25 Regrettably, the former Town Hall has also been left partly vacant over many years and has fallen into a state of disrepair. As a result the building is on the English Heritage 'At Risk Register'. The Council's vision for the future of the Town Hall and its associated buildings is for the creation of a lively focal centre for Crouch End, which promotes a viable and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate repair and refurbishment of the Town Hall and associated enabling development. 'Facilitating Development Options' for the future conversion and re-use of the Town Hall and for enabling development on the site have been investigated by consultant architects and feedback from consultation on these Options has informed the preparation of a final design scheme for the submission of planning and listed building consent applications. The development site includes a car park to the rear of the Town Hall and north of the Hornsey Central Library and a pre-fabricated office annex to the Town Hall, neither of which contributes to the settings of the adjacent listed buildings in this part of the conservation area.
- 4.26 However, at the northern end of the car park to the east of the former Town Hall, also within the development site with its main access from Weston Park, is a neo-Classical two storey red brick building with a flat roof and parapet built in 1932 as a local clinic. It has its main entrance within a single storey forward projecting porch with parapet in the centre of the narrow west elevation. The doorcase has an impressive stone surround with moulded architrave and a blocking course incorporating the Hornsey coat of arms and a panel inscribed 'CLINIC'. The windows are all timber vertical sliding sashes in a variety of sizes all with glazing bars, those on the long north and south elevations having stone surrounds. This building is of architectural merit and makes a positive contribution to the group of municipal buildings in this part of the conservation area, but would be demolished as part of the current development proposals. To its rear is a smaller building of similar age and design that contains an electricity sub-station. It also makes a positive contribution to this part of the conservation area and would be retained.
- 4.27 No. 26 The Broadway, on the north corner of the public square, is also a Grade II listed building. This former Electricity Board Office and Showrooms building extends behind the rear of Nos. 28 & 32 The Broadway. It was built in 1938-9, to a design by Slater, Moberly and Uren to complement the other civic buildings surrounding the public square. It is three storey beige/pinkish brick building that

curves round the corner from the Broadway with its long elevation faces onto the north side of the open space. It has a continuous ground floor shopfront beneath a projecting stone fascia that originally incorporated a group of four public telephone kiosks. However, these have been incorporated into a restaurant that now occupies the former ground floor showroom and has an outdoor eating area within the adjoining square. The upper floors have metal casement windows, a parapet and stone coping and a flat roof. The main entrance and staircase bay to the upper floors is on the right, projecting slightly forward with a full height metal casement above a door with a wide stone architrave and a high level carved brick low relief sculpture of 'the Spirit of Electricity' by Arthur J J Ayers.

- 4.28 To the right of this, and partly tucked behind, is the former two storey red brick Telephone Exchange built in 1910, that was altered and refaced to match the other civic buildings and became an extension to the Town Hall, known as Broadway Annex and is all included in the Grade II listing. The refaced elevation fronting the public square appears as a seven bay office building with a cambered east end and a projecting ground floor with a stone coping and large vertical windows with stone surrounds. Behind and above this is a beige/pinkish brick upper section in front of the original red brick elevation which gives it the appearance and proportions of a three storey building. It has long first floor metal casement windows, above which is a very tall parapet wall extending to the equivalent of second floor height which is supported at the rear with diagonal metal shores from the gutter of the original telephone exchange glazed metal pitched roof. The appearance of this brick screen wall is disguised to look like a second floor by the addition of narrow vertical stone blocks and horizontal raised brick strips that echo details on the front elevation of the adjoining Town Hall. The original red brick rear and side elevations of this building, with a prominent gable end, tall chimney stack and glazed pitched metal roof are clearly visible in views along the service road between Nos. 32 and 34 The Broadway.
- 4.29 Adjoining the north side of No. 26 Broadway are Nos. 28 to 32 (even) a late 19th Century three storey Gault brick terrace with an attic floor in a hipped slate roof with tall chimney stacks and dormers projecting above the projecting eaves. It has contrasting stone and yellow brick stringcourses and window detailing, each of the three units having triple sash windows on the two upper floors, those on the first floor with interlocking arched heads. No. 32 retains a largely intact original shopfront that, together with the front elevation details of the upper floors and first floor sash windows, is continued around the flank elevation providing a frontage onto the access road. Although the ground floor shopfronts of Nos. 28 & 30 have lost most of their original features the group are still considered to make a positive contribution to this part of the conservation area.
- 4.30 Nos. 34 to 44 (even), the three storey late 19th Century red brick terrace on the north side of the access road, has a hipped slate roof with projecting eaves that is separated by upstands on the line of the party walls. Each unit is defined vertically by full height red brick pilasters with stone blocks and brackets. No. 34

is two windows wide with a splayed corner onto the access road, while the other units are three windows wide, No. 40, in the centre, is topped by a tall red brick pediment flanked by scalloped supports and obelisk finials and containing a rectangular stone panel inscribed 'BANK BUILDINGS'. The first floor windows have pedimented stone hoods and almost all windows retain their original coloured glass panes in the upper sashes. Most of the ground floor shopfronts are unsympathetic replacements, but some of the original shop-surround corbels and pilasters remain. The terrace makes a positive contribution to this part of the streetscape of the Broadway.

- 4.31 No. 46, the imposing three storey red brick former bank building to the south of the junction with Weston Park, has a taller elevation and a steep clay tiled roof with tall red brick chimney stacks and terracotta pots and a gabled dormer on the side elevation. The Broadway elevation has an elaborately detailed shaped gable end constructed in contrasting bands of red brick and stone topped with a moulded cornice, semi-circular cap and ball finials. The central stone band is inscribed 'ESTABLISHED 1862'. The ground floor retains its original stone built bank-front with fascia and moulded cornice, window openings subdivided by a stone transom and mullions and a wide corner entrance doorway with a round headed fanlight and scrolled consoles. The upper floors have a stone stringcourse and paired windows with stone dressings. The chimney stack on the Broadway elevation is expressed as a forward projecting feature on the right side of the frontage. The building makes a positive contribution to this part of the conservation area.
- 4.32 No. 48, on the north side of the junction with Weston Park, is a two storey late 19th Century red brick building with a steep slate roof with a dormer on both street elevations. The splayed corner has a square tower topped by a steep slate roof with tall elaborately designed cast iron cresting finials. All of the windows retain a top sash with glazing bars and coloured glass panes, those above eaves level are arched windows that are an additional feature at the junction. The ground floor shopfront has round headed windows and a corner entrance, all with fanlights divided by timber glazing bars into small panes, but has been damaged by inappropriate decoration and an over large fascia. However, the building is still considered to make a positive contribution to the conservation area.
- 4.33 Nos. 50 to 54 (even) are a symmetrical group of three similarly detailed two storey late 19th Century red brick buildings with slate roofs and central gables that, together with the adjoining Broadway Parade in Tottenham Lane, enclose the space to the east of the clock tower. The ground floor shop units have lost their original shopfronts but retain their original surround pilasters, corbel brackets and cornices. They make a positive contribution to the conservation area.

Haringey Park (north side)

- 4.34 The Hornsey Central Library built in 1963-5 to designs by F Ley and G F S Jarvis is a Grade II listed building. The DCMS listing describes the building as having been “designed with wit and vivacity to impart a sense of energy and modernity to reading and cultural events.” It is a substantial mainly two storey building with a basement book storage area that replaced a smaller library of 1899 that could not cope with increased demand for books. Built of reinforced concrete with flat roofs, it has a long elevation onto Haringey Park made up of large panel pre-cast concrete cladding with a raised pattern above a continuous glazed ground floor level of aluminium framed windows and doors within polished black granite pilasters and stallrisers. The central section has a forward projecting concave upper section of pale buff brick facings over the main entrance that is supported on two columns clad with polished black granite. To the east of the library entrance is a projecting panel with rectangular patterns in mosaic. Much of the western part of the main frontage is screened by mature conifer trees. The entrance hall opens on both sides into double height spaces, each with an open staircase and gallery leading to the first floor. There is an adult lending library at the west end of the building, a children’s library and open courtyard with a pool, currently used as a planter, and long fixed concrete bench at the east end and offices at the rear. On the first floor of the east end is the Promenade Gallery exhibition and lecture hall, set back from the main façade under a shallow V shaped roof, a small cafe and a small meeting room. Most of the original internal finishes and fittings remain intact and the building successfully incorporates artwork commemorating the borough through four hundred years. The east staircase landing has an engraved glass window by Frederick J Mitchell ARCA depicting Hornsey past and present from the church tower of 1500 to the new library itself. By the entrance is a large plaque recording the opening of the library by Her Royal Highness Princess Alexandra on March 5th 1965. The building was commended by the Library Association as an example of a good working library. The grand scale and sense of spaciousness of the library building contributes to its importance as a focal point contributing to the character and appearance of the conservation area.
- 4.35 To the west of the library, at the junction with Hatherley Gardens, there is a small hard surfaced open space with some planting at the southern end and around a public convenience block at the northern end. It has concrete bollards and original, square aggregate surfaced concrete paving with some unfortunate later inappropriate repairs and changes that detract from the quality and character of the original concept. Contemporary with the library and adjoining its west wall, is a water feature that faces onto the open space. It is in the form of a pool containing a bronze sculpture by T E Huxley-Jones of an attenuated female figure. Behind this is a curved rough finished concrete curtain wall inset with two small bronze plaques. The one on the left depicts a plan of the Borough of Hornsey inscribed with the coat of arms and motto, the one on the right is an elevation of the medieval tower of Hornsey Church. A curtain of water jets play in front of the wall into the pool. The sound and appearance of water playing from the fountain

jets and flowing into the pool add considerably to the potentially tranquil character of this small open area and every effort should be made to ensure that it is retained in working order.

Tottenham Lane



- 4.36 Tottenham Lane forms the north-east approach to The Broadway. It is a shopping street with three storey terraces of red brick and stone elevations and repeated roof level gables that give a substantially consistent appearance along both sides, further enhanced by their pattern of vertically proportioned fenestration on the upper floors and ground floor shop units. The narrowness of the street, height of the buildings and continuous frontage gives it considerable sense of enclosure, with the clock tower providing a focus for the view looking south-west. Broadway Parade along the south-east side extends the adjoining terraces on the east side of the Broadway, with the highly decorated Grade II* listed Queen's public house as a landmark building at the junction with Elder Avenue. The turret on the corner forms a feature at roof level in views in both directions along Tottenham Lane. Topsfield Parade along the north-west side turns around the northern end of the Broadway to extend as far as Middle Lane. Unfortunately, the view north-east along Tottenham Lane out of the conservation area is closed by the uninspiring elevations of the late 20th Century YMCA building. The street is noisy with the volume of buses and lorries passing through. There are no street trees and the pedestrian pavements are clad in small uneven square paving behind retained original granite kerb stones. As in The Broadway, the original street lighting has been replaced by metal reproduction lighting columns with banners.

Tottenham Lane (east side)

- 4.37 Nos. 1 to 25 (consecutive) Broadway Parade on the eastern side of Tottenham Lane was built by the local builder and developer, John Cathles Hill. Its elevations are less decorative than those of Toppfield Parade on the west side of Tottenham Lane, but repeat the use of red brick with contrasting stone. The terrace is of two storeys and an attic floor in a slate mansard roof with twin sash half dormers beneath a pedimented gable end to each building, similar to the roof forms opposite. The roofscape is given greater articulation in long views by the introduction of an additional storey beneath the gable of every sixth building (Nos. 6, 12, 18 & 24). Unfortunately, some of the original ball finials have been removed from the gables. All of the buildings in the terrace have three first floor sash windows that are topped by painted stone lintels and a stringcourse that rises above each window to form a hood moulding. Most of the original shop surrounds corbels and pilasters remain intact, but many of the shopfronts and fascias are unsympathetic modern replacements. No. 11 has an unusual original shopfront that splits the unit into two from a shared central recessed lobby. No.16 also retains some of its original shopfront features. No.1 has a cast iron street name plaque at first floor level. The terrace makes a positive contribution to this part of the conservation area.
- 4.38 No. 26, The Queen's public house, adjoins the end of the terrace at the junction with Elder Avenue. This grand Grade II* listed building was originally a hotel of 1899-1901, also designed by John Cathles Hill. It is three storeys with an attic in a steep slate roof with both dormers and gable ends and tall chimney stacks with terracotta pots. The red brick elevations have stone window dressings and stringcourses and banding on the gables and chimney stacks. The corner is expressed with a large circular tower containing the main entrance lobby topped with a lead clad dome and finial. The ground floor pub-front has a series of elaborately detailed mahogany doors and windows with Art Nouveau stained glass within wide round-headed arches that are set within the surround between polished black granite Corinthian pilasters and stallrisers and a painted entablature. The arched corner entrance contains an Art Nouveau wrought iron screen that includes 'THE QUEENS' in gilded letters and a mosaic floor with a QH monogram. This building is recognised as one of the pinnacles of late Victorian pub design and is a remarkable survival with a largely intact interior of cast iron Corinthian columns, ornate wooden partitions with etched and mirrored glazing and elaborately decorated ceilings.
- 4.39 Nos. 27 to 38 (consecutive) Broadway Parade is a continuation of the late 19th Century red brick terraces of Tottenham Lane beyond the conservation area boundary. The north end of the terrace was originally terminated with the Picture House, a cinema built in 1911 on a plot adjoining the north end of Fairfield Gardens with its front elevation opposite the junction with Rosebery Gardens. The cinema was renamed the Plaza, but was bombed during World War II. The north corner of Elder Avenue is addressed by No. 27, a three storey building that is plainer, but complementary to The Queens. It has an attic floor of gables and

dormers in a steep slate roof and a full height octagonal oriel window on the upper floors of the corner, terminating in a turret with a steep octagonal roof. The other buildings in the terrace are two storeys with an attic floor two dormers wide in gable ends in a slate mansard roof. They have a painted stucco eaves cornice, window and pilaster details and round headed windows with glazing bars in the upper sections. Their rear elevations form an interesting articulated façade to the west side of Fairfield Gardens, where each building has a full height canted bay topped with a pyramidal roof. They should be considered as an extension to the conservation area, as the terrace makes a positive contribution to the continuity of the Tottenham Lane streetscape.

Tottenham Lane (west side)

4.40 The tightly curved terraced form of Nos. 1 to 44 (consecutive) Topsfield Parade was built between 1895 & 1897 by Isaac and James Edmondson on the site of Topsfield Hall demolished in 1894. It extends from Middle Lane around the north end of The Broadway and along Tottenham Lane making a positive contribution to the character and appearance of this part of the conservation area, defining the junction and providing a backdrop to the clock tower in views from the south. This highly decorative three storey red brick terrace with ground floor retail units has an additional attic floor with dormers in large shaped gables in the slate roof, tall red brick chimney stacks and a parapet decorated with brown brick recessed stepped panels. Each unit is defined vertically by full height pilasters of alternate bands of stone and red brick and has stone string courses at sill level and a stone parapet cornice. All windows have stone surrounds with hood mouldings, those on the first floor have cambered heads and those on the second have scrolled heads. The scrolled Dutch style gables also have stone detailing and round headed window openings. The shopfronts retain almost all of the original elements of their surrounds that are made up of brown glazed brick pilasters topped by twin scrolled corbel brackets and urn finials and fascias with decorative cornices. Unfortunately, some of the original fascias have been covered with over-large applied fascias that extend above the cornice obscuring the bottom sections of the first floor windows or down over the top of the original shop window. Several of the original shopfronts remain intact.

4.41 The buildings that make up Topsfield Parade have a hierarchy of form. Nos. 12 to 16 (consecutive) are the most important units because they occupy the prominent central position of The Broadway junction. Accordingly, they are grander than the other units with slightly taller and wider elevations, three windows wide with additional banded pilasters between the windows, additional shaped stone tops to their gables and parapets, and twin round headed dormer windows flanked on each side by another small window. Nos. 1 to 11 (consecutive), Nos. 17 to 30 (consecutive) and Nos. 32 to 36 (consecutive) Topsfield Parade, are also three windows wide and have a similar elevational treatment, but the gables have a pointed pediment, originally topped by a stone ball finial and dormer windows are set back from the front elevation within an open round headed arch, some of which have since been altered by repositioning

the window forward beneath the arch Nos. 37 to 44 (consecutive) are narrower units that are only two windows wide, but have the same window pattern and gable treatment. No. 44 has a splayed corner topped by an additional stone pediment and decorative panel inscribed '1895' at the junction with Elder Avenue. The materials used for the buildings in Topsfield Parade are consistent with those used for the listed clock tower and are important to its setting.

4.42 No. 31 Topsfield Parade, in the centre of the Tottenham Lane elevation, was originally built in 1897 as the entrance block to the Queen's Opera House that took up the triangular site at the rear and was partly designed by Frank Matcham, the most eminent theatre architect of the day. The front elevation complemented the style and materials of the rest of the terrace, but was taller with a first floor of one and a half storeys containing a large full width round headed window with radial glazing bars and a round headed pediment with shell panel, keyed oculus and flanking finials. The building's landmark presence was further emphasised by the addition of a tall steeply sided tile clad French style roof topped by an elaborately detailed cast iron cresting and flagpole. The theatre entrance had a series of double doors with glazing bars in squares diagonally in the Chinoiserie style, each pair of doors flanked externally by two engaged Corinthian columns. In front of this impressive entrance was a pedimented cast iron and glass porte-cochère that projected over the pavement supported on two cast iron Corinthian columns. Unfortunately, since then the building has undergone several alterations as a result of damage by fire and changes in fashion and demand. In 1958 the front elevation was stripped of most of its theatrical adornments and reduced in height so that the top lines through horizontally with its neighbours. Since then some renovation has taken place to reintroduce some of its original character, but a simplified version of the first floor round headed window is now the only reminder of its theatrical history. However, even in its reduced form, it is considered to make a positive contribution to the character and appearance of the terrace and this part of the conservation area.

4.43 Nos. 45 to 65 (consecutive) Tottenham Lane, are a similar late Victorian red brick terrace between Elder Avenue and Rosebery Gardens. They are two storeys with an attic floor of wide gabled dormers in a steep mansard roof with prominent chimney stacks and large first floor canted bays. They extend the shopping parade beyond the conservation area boundary with ground floor retail units that are set forward of the upper floors over what were originally front gardens. The terrace makes a positive contribution to the streetscape and should be considered as an extension to the conservation area.

Middle Lane (east side)

- 4.44 Middle Lane forms the approach to the town centre from the north. It is much quieter than The Broadway and Tottenham Lane, but is still busy with a constant flow of vehicular and pedestrian traffic. It has secondary shopping frontages on its east side, but these terraces are of the same three storey red brick form as in The Broadway. The original granite kerbstones and gutters remain, but the pedestrian pavements are now surfaced in patched tarmac, there are modern street lighting columns and no street trees. The junction with Elder Avenue has a group of six cast iron obelisk style bollards.
- 4.45 No. 1 Topsfield Parade has an interesting remnant of a painted advertisement on the flank wall that is visible at the entrance to Middle Lane Mews and has a cast iron street name plaque on the front elevation at first floor level. The buildings fronting Middle Lane Mews are of yellow brick with contrasting red brick detail. They are simpler in treatment than the surrounding buildings, but include some interesting remnants of the service buildings originally associated with Topsfield Parade, including the remnants of the theatre building and make a positive contribution to the character of the area.
- 4.46 Nos. 2 to 8 (even) Middle Lane are late 20th Century buildings of similar height, scale and materials to their neighbours, but are unsympathetic in their details. Nos. 2 to 6 (even), built as a four storey red brick office building, is being stripped back to its basic structural frame, extensively refurbished and re-clad to form residential accommodation with ground floor retail units. No.8 is of three floors with a bulky overhanging roof and dormer. The group are considered to detract from the character and appearance of this part of the conservation area.
- 4.47 Nos. 10 to 34 (even) Middle Lane are another late Victorian two storey red brick terrace with an attic floor of wide pedimented dormers subdivided with mullions and transom in a steep slate mansard roof but, unfortunately, many of these are now altered. Each unit is defined vertically by full height pilasters of alternate bands of stone and brick and has a wide window on the two upper floors. The unusual first floor windows are wide shallow canted bays set within cambered headed arches. The ground floor shop units retain their original shop-surround pilasters, corbels and fascia dentil cornices. Good original shopfronts remain at Nos. 18 & 20 but, unfortunately, there are now many inappropriate modern replacements.

Park Road



- 4.48 Park Road forms the approach to the town centre from Muswell Hill and the north-west and also has terraces with ground floor shop units, but they are secondary to those on The Broadway and Tottenham Lane. It is a very busy road with a high volume of cars and lorries, and is also a bus route. The pedestrian pavements retain their original granite kerbstones but now have small square concrete paving that is uneven and patched with brick paviours. The restricted width means that there are no street trees and the original street lighting has been replaced by inappropriately designed modern lighting columns. There is considerable lack of consistency in the style of bollards used in Park Road; there are inappropriate concrete bollards outside Nos. 11 to 19 (odd); 2 cast iron Tuscan column style bollards outside Nos. 44 & 46; and a plethora of 18 cast iron Tuscan column style bollards, 2 bell bollards around the junction with Lynton Road and Wolseley Road and 22 obelisk style bollards in the adjoining part of Lynton Road. The buildings on Park Road are more varied in height and materials than many of the other roads as a result of their development over a longer period.

Park Road (north side)



- 4.49 No. 2, on the corner of Middle Lane, is a two storey mid 19th Century red brick building that was a corn merchant's from 1852, but is shown to have been the post office on the 1870 Ordnance Survey. It has a stucco parapet and cornice and a ground floor shopfront with stucco surround, pilasters and entablature. It has a forward projecting four window wide section fronting Middle Lane with a recessed curved corner section that contains the main entrance. The building makes a positive contribution to this part of the conservation area
- 4.50 Nos. 4 to 16 (even) are a three storey mid 19th Century terrace of yellow London stock brick properties with a roof concealed behind a parapet and ground floor shopfronts. Unfortunately, the quality of the frontages of this terrace has been diminished because of some rebuilding and unsympathetic alterations. Nos. 4 to 8 (even) have a continuous moulded parapet cornice. Nos. 4 & 6 have stuccoed upper floors and retain much of their Victorian interest with timber sash windows and stucco window surrounds, those on the first floor with hood mouldings and largely intact original timber shopfronts. Unfortunately, No. 8 has painted brickwork. These three buildings make a positive contribution to this part of the conservation area.
- 4.51 Nos. 10 & 12 have rebuilt upper floors that have been simplified by omitting a parapet cornice. The quality of their appearance has been further damaged by poorly proportioned and inappropriately designed windows installed without reveals, with the result that the front elevations are flat and undistinguished compared to their neighbours. Fortunately, the original timber shopfront remains at No. 12. No. 14 has had its original moulded stucco window surrounds

removed and replaced with plain rendered surrounds, the base of the first floor windows has been raised and all original sashes have been replaced by ill-proportioned unsympathetically designed frames. The ground floor has an inappropriately designed modern shopfront, but retains its original shop-surround corbel brackets. No. 16 has timber sashes with moulded concrete lintels. The ground floor retains its original decorative corbels, but has an inappropriately designed modern shopfront with an oversized fascia and box roller shutter. Nos. 18 & 20 have been rebuilt as a two storey yellow brick building with a parapet, four windows on the upper floor and a full width modern shopfront with central entrance door. This group of buildings are considered to have a neutral effect upon this part of the conservation area.

- 4.52 Nos. 22 & 24 originally formed part of the two storey mid 19th Century group of linked semi-detached villas with shared slate hipped roofs and tall brick chimney stacks that extend to the junction of New Road. Unfortunately, the quality and interest of their elevations has been diminished by major alterations that have resulted in the removal of stucco detailing, the introduction of unsympathetically designed first floor window openings and frames. The loss of their front gardens by the construction of single storey shop units extending forward to the back of pavement appears to have taken place before the Ordnance Survey of 1870. The shop-surrounds retain their pilasters and corbels, but have modern replacement shopfronts.
- 4.53 Nos. 26 to 40 (even) are the adjoining largely unaltered residential section of the group of small scale, two storey linked semi-detached early Victorian villas. They are local listed buildings of merit constructed from yellow stock brick with stucco quoins and shallow hipped slate roofs with central chimney stacks and pots. Each unit has a triple sash window on both floors of the principle elevation, the one on the ground floor with stucco surround and hood moulding. Most of the original sash windows remain intact and the entrance doors are within the stuccoed recessed links. The front boundary wall and hedges that enclose the front gardens are important in defining the character of this part of the street. Unfortunately, No. 36 has an excessively bulky dormer and inappropriately designed modern windows that are detrimental to the form of the property and are prominent in views of the street.
- 4.54 Nos. 42 to 46 (even), and No. 48 on the other side of the junction with New Road, make a positive contribution to the streetscape, continuing this notable two storey mid 19th Century group, but have single storey shop extensions over their original front gardens that also appear on the 1870 Ordnance Survey. Some of the decorative shop-surround corbels remain and add interest to the shopfronts. Nos. 46 and 48, either side of New Road, are designed with gabled projections that signal the junction along the frontage. The effect of the blank flank elevation of No. 48 has been softened by the introduction of planted troughs along the back of pavement.

- 4.55 The appearance of the junction with New Road is detrimentally affected by the introduction of the poorly designed vehicular barrier and two concrete bollards installed as part of a highways safety scheme at the end of this residential street. A more sympathetic design would benefit the character and appearance of this sensitive part of the conservation area.
- 4.56 Adjoining No. 48 is Coulsdon Court, Nos. 50 to 66 (even) Park Road, a modern three storey yellow stock brick building with an attic storey in a tiled roof with gable ends. The windows on the upper floors have semi-circular heads with contrasting red brick arches and string-courses; the ground floor has a series of shopfronts divided by tall pilasters and incorporates a surgery. Unfortunately, the design of the flat façade lacks the quality and proportions of the detailing of the older buildings on the other side of the road. The long façade of the building is somewhat relieved by the vertical rainwater downpipes and hopper-heads draining each of the valley gutters between the gable ends. A gated vehicular access leads to a residents' car park and a small commercial estate in the adjoining sub area 2.
- 4.57 Nos. 68, 68A & 70 Park Road are a mid 19th Century terrace of three storey yellow brick properties with eaves, slate roofs, hipped on the corner of Lynton Road and prominent chimney stacks with terracotta pots. The upper floors retain their timber vertical sliding sashes and have cambered blue brick arches with red brick keystones, string-course at second floor sill level and eaves cornice. The ground floor of Nos. 68 & 68A have inappropriately detailed shopfronts and fascias, but No. 70, The Maynard Arms public house retains its original pub-front features and has a splayed corner to address the junction with Lynton Road. The group make a positive contribution to the conservation.

Park Road (south side)

- 4.58 The curving junction of the Broadway and Park Road is made up of Nos. 1 to 9 (odd) on the south side of Park Road and Nos. 41 to 61 (odd) The Broadway, a group of late 19th Century buildings with a consistent red brick elevational treatment most of which are two windows wide. There are adjoining cast iron street name plaques at first floor level on No. 61 The Broadway and No.1 Park Road. Nos. 21 to 47 (odd) Park Road are also identical in materials and elevations, and originally formed part of a longer terrace that extended to the junction with Shanklin Road. Unfortunately, this uniformity was destroyed when Nos. 11 to 19 (odd) were damaged as a result of WWII bombing and replaced in the 1970s. Nos. 1 & 3 have wider elevations to accommodate the curve of the corner, each unit having a symmetrical arrangement of three sash windows above the shopfront, of which the central windows are twin sashes. Some of the ground floor shop units retain original elements of their shopfronts and surrounds including elaborately carved pilasters and corbels. The flank elevation of No. 21 has a brightly painted mural that helps to enliven the character of an otherwise featureless part of Park Road. No. 47 has an original timber shopfront and its flank elevation addresses the junction with Shanklin Road with a hipped slate roof,

and continues the projecting eaves and bracketed cornice and ground floor shopfront and surround along this frontage. The buildings make a positive contribution to this part of the conservation area.

- 4.59 On the corner of Shanklin Road, adjoining the flank of No. 47 Park Road, is a cast iron post office pillar box inscribed VR.
- 4.60 Nos. 11 to 19 (odd) disrupt the otherwise consistent frontage along the south side of Park Road. Although built of similar red brick and to a similar height as its older neighbours, this 1970s block is set back from the original building line, has a flat roof and is designed with a horizontal emphasis with a continuous band of first floor windows and brutally plain ground floor shopfronts. This development is unsympathetic to the character and appearance of the adjoining buildings and detracts from this part of the conservation area.. There is a left side open vehicular access archway to Nos. 9A to E Park Road, a group of early 20th Century two storey red brick mews houses with some gables in a slate roof and white painted rendered ground floor on the south side and some lock up garages and parking spaces behind Exchange House Park Road that are of neutral impact.
- 4.61 Nos. 49 to 57 (odd) on the south side of Park Road north of Shanklin Road are a terrace of a different style and appearance to the predominant red brick terraces of the area. Although also a late 19th Century two storey terrace with an attic storey with shaped gable ends in a slate roof, they are built of Gault brick with contrasting red brick banding and window surrounds. Each unit has twin sashes in an arched opening on first and second floors above the ground floor shopfronts. Unfortunately, most of the sashes have been lost to inappropriately designed replacement windows but some of the original shopfronts and surrounds remain intact. The buildings are considered to make a positive contribution to this part of the conservation area.
- 4.62 No. 59 is a symmetrically designed double fronted later 19th Century two storey red brick building with an attic floor in gable ends that have blue brick diaper patterns. The steep slate roof has a central prominent tall red brick chimney stack with terracotta pots and the upper floors have large timber casements with glazing bars. The ground floor has a shopfront in the form of two canted bays with a central entrance with steps up to double doors, all under a continuous projecting timber hood with a dentil cornice and brackets. There is a full height right side extension with a smaller gable end and a first floor canted oriel window over a ground floor arched recessed vehicular entrance. It makes a positive contribution to the conservation area.
- 4.63 No. 59A is a late 20th Century building of similar height and materials to adjoining buildings in Park Road that repeats the use of pale brick with contrasting red brick detailing, arched windows and gabled roof forms. It has a glazed arcade of shopfronts at ground level and an octagonal crenulated tower with a steep tiled pyramidal roof and weather vane on the corner of Wolseley Road that acts as a

landmark denoting the approach to the town centre. It has a neutral effect on the conservation area.

- 4.64 Nos. 61 to 87 (odd) Park Road are a late 20th Century two storey red brick terrace with black tiled roofs and unadorned facades. To the north of them is Nos. 89 & 91, a single storey vehicle repair workshop and its unattractive forecourt parking area that terminates this part of the conservation area. This group of buildings detract from the character and appearance of the conservation area.

Coleridge Road

- 4.65 The eastern section of Coleridge Road that is within this sub area is different in character to the western section within sub area 6, having a somewhat run-down appearance. The road has patched tarmac pedestrian pavements but retains its original granite kerbs and granite setts along the gutters and crossovers. There is modern street lighting and a small street tree near the junction with The Broadway.
- 4.66 Nos. 44 to 54 (even) form a group of early 20th Century properties along the north side of Coleridge Road. They have residential accommodation (Nos. 44, 46 & 48) on the upper floors and commercial frontages with large windows and fascia signage on the ground floor that have been united as the Crouch End Motors (No. 50), but are currently vacant. The western section is a simple single storey flat roofed unit that contained the main motor repair workshop. The commercial units in front of Nos. 44 to 48 (even) are of a more traditional single storey forward projecting shopfront design, originally with shop-surrounds of brown glazed brick pilasters, corbel brackets and fascia with cornice. However, most of the pilasters have been painted over and the upper parts are obscured by an unattractive oversized applied vertical boarded fascia. At the west end of these units is a steep flight of steps between a pair of tall brown glazed brick piers with an ornate wrought iron overthrow giving access to Nos. 44 to 48 (even) the first floor residential accommodation. This is comprised of two storeys above the first floor access deck, set back from the street frontage behind the single storey retail units. The first floor elevation is of red brick up to the top of the windows and three entrance doors with rectangular fanlights and pedimented hoods. Above these the second floor is painted roughcast with a stringcourse and parapet, raised in the middle to accommodate the hipped tiled roof of a two storey canted bay window. Unfortunately, all of the original windows have been replaced with unattractive casements which, together with the altered shopfronts, detract from the street scene. However, the replacement of missing original windows and shop-surround features would significantly improve the character and appearance of this group.
- 4.67 In contrast, the upper floors of Nos. 52 & 54 are of a more sympathetically designed two storey building with an attic floor in a full width gable end in the slate roof. It is built of red brick with contrasting brick dressings and has paired and triple sashes with cambered heads. The ground floor building retains most

of its original shop-surround details. It is considered that this building makes a positive contribution to this part of Coleridge Road and the adjoining buildings in the conservation area. Coleridge Lane, situated adjacent to No. 54 Coleridge Road, provides access to the rear of these retail premises and a group of commercial units and also allows views of the rear elevations of Nos. 1 to 19 (odd) Broadway and associated storage buildings and structures.

Crouch End Hill



4.68 Crouch End Hill forms one of the southern approaches to the Broadway. It is a main road with a variety of buildings of differing character and appearance that step up the hill away from the Broadway either as distinctive individual structures or as stepped terraces. There are no trees within the part of Crouch End Hill within this sub area, but in contrast, views to the south up the hill are closed by many mature trees. The original granite kerbstones have been retained, but the pedestrian pavement is made up of patched and often broken small square concrete slabs that are unsuitable for this key thoroughfare within the conservation area. Original cast iron lamp standards have been replaced by reproduction Edwardian street lighting.

Crouch End Hill (west side)

- 4.69 The west side of Crouch End Hill is more consistently laid out as a series of terraces, continuing the pattern of the buildings in the Broadway. The junction with Coleridge Road is dominated by No. 2, the King's Head public house, an important landmark at the southern end of the Broadway. A public house has occupied a site near this junction since 1662 and the current building dates from 1892. It is a decorative three storey red brick and stone building with an attic floor in the steep slate roof that has a large Dutch gable on both street elevations and tall red brick and stone banded chimney stacks. It has a curved corner with a conical slate roof and copper clad cupola that contribute significantly to the interest of the streetscene. The windows have stone dressings and include a large canted oriel through first and second floors on the Coleridge Road elevation and a similar full height bay on the Crouch End Hill elevation. The ground floor retains some of its original elaborate pub-front with polished granite Corinthian pilasters, but unfortunately, the sub-divided timber window frames have been replaced by picture windows. There is a cast iron street name plaque at first floor level on the Crouch End Hill elevation. The building makes a positive contribution to this part of the conservation area.
- 4.70 Nos. 4 to 12 (even) are a three storey red brick terrace with stone dressings and an attic floor of dormers and gables in a slate mansard roof. They have a similar decorative treatment to Topsyfield Parade with decorative window surrounds and hoods, banded projecting pilasters and chimneys, polished brown granite pilasters and large corbels between the shopfront fascias. Unfortunately, none of the original shopfronts remain, but the buildings are considered to make a positive contribution to the character and appearance of the conservation area.
- 4.71 Nos. 14 to 54 (even) Broadway Court, is a 1930s three storey pale red brick block of flats with ground floor shop units and a central doorcase with double doors and round headed fanlight giving access to the upper floors. Each unit is defined by full height brick pilasters with round headed recessed panels and has a stepped parapet. The symmetrically arranged metal casement windows with glazing bars have a first floor central brick arch detail. No. 56 is a two storey building of the same date with similar detailing and materials that has a later single storey shop extension (No.58) on the junction with Edison Road. The group make a positive contribution to this part of the conservation area.
- 4.72 Nos. 60 to 66 (even) on the south side of the junction with Edison Road are a late 19th Century three storey yellow stock brick terrace, each unit of which steps up the hill and originally had pitched slate roofs separated by raised party walls. They have contrasting red brick window arches, stringcourses and eaves cornices. Unfortunately, many of the original timber sash windows now have inappropriately designed replacements and the second floor central window at No. 64 has been bricked up. Unfortunately, No. 66 has had its front elevation rendered in an unsuccessful attempt to unify it with the adjoining, but quite different elevation of No. 68 which has also been rendered. In addition, they now

share an inappropriately oversized shop fascia. The other shopfronts in the terrace have all been altered, but retain most of their shop-surround features including pilasters and corbel brackets. These buildings are considered to have a neutral effect upon this part of the conservation area.

- 4.73 The adjoining late 19th Century terrace, Nos. 68 to 72 (even) is two storeys with an attic floor with twin sashes in a red brick dormer in the steep pitched roof, which is hipped on No. 72 at the junction with Crescent Road. Each unit steps up the hill and they have red brick elevations with painted stone stringcourses bracketed eaves cornice and window dressings. The ground floors have altered shopfronts except for No. 72, which retains its original well designed timber shopfront. Unfortunately, No. 68 has been rendered and painted cream and the shopfront and fascia have been lowered to run through as a continuous unit with No. 66.

Crouch End Hill (east side)

- 4.74 The sharp junction of Crouch End Hill and Crouch Hill, that terminates the south end of The Broadway, is given a sense of enclosure by a small group of street trees and No. 1 Crouch End Hill, a bank building designed in 1935 to curve around the junction. The current building replaced the four storey Criterion Buildings of 1896 that had been built on the site of the old smithy. It has a two storey symmetrical curved front elevation with a steeply sloping curved pantiled roof set behind a Portland stone parapet with recessed panels and a raised central section, and has a tall brick chimney stack on the right flank wall. The Portland stone clad ground floor has a central main entrance door with a classically detailed Portland stone pedimented doorcase with Ionic pilasters. The first floor is of red brick between timber sash windows and a central oculus window with radial glazing bars. The ground and first floor windows are all subdivided with glazing bars. The building is considered to make a positive contribution to this part of the conservation area.
- 4.75 Nos. 3 & 5 Crouch End Hill, adjoining the south side, replaced an earlier terrace of five shops. It is a mid 20th Century three storey building of red brick with a hipped tiled roof, metal casement windows with horizontal glazing bars and modern ground floor shopfronts. It is considered to have a neutral effect on the conservation area. No. 7 Crouch End Hill is a large late 20th Century commercial building of two tall storeys and semi-basement car park. It is built in red brick like its neighbours, but is of an uncompromisingly modern style with a flat roof and horizontal banding and cornice incorporating top lights above full height metal windows. The ground floor has a blue brick screen with vertical slots to ventilate the car park behind. Its scale and design detract from the appearance of the conservation area.
- 4.76 The Railway Tavern public house was rebuilt in 1938 in mock-Tudor style as part of the redevelopment of Oakfield Villa and the terraces of shops on the street frontage to make way for the Mountview Telephone Exchange. The flank elevation of the building addresses the junction with the vehicular entrance to the

large 'L' shaped three storey flat roofed red brick telephone exchange building at the rear. The two storey street and flank elevations have a half-timbered first floor and a red brick ground floor with a central forward projecting gable end feature in a steep hipped tiled roof with tall red brick chimney stacks. The windows are all casements with leaded lights. The building makes a positive contribution to this part of the conservation area.

4.77 Nos. 33 & 35 Crouch End Hill, built in the mid 20th Century, was an undertaker's premises for many years before being converted to the Hogshead public house. It is an uncompromisingly modern styled two storey building in red brick with a flat roof, parapet and a variety of different sized metal framed windows, some originally with black polished granite surrounds. To the left of the building is a service yard with a pair of ornate metal gates with characteristically early 20th Century Art Deco style decoration in the form of linked circles. The large central window has a matching ironwork grille and the window on the left has a matching ironwork balcony front, all of which add considerably to the character and appearance of this building. However, the building is currently vacant and undergoing substantial alterations that have included removal of the polished granite with the result that it now has a neutral effect upon this part of the conservation area.

4.78 No. 71 Exchange House, built in 1953 as a Telecom office building to a design by F W Holder, has a curving south elevation originally intended to front a new road to Crouch Hill that was never built. Now converted to flats, the street elevation of the building is of four storeys with a recessed attic floor and flat roof. It is clad in red brick with large pale blue metal windows and the curved side elevation has an exposed concrete structure with matching red brick and window infill panels. The ground floor currently has a Marks & Spencer supermarket and a women's gym. The building extends to the edge of this sub area and east towards the rear of buildings in Crouch Hill. Although large and somewhat dominating the view up Crouch End Hill, this building is considered to have a neutral impact on this part of the conservation area.

Crouch Hill

4.79 Crouch Hill is a narrower, but busy street with a considerable sense of enclosure particularly at its northern end and views south are closed by a few street trees at the junction with Haringey Park where the street widens. The original granite kerb stones are retained but the pedestrian pavement has small uneven square slabs and areas of patched concrete. The original street lighting has been replaced by inappropriately designed modern lighting attached to the front elevations of the predominately yellow brick buildings with contrasting red brick detailing. There has been inconsistency of approach to the installation of bollards, the east side having a group of 10 Tuscan column style cast iron bollards, while the west side has 4 of the obelisk style cast iron bollards.

Crouch Hill (east side)

- 4.80 Nos.132 to 146, on the east side, are a late 19th Century three storey yellow stock brick terrace with red brick stringcourses and window arches and a pitched slate roof hipped at the south end at No. 132. The upper floors of each unit in the terrace are two windows wide and extend to the left with an additional window over a vehicular access leading to the rear that is adjacent at the north side of No. 146. There is an old cast iron street name plaque above the vehicle access. The ground floor of the terrace retains many of its original timber shopfronts and shop-surround details of which No. 132 with its Gothic glazing bars is notable. This terrace is considered to make a positive contribution to the character and appearance of this part of the conservation area.
- 4.81 The vehicular entrance at the side of No. 146 gives access to No. 150, a late 19th Century single storey red brick commercial building with an attic floor in a slate roof. It has an attractive, though somewhat run-down, appearance because of its decorative pierced terracotta ridge tiles, central gabled dormer and terracotta coping on the flank elevation gables. The north side has a first floor service door. The building can be glimpsed from the street through the access way and makes a positive contribution to the character and appearance of the area.
- 4.82 The Floral Hall is an interesting early-mid 20th Century locally listed building with a fully glazed curved single storey section up to the back of pavement that has a rich brown glazed brick stallriser that turns the corner onto Haringey Park. It has a recessed corner entrance, continuous fascia and small leaded paned top-lights. This is surmounted by a centrally positioned first floor gable ended conservatory. The building acts as a local landmark on the corner of Haringey Park when approaching The Broadway down Crouch Hill.
- 4.83 On the south side of the junction with Haringey Park are Nos. 126 to 130 (even) Crouch Hill a symmetrical three storey red brick group of mid 19th Century buildings. They have an attic storey with a central gabled dormer and small side dormers in a hipped tiled roof with tall red brick chimney stacks and terracotta pots. The upper floors have large cambered headed windows and the ground floor has forward projecting timber shopfronts of which No. 126 is notable. The group is considered to make a positive contribution to the conservation area. There are two mature street trees in the public pavement in front of this group.

Crouch Hill (west side)

- 4.84 On the west side of Crouch Hill, the three storey late 19th Century terrace Nos. 147 to 153 (odd) are similar in scale and appearance to Nos. 132 to 146 (even) on the opposite side of the road, but are of Gault brick with yellow brick stringcourses and window arches. No. 153, The Haringey Arms public house has an 1878 date within a bracket for a hanging sign. The shopfronts retain some elements of interest. The group of buildings make a positive contribution to this part of the conservation area.

- 4.85 Park Chapel, No. 145 Crouch Hill, currently known as the Mount Zion Cathedral, is a large mid 19th Century local listed two storey stone church building that extends along the back of the pavement and terminates the views along Haringey Park. The east elevation has Gothic influences with lancet windows, gables and tall slate roofs. The central section has a two storey projecting porch with a parapet and a tall tower with a pointed spire. The south end has a squat tower with a stone eaves cornice and hipped slate roof. The height, length and bulk of the Chapel building has a somewhat overbearing effect upon this narrow part of Crouch Hill and has a significant impact on the appearance of this part of the conservation area.
- 4.86 Nos. 139 to 143 (odd) are a group of late 20th Century two and three storey red brick flat roofed buildings with mainly horizontal designed metal casement windows that all detract from the character and appearance of the street. There are views of the eastern end of Exchange House over the top of these buildings.