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Sub Area Boundary and Heritage Assets Appraisal

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

Sub Area 2: New Road/Elder Avenue

5. **SPATIAL AND CHARACTER ANALYSIS**
Sub Area 2. New Road/Elder Avenue

Overall character and appearance

- 5.1 This relatively small sub area is primarily characterised by two, three and four storey terraces set behind small mature planted front gardens with dwarf boundary walls. By comparison to other parts of the conservation area these properties are relatively plain in character and design. Interspersed between the terraces are blocks of 20th Century flats of varied quality. There are views from several of the streets within this area of the trees in adjoining back gardens and of rear elevations of retail premises, service yards and car parks.

Lynton Road

- 5.2 Lynton Road, situated at the conservation area's northern boundary, is characterised by two storey late 19th Century stock brick terraces. The road is unusually quiet considering its closeness to the town centre, with audible birdsong and residential character. The original granite kerbstones and gutters remain intact and many of the original interlocking artificial stone paving slabs remain on the pedestrian pavements, but they are often broken, uneven or patched with tarmac and concrete. There are many young street trees, with a few mature trees at the eastern end, where there are also a group of eight cast iron Tuscan column style bollards at the junction with Middle Lane. Unfortunately, the original cast iron lamp standards have been replaced by modern lighting columns. The southern end of Lynton Road is blocked to vehicular traffic by an extension of the pedestrian paving and a group of bollards, the short section from Park Road acting only as a service road to the small commercial estate beyond the conservation area boundary. Adjoining this is a well maintained grassed area with several mature trees at the junction with The Grove that, although outside the conservation area, adds to its quiet verdant character.

Lynton Road (north side)

- 5.3 Nos. 2 to 12 (even) and Nos. 16 to 22 (even) on the north side flank the entrance to Topsfield Road. They are two storey stock brick terraces with slate roofs hipped on the end properties and divided by prominent raised party walls. They have overhanging eaves with decorative brackets and incorporate canted bays with hipped roofs at ground floor level, arched recessed entrances and painted lintels. Unfortunately, No. 6 has had its brickwork covered with rough textured paint, detracting from the uniform appearance of the group. Front elevations are set back from the pavement behind small, generally well maintained, front gardens with boundaries generally defined with dwarf brick walls and hedges. Two mature silver birch trees at the street's eastern end make an important contribution to the character of Lynton Road. This group of buildings are considered to make a positive contribution to the conservation area.

5.4 At the junction between Lynton Road and Topsfield Road, is an open site formerly occupied by No. 14 Lynton Road that is laid out as a small stone paved and partly planted, but little used, public open space. Unfortunately, this is dominated by the blank and unattractive flank elevation of No. 16 and as a result is considered to detract from this part of the conservation area. The adjoining buildings in Topsfield Road are outside the conservation area boundary, but are almost identical in scale, materials, details and appearance.

5.5 The Grove is a late 20th Century residential red brick estate of two storey blocks of flats with concrete tiled roofs and gable ends linked by flat roofed entrance staircase lobbies. The groups of flats are attractively set in grounds with lawns, trees and shrubs behind horizontal ranch fencing. They are outside the conservation area and have a neutral effect upon its setting.

Lynton Road (south side)

5.6 The eastern end of Lynton Road is dominated by the flank elevation to Clemence Court, a mid 20th Century three storey block of flats fronting Middle Lane. The building is constructed of unadorned buff brickwork with a parapet and a red concrete tiled roof with tall brick chimney stacks. Its main feature is a full height curved bay on the corner of Middle Lane that has projecting white painted window boxes. The Lynton Road elevation has a central concrete feature with recessed balconies on all floors and steel-framed windows. Despite the inclusion of planted areas of glass and shrubs around the building in an attempt to soften its effect on the road, it is considered to detract from the appearance of this part of the conservation area.

5.7 Nos. 1 to 25 (odd) on the south side of Lynton Road are a terrace of late 19th Century two storey stock brick buildings with almost identical materials and details to those on the north side. They have small, generally well maintained, front gardens with boundaries defined with dwarf brick walls and hedges and are considered to make a positive contribution to the conservation area.

5.8 Nos. 27 & 29 Lynton Road are a two storey pair of symmetrical 19th Century stock brick cottages with a pitched slate roof and eaves and a central vertical boarded vehicular access. They have timber sash windows with prominent painted lintels and simple entrance doors with rectangular fanlights. They have small front gardens with dwarf boundary walls and make a positive contribution to the conservation area.

5.9 Nos. 31 to 45 (odd) Lynton Road are a terrace of eight late 20th Century mews style properties. They are three storeys with yellow brick ground and first floor elevations and wide tile hung dormers at third floor level. The windows are all large horizontal casements and the ground floors have entrance doors and garage doors. They have a neutral effect on the character and appearance of this part of the conservation area.

New Road

- 5.10 New Road is characterised by development of contrasting styles on its two sides. The north side has a range of properties of varying age, condition and architectural designs, whereas the south side has a single uniform terrace. Despite busy traffic flows along the roads at each end of New Road and almost continuous car parking lining both sides, the road is surprisingly quiet. The original granite kerbstones and gutters remain, as do most of the interlocking artificial stone paving slabs on the pedestrian pavements, although many of these are now broken and uneven. The original cast iron lamp standards have been replaced with modern lighting columns and there are several street trees. The mature planted front gardens add to the residential character of the road.

New Road (north side)

- 5.11 Nos. 1 & 3 New Road are a pair of detached local listed two storey mid 19th Century villas, which are constructed of yellow stock brick with white painted stucco ground floor elevations and hipped slate roofs. Unfortunately, almost all of the rear and side garden of No. 3 has been built over, severely affecting its setting. No. 1 has no front garden, only a tiny refuge chained off from the footpath, whereas No. 3 has a front garden planted with roses set behind metal boundary railings.
- 5.12 Nos. 5 and 7 are a similar, but semi-detached, pair of mid 19th Century villas. They have a shared hipped slate roof with a central brick chimney stack and two sashes each with moulded stucco surrounds. Unfortunately, No. 7 has had its ground floor sash windows unsympathetically altered to a single wide metal casement window. The entrance doors are in the flank elevations, but their original approaches through regular gaps between these properties that once contributed to the character of this section of the northern side of the road have now been filled with garages and other additions, disrupting the original rhythm of the group. No. 5 has a front garden with metal boundary railings, while No. 7 has a dwarf brick boundary wall and both are planted with shrubs and flowers. They make a positive contribution to this part of the conservation area.
- 5.13 Nos. 9 to 37 New Road is a late 20th Century three storey block of flats constructed of yellow stock bricks with red brick gauged window arches and a flat roof behind a white painted parapet cornice. It has a dwarf brick boundary wall enclosing lawns, hedges, shrubs and flowers and has a neutral effect on the conservation area.
- 5.14 At the eastern end of New Road Nos. 39 to 59 (odd) is a large late 20th Century three storey block of flats that extends northwards as No. 45 Middle Lane. This property is constructed of yellow brick with timber and metal cladding and a profiled metal mono-pitched roof expressed as an upstand on the street elevations. The upper floors have projection square bays with large windows and open balconies between. At the rear is a large residents' car park covered with brick paviours. There are planted areas of hedges, shrubs and flowers behind a

horizontal barrier around the front boundary of the building that attempt to soften its effect on the road, it is considered to detract from the appearance of this part of the conservation area.

New Road (south side)

- 5.15 Nos. 4 to 26 (even) are a three storey local listed mid 19th Century Gault brick terrace with slate roofs and projecting eaves. They have distinctive contrasting yellow brick stringcourses and window arches and are some of the earliest residential properties in Crouch End. The ground floor windows and entrance arches have white painted surrounds and prominent keystones with some red brick details. They have a variety of brick dwarf boundary walls around small front gardens planted with hedges and shrubs.
- 5.16 No. 2, at the western end of this terrace, is a plainer two storey mid 19th Century local listed yellow stock brick property with a parapet. It projects slightly forward from its neighbours, its flank wall stuccoed and painted white. The front elevation has one sash on each floor and a left side round-headed entrance doorway and has a small front garden behind a brick dwarf boundary wall. The right side is abutted to the west by the forward projecting blank red brick full height flank wall of No. 46A Park Road that is considered to have a neutral effect on this part of the conservation area.

Back Lane

- 5.17 The entrance to Back Lane runs south from between No. 26 New Road and the rears of properties on Middle Lane, denoted by a cast iron street name plaque at first floor level on the flank elevation of No. 26. It is a narrow lane with granite kerbstones and broken and patched interlocking artificial stone slabs and modern lighting columns on a narrow pedestrian pavement along the west side only. It provides vehicular access to Topsfield Cottages and a small car park beyond. Nos. 1 to 6 (consecutive) Topsfield Cottages are a group of local listed mid 19th Century relatively plain but architecturally robust cottages. They are constructed of yellow stock bricks with a red brick stringcourse and door and window arches and a shared hipped slate roof. Each unit incorporate a brightly painted semi-circular arched front door and a timber sash window on both floors. A small triangular open space with grass and shrubs, a bench and two mature trees and flowerbeds surrounded by raised areas of red brick pavements, provides a pleasant setting to the front of the terrace. The rear elevations of the local listed houses in Middle Lane are well proportioned and relatively attractive when seen from Topsfield Cottages across their substantial back gardens with trees, lock up garages and sheds just visible above tall brick boundary walls. There are other mature trees along the rear boundary of houses in New Road and one at the entrance to the car park. The tranquil character of this area and the sound of birdsong is diminished by the adjacent car parking area and the unattractive rear elevations of properties on Park Road, many of which have prominently displayed extractor fan ducting.

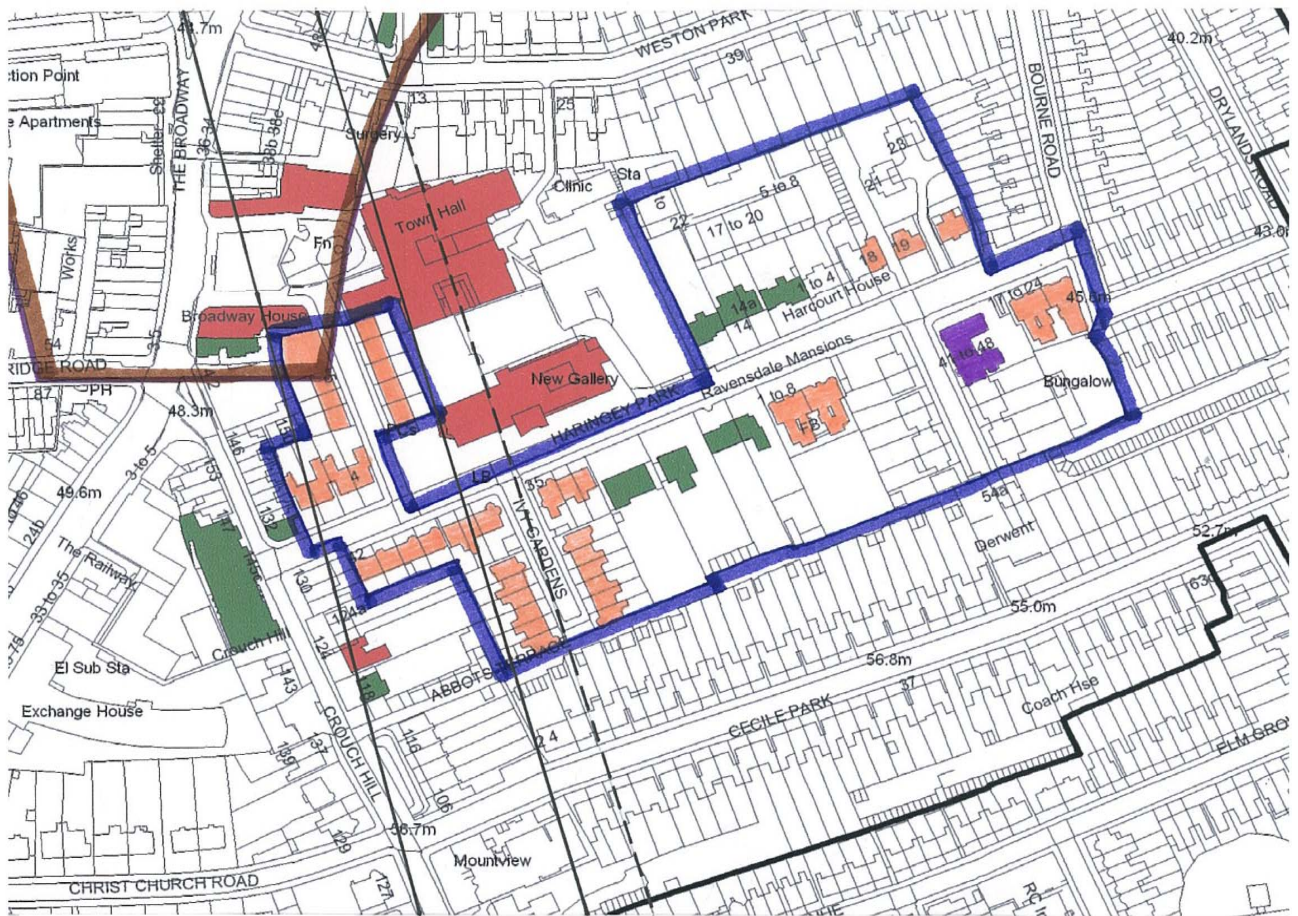
Middle Lane

- 5.18 A section of the western side of Middle Lane is included within this sub area. There is a fairly busy flow of vehicular and pedestrian traffic and the street is lined with parked cars. The original granite kerb stones and gutters are retained, as are the interlocking artificial stone slabs on the pedestrian pavement on the west side, but there are no street trees and the original cast iron lamp standards have been replaced with modern lighting columns. Middle Lane is lined with two and three storey residential properties most of which are mid 19th Century brown brick buildings.
- 5.19 At the southern end of the street, at the junction with Park Road, Nos. 1 & 3 Middle Lane are a small symmetrical pair of two storey cottages, which are relatively utilitarian in appearance. They were originally constructed of dark brown bricks with hipped slate roofs, but unfortunately, they now have concrete tiled roofs. Each cottage is two sashes wide with a simple entrance door with a timber hood. They have very small front gardens planted with roses. No. 1, with its timber paling boundary fence and gate and other original features retains much of its early character and appearance, whereas its neighbour, No. 3 with its unsympathetic white painted front elevation and modern pierced concrete block boundary wall has been treated less successfully. However, they are considered to make a positive contribution to this part of the conservation area.
- 5.20 Adjacent development has resulted in them now forming part of an irregularly formed terrace. Nos. 5 & 7 Middle Lane are a late 20th Century three storey dark brown brick infill addition with a flat roof and unadorned façade that preserve the scale and rhythm of the adjoining properties to the north. It has a small unplanted hard surfaced front garden behind a dwarf brick boundary wall. Although its modern dark wood windows are out of keeping with the adjacent dwellings the building adds to the streetscene and is considered to make a positive contribution to this part of the conservation area.
- 5.21 Nos. 9 to 15 (odd) Middle Lane are tall three storey local listed mid 19th Century terraced dwellings with paired articulated front elevations to give the appearance of linked semi-detached houses. They are constructed of dark grey brick with parapets and retain their original timber sash windows with glazing bars. The recessed side bays contain entrance doors and rectangular fanlights.
- 5.22 Nos. 17 to 35 (odd) Middle Lane are also local listed buildings of merit. They are a uniform terrace of mid 19th Century two storey linked semi-detached villas with an attic storey with small dormers in tall shared hipped slate roofs. The dwellings are constructed of grey brick with white painted stucco quoins and central full height pilasters that vertically separate each unit. All of the properties have recessed entrance bays and are set within small, mostly well maintained, front gardens with hedges, lawns and flowers and a few mature trees.

- 5.23 The section of Middle Lane between New Road and Lynton Road is fronted by the flank elevations of Crouch End Health Care Centre and Clemence Court, but they are successfully screened by a tightly grouped row of mature and semi-mature trees planted along the boundary that give this part of Middle Lane a pleasant green appearance when viewed from the south.
- 5.24 Just within the conservation area boundary, on the north corner of the junction with Lynton Road, is a red cast iron Post Office pillar box that unusually has no monarch's inscription.

Elder Avenue

- 5.25 The section of Elder Avenue between Tottenham Lane and Middle Lane is lined with consistent, two storey early 20th Century terraces constructed of stock brick with red brick detailing and slate roofs. Architecturally it is similar in terms of style and character with the eastern part of Elder Avenue and the properties in Sub Area 3. The detailing of these properties is notably more flamboyant than the other terraces in this sub area. Nos. 22 to 38 (even) and Nos. 29 to 51 (odd) have two storey canted bay windows, between which are forward projecting porches with slate roofs and elaborate white painted turned wooden columns, brackets and balustrades. All of the dwellings retain traditional timber sash windows, with the upper parts sub-divided into small panes by timber glazing bars. The properties on the northern side of the road also include basement levels. No. 42 Elder Avenue at the western end of the street is a detached two storey villa with a shallow hipped slate roof and a lower white painted front elevation with two twin sashes on the first floor and a simple entrance door and large square bay with a hipped slate roof and twin sashes on the ground floor. All of the windows are timber sliding sashes with the upper section sub-divided by glazing bars into six panes. All of the buildings in this part of Elder Avenue make a positive contribution to this part of the conservation area.
- 5.26 An alleyway adjacent to No. 22 Elder Avenue provides service access to the adjacent properties on Tottenham Lane and allows views of their rear elevations showing their large dormer roof structures and their associated single storey rear extensions.



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Sub Area Boundary and Heritage Assets Appraisal

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

Sub Area 3: Haringey Park

6. SPATIAL AND CHARACTER ANALYSIS

Sub Area 3. Haringey Park

Overall character and appearance

- 6.1 Haringey Park was an area of land laid out in the 1860s as a private gated estate comprising substantial villas with a single access from Crouch Hill to the street's western end. As a result of bomb damage and redevelopment, less than half of the Victorian villas that originally lined this road remain, and many of those that do have been altered. The road now links to Bourne Road at its eastern end and includes a variety of buildings of differing age and scale including Edwardian mansion blocks and the Grade II listed 1960s Hornsey Central Library. The sub area includes Hatherley Gardens, Ivy Gardens and inter-war terraced housing in Sandringham Gardens.
- 6.2 The road is heavily parked, both sides frequently lined with cars. It is also a bus route, but despite this it remains relatively quiet. There are many mature trees within front gardens planted with hedges and shrubs and also in front of the library, giving the street a more suburban character than some of the others in this sub area. The original granite kerb stones and gutters have been retained, but the pedestrian pavement is a mixture of traditional interlocking artificial stone slabs and patched tarmac. The original cast iron lamp standards have been replaced by modern lighting. There is a cast iron pillar box inscribed EIRR on the corner of Ivy Gardens. There are views from the east end of Haringey Park of the trees in the rear gardens of the houses on the north side of Landrock Road.
- #### Hatherley Gardens
- 6.3 Hatherley Gardens runs northwards from Haringey Park providing a link to the former Town Hall. It retains its original granite kerb stones and gutters, but the pedestrian pavement is a mixture of patched tarmac, traditional interlocking artificial stone slabs and small square concrete slabs, many of which are broken. There are two street trees at the southern end and original cast iron lamp columns have been replaced with modern lighting.
- 6.4 Nos. 1 to 5 (odd) and Nos. 2 to 10 (even) are two storey Edwardian red brick terraces on either side of the road. They have slate roofs and incorporate full height canted bays with pyramidal slate roofs and ground floor square bays with hipped slate roofs. The windows are all timber sliding sashes with the upper sections sub-divided into small panes by glazing bars. There is stained glass to some windows and front entrance doors and decorative tiling within the recessed entrance porches. They all have small front gardens behind original burr brick boundary walls and have large privet hedges except for Nos. 2 to 8 (even) where, unfortunately, these have been removed and the gardens paved over. The buildings make a positive contribution to the character and appearance of this part of the conservation area.

6.5 Nos. 7 to 11 (odd) Hatherley Gardens are a short early 21st Century two storey red brick terrace with a slate roof of modern design but of complementary scale and appearance to the older buildings in this street. Some of the windows are in the form of square forward projecting ground floor bays or first floor oriels with stone surrounds that add interest to the appearance of the buildings. They also have small front gardens behind a boundary wall and privet hedges and make a positive contribution to this part of the conservation area.

Haringey Park (north side)

6.6 Nos. 1 to 4 (consecutive) Haringey Park are two pairs of semi-detached three storey yellow brick Victorian villas with hipped slate roofs, bracketed eaves cornice and window heads. They have red brick banding, arched first floor window openings and canted bay windows with hipped roofs at ground level. They are a remnant of the large buildings that originally fronted Haringey Park. Unfortunately, the boundary walls to Nos. 1 to 3 have been removed to make way for forecourt car parking.

6.7 Nos. 13, 14, 14A and 15 Haringey Park are largely unaltered locally listed buildings that originally formed a symmetrical group of three Victorian two storey yellow stock brick villas with slate roofs and gable ends with decorative fretted timber bargeboards containing an attic floor. They have timber sliding sashes with glazing bars, those on the ground floor are large triple sashes with decorative stucco surrounds and entrance doors with slate clad hoods supported on painted timber brackets. All have a stucco stringcourse at first floor sill level and first floor windows with round and cambered arched heads. The central building, now subdivided into Nos. 14 & 14A, has stucco surrounds to all of the windows. No. 15 has a forward projecting two storey flat roof side extension and has been cement rendered. The properties are set well back from the street behind hedges and substantial front gardens with mature trees and planting and also have off-street vehicular parking.

6.8 Nos. 16 and 17 Haringey Park have been substantially altered to form Harcourt House, a utilitarian white painted rendered three storey block of flats with a parapet. Whilst originally of Victorian origin, the architectural interest of this building has been diminished by the replacement of gable ends and pitched roof with a continuous additional floor the removal of ornamentation and new windows. An archway through this property provides access to an early 21st Century development of live-work units and flats, Nos. 1 to 28 (consecutive) Primezone Mews to the rear. Harcourt House and Primezone Mews have a neutral effect on this part of the conservation area.

6.9 No. 18 is the remaining unaltered half of the original semi-detached pair the other half of which is incorporated into the eastern end of Harcourt House. It retains its hipped roof and gable end with second floor attic room and makes a positive contribution to the conservation area. A lane to its eastern side provides access to a lock-up garage court. This group of buildings is set behind a tall hedge that

partly screens them from view.

- 6.10 Nos. 19 and 20 Haringey Park are large detached double fronted three storey brown brick Victorian villas with hipped slate roofs with projecting bracketed eaves. Each house has a cream painted front elevation with a central ground floor entrance door and sloping projecting hood supported on brackets between two canted bay windows. However, the upper floors differ; No. 19 has two gable ends with simple timber barge boards and additional windows, while No. 20 has one central gable with fretted barge boards. The houses are set behind tall hedges and substantial front gardens, each with a mature tree within this frontage. To the rear is Nos. 21 to 24 (consecutive) Haringey Park Close which has four late 20th Century semi-detached properties designed in a neo-Italianate style. They are two storeys, built in pale yellow brick with shared hipped slate roofs, the ground floors are set forward to incorporate paired car-ports and support full width balconies with metal balustrades. They have a neutral effect upon the conservation area.

Ravensdale Mansions

- 6.11 Ravensdale Mansions comprise a group of three large red brick mansion blocks on the south side of Haringey Park set amongst more of the remaining original villas. The western and eastern blocks are Edwardian, the central one late 20th Century. The easternmost block (Nos. 17 to 24 & 25 to 32) is of three storeys with an attic floor in a slate mansard roof with massive brick chimney stacks and terracotta pots. Each floor is emphasised by a stone string course and the corners and central section have full height red brick canted bays. There are contrasting panels of white painted render at second floor level. The flamboyant entrance doorway has an open porch with a stone elliptical head and banded pilasters and a timber and glazed door and screen. The central block (Nos. 33 to 40 & 41 to 48) on the corner of Sandringham Gardens is of four storeys with a slate clad attic floor and much plainer in design. It has a stone stringcourse above the ground floor windows and cornice above the third floor. The entrance on the Haringey Park frontage is emphasised by the addition of a first floor square oriel window that acts as a hood. The entrance on the Sandringham Gardens frontage is within a full height forward projecting gable end. The westernmost block (Nos. 1 to 8 & 9 to 16), on the other side of Sandringham Gardens, has the same design details and materials as the east block, but has a symmetrical frontage onto Haringey Park. Both of the Edwardian mansion blocks are considered to make a positive contribution to the conservation area, but the central block is considered to detract from its character and appearance.

Sandringham Gardens

- 6.12 Sandringham Gardens is a short cul-de-sac of typically designed inter-war houses located between the eastern and central mansion blocks on the southern side of Haringey Park. The rustic character of this short road was until recently defined by the unmade hard-core vehicular surface and grass verges along the sides. Unfortunately, this character has been eroded by the introduction of a brick paved

vehicular surface and the loss of parts of the grass verges by the formation of vehicular cross-overs to hard-standings within the mainly open front gardens with lawns and shrubs. The original granite kerbstones remain, but the irregular areas of pedestrian pavement are a mixture of interlocking artificial stone slabs and small square concrete paving blocks. There are two original cast iron lamp standards and some mature and semi-mature Hawthorne street trees in the grass verges. Views out of the southern end of the road are terminated by an attractive group of mature trees in the gardens of Nos. 54A & B Cecile Park.

- 6.13 Nos. 1 to 7 (odd) and Nos. 2 to 12 (even) are substantial two storey semi-detached properties, No. 14 a detached house of the same design. They have hipped tiled roofs and their elevations are predominantly painted roughcast with exposed brick quoins and other details. All of the houses have forward projection gable ends, recessed entrance porches and timber casement windows. There is a striking juxtaposition between No. 1 and the tall unadorned rendered flank elevation of the adjacent mansion block. The group are considered to have a neutral effect on the conservation area.

Haringey Park (south side)

- 6.14 To the west of Ravensdale Mansions are Nos. 29 to 32 (consecutive), substantial locally listed yellow stock brick semi-detached and detached Victorian villas with long maturely planted rear gardens. Nos. 29 and 30 are a tall three storey semi-detached pair with a semi-basement that, because of the topography, is almost a full storey in height on the street elevation. The entrances are in recessed side wings approached via tall stone steps with stucco balustrades topped by painted stucco classical porticos with Ionic columns and entablature. All of the sash windows have painted stucco surrounds, those above the porticos also having triangular pediments. No. 30 has a large full height side extension with a wide canted bay window through the lower three floors. No. 31 is a large originally three storey double-fronted yellow stock brick property with a hipped tiled roof, stucco stringcourse at first floor sill level and white painted arches to the first floor window openings. Unfortunately, its architectural integrity has been compromised by inappropriate 20th Century alterations to the ground floor that sub-divide it horizontally into two floors and by the insertion of a large dormer window into the front roof slope. The front garden retains several mature trees, hedges and lawns that lessen the effect of the unsympathetic changes to the building. No. 32 is similar in proportion and details to No. 31, but has a large gable on the front and flank elevations and a continuous timber bracketed eaves cornice / bargeboard. It retains its two original ground floor triple sash windows and has a large two storey side extension with a hipped slate roof. A large forecourt parking area and minimal landscaping detract from the quality of this building.

Ivy Gardens

- 6.15 On the southern side of Haringey Park opposite the Hornsey Public Library, immediately to the west of No. 32, are a cohesive group of late Victorian properties with Ivy Gardens as their centre-piece. The entrance to Ivy Gardens is defined by a wide strip of granite setts that continue along the original granite kerbstones and gutters. The pedestrian pavements retain many of their original interlocking artificial stone slabs, but some are damaged and patched with tarmac. There is one large mature London plane tree and one small tree within the pavement and the small front gardens are maturely planted with hedges and shrubs, many behind original front boundary walls built from irregular shaped lava bricks. Unfortunately, the original cast iron lamp standards have been replaced with modern lighting. At the southern end of Ivy Gardens is a small well maintained communal garden area with a small pedestrian way through to the alleyway leading to Abbots Terrace and Crouch Hill. This small cul de sac is characterised by quietness and birdsong in contrast to the busier Haringey Park.
- 6.16 Nos. 33 to 35 (consecutive) and Nos. 36 to 42 (consecutive) Haringey Park are the two terraces flanking the entrance to Ivy Gardens. These two storey buildings, together with the two terraces in Ivy Gardens, Nos. 1 to 6 (consecutive) and Nos. 7 to 12 (consecutive), built of red brick with some contrasting Gault and yellow stock brickwork and slate roofs with an attic floor with dormers and prominent brick chimney stacks and terracotta pots. Nos. 35 & 36 Haringey Park and Nos. 1, 6, 7 & 12 Ivy Gardens have a hipped roof and a large forward projecting gable. They have a mixture of ground floor square and canted bay windows, coloured glass to the upper parts of sash windows, ornate timber and glass front doors and elaborately fretted and turned timber porches, painted stucco window lintels and pilasters and contrasting brick or stucco banding. This group of buildings are considered to make a positive contribution to the character and appearance of this part of the conservation area.