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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 |
|  | Open Space | | |

Sub Area 4: Weston Park to Cecile Park

7. **SPATIAL AND CHARACTER ANALYSIS**
Sub Area 4. **Weston Park to Cecile Park**

Overall character and appearance

- 7.1 This Sub Area covers Weston Park and Cecile Park and the adjoining streets. It is located on the lower, northern slope of Crouch Hill and forms a crescent of residential development laid out in the late 1880s around the northern, eastern and southern sides of Haringey Park (Sub Area 3).
- 7.2 The area has a mixture of two, three and four storey terraced properties in red brick or yellow London stock brick, originally with slate roofs. The more substantial properties are laid out along the two principal roads, Weston Park and Cecile Park, whilst the properties on intermediate roads are less grand in scale and form of decoration.
- 7.3 Properties are generally set back from the back of pavement edge with small front gardens. Often these are well planted and in some instances the paths to front doors retain their original ceramic tiling. Several of the gardens are also enclosed by original lava brick boundary walls. Most properties retain timber sash windows and are in good condition although some have been painted and/or rendered. A particularly prominent characteristic of properties in this Sub Area is the use of coloured glass in the upper halves of sash windows and front doors. Whilst there is a consistency of overall character of development, there is a great variety in terms of gables, dormer windows, bay windows and decoration. The relatively dense development of this area, combined with high private vehicle ownership, has resulted in a detrimental change in the original late Victorian character of smart streets of neat houses behind small well planted front gardens. Their current character is one of houses surrounded by parked cars lining the curb-sides and often off-street with the loss of their front gardens.

Weston Park



- 7.4 Weston Park is a principal residential street which links The Broadway to the west with Ferme Park Road and Hornsey Vale to the east. It was developed in 1888 to designs by the architect John Farrer and is lined by two storey terraces with attics and semi-detached properties all of which are considered to make a positive contribution to the character and appearance of this part of the conservation area. The character of the street is defined by the many street trees and small maturely planted front gardens with hedges and shrubs behind a variety of boundary walls that soften the effect of the continuous terrace frontages. The street retains its original granite kerbstones, but the pedestrian pavements are now a mass of patched tarmac with modern lighting columns and some cast iron bollards.
- 7.5 Commencing at the western end of the road Nos. 8 to 14 and Nos. 16 to 20 comprise a group of red brick properties to either side of the entrance to Felix Avenue. Nos. 8 to 12 (even) and Nos. 18 & 20 include wide canted bay windows at ground level and large pedimented dormer windows set in steep clay tiled mansard roofs. Nos. 14 and 16 Weston Park are locally listed buildings with hexagonal corner turrets with pyramidal tiled roofs and Dutch gables on their flank elevations that frame the entrance to Felix Avenue. Entrances to this group of dwellings are surmounted by “sunburst” semicircular arches and horizontal painted banding is a prominent feature.
- 7.6 On the southern side of Weston Park, Nos. 5 to 9 (odd) form a group of relatively modest two storey dwellings with slate roofs. Each property has a symmetrical frontage with a pair of square bay windows to either side of the entrance. Nos. 11 to 19 (odd) are two storey double-fronted properties with decorative gables to attic floors with dormer windows and square bay windows at ground floor level. They provide a transition between Nos. 5 to 9 (odd) and Nos. 21 to 63 (odd).
- 7.7 Nos. 21 to 55 (odd) on the southern side and Nos. 22 to 44 (even) on the northern side of Weston Park respectively are the dominant house type in the street. They give the appearance of large semi-detached properties but are linked by set back side extensions. They have steep, hipped, slate roofs and include a mix of single-fronted and double-fronted street elevations. Key characteristics of these properties are the square, white painted bay windows, decorative entrance surrounds at ground floor level and prominent gabled dormers at roof level. These vary between relatively plain stepped dormers as at Nos. 31 to 47 (odd) to the more ornate Dutch style gables at Nos. 24 to 28 (even). Further east, at the junction with Bourne Road, Nos. 57 to 63 (odd) form a terrace of three storey red brick properties similar to those further west with shaped gables and prominent square, white painted bay windows. Nos. 46 to 70 (even) Weston Park, on the northern side of the street east of Elder Avenue, retain the sense of consistency. They are constructed of yellow stock brick with red brick detailing and slate roofs with prominent shaped gables. Most, like the remainder of properties on the street, also retain their original timber sash windows many of which incorporate coloured glass. Nos. 72 to 84 (even) on the northern side of Weston Park, to the east of Aubrey Road, also follow the design and scale of properties to the west.

Nos. 65 to 73 (odd) are a similar terrace of five properties between the junctions with Bourne Road and Drylands Road, but have been altered at roof level. They are constructed of yellow stock brick with slate roofs, red brick window surrounds, eaves cornices, quoins and pilasters and contrasting stringcourses. There are square bay windows at ground floor level and entrances are surmounted by white-painted plaster pediments with dark red brick insets.

- 7.8 The south-eastern corner of the junction between Weston Road and Drylands Road is occupied by John Clifford House. This is a plain three storey 20th Century, buff brick property with a double pitched slate roof and square brick dormers to an attic storey. It is built on the site of a former Baptist Chapel and has its main entrance on Drylands Road. Opposite, Allenson House is a single storey late 20th Century medical centre building adjacent to No. 84 Weston Park. The property is built up close to the back of the pavement edge and has a flat roof and part red brick, part rendered walls. Both of these buildings are considered to have a visually detrimental effect upon the conservation area. Weston Park continues to the east beyond the boundary of the conservation area.

Felix Avenue

- 7.9 Felix Avenue is a cul-de-sac to the rear of Tottenham Lane with its entrance close to the western end of Weston Park. It was one of the last parts of the Sub Area to be developed; probably in the late 1890s or early 1900s and is made up of identical two storey red brick terraces with slate roofs. They have small front gardens behind dwarf walls and hedges. The street retains its original granite kerbstones and gutters and there are granite setts in alleyways adjacent to No. 1 and to the rear of the Tottenham Lane properties. It has a surprisingly quiet and residential character considering its close proximity to the town centre. The pedestrian pavements now have patched tarmac surfacing and modern lighting columns, but there are several young street trees. There are four cast iron street name plaques on the flank walls on Nos. 14 & 16 Weston Park.
- 7.10 The symmetrical paired dwellings share a large gable framed in stone as a pediment surmounted by a ball finial. They have recessed side entrance wings with paired porches with fretted and turned joinery surmounted by small balconies. They make a positive contribution to the character and appearance of this part of the conservation area.
- 7.11 No. 29 Felix Avenue, on a triangular plot at its northern end, is a late 20th Century three storey utilitarian red brick building with a parapet and curved street frontage that turns away from the established building line so that it is not apparent in views from the south and has a neutral effect on the conservation area. To the rear of the western terrace there is a narrow, partly enclosed alley providing access to the rears of shops fronting onto Tottenham Lane.

Elder Avenue

- 7.12 Elder Avenue links Weston Park with Tottenham Lane to the north and extends on the north side of Tottenham Lane to Middle Lane within Sub Area 2. The part of Elder Avenue within this sub area has granite kerbstones and unattractive pedestrian pavements of patched tarmac with modern street lighting and several street trees. The terrace housing has small front gardens with mature planting of trees, hedges and shrubs behind boundary walls, some of which retain their original burr bricks.
- 7.13 The western side of Elder Avenue between Weston Park and Fairfield Road includes a range of styles of paired two storey properties. Nos. 2 & 4 are yellow stock brick houses with a steep hipped slate roof and red brick window dressings and eaves cornice. The first floor has tall French windows opening onto balconies which span across the ground floor entrances and square timber bay windows. They have an attic floor with large gabled half timbered and roughcast dormers. Nos. 6 & 8 are of the same design and details, but have full height forward projecting side extensions with gable ends that make them substantially wider. Nos. 10 & 12 are a simplified version of Nos. 6 & 8 with no attic dormers and first floor sashes instead of French windows and balconies. Nos. 14 & 16 are fundamentally the same as Nos. 10 & 12 but large box dormers have been added and the gable to No. 14 clad with weatherboarding. The houses on this side of Elder Avenue are considered to make a positive contribution to this part of the conservation area.
- 7.14 To the north of No. 16 is the Earl Haig Memorial Hall, a British Legion Club built to the designs of A. C. Shearing. This single storey red brick symmetrically arranged building has a front elevation with a central recessed section dominated by a tall stepped gable with stone copings and central round headed panel inscribed '1929' and a stone keyed oculus window. The flat roofed side wings have stone copings at the same level as the stone banding of the central section that is inscribed 'EARL HAIG MEMORIAL'. The building is considered to make a positive contribution to the conservation area.
- 7.15 The eastern side of Elder Avenue is made up of Nos. 1 to 7 (odd), Nos. 9 to 13 (odd) and Nos. 15 to 19 (odd) three symmetrical but differently detailed terraces of two storeys and an attic floor. They are yellow stock brick properties with slate roofs and red brick windows dressings and eaves cornices and have a range of decorative gables and dormers. Several of the roofs have been re-clad in concrete tiles and some are mansards. The dormers are aligned above square bay windows at ground floor level. Nos. 9 & 13 are particularly notable for their broad, rounded gables with central pediments, dentilated brickwork and decorative carved brick panels. Nos. 15 to 19 (odd) reflect the details of the properties on the western side of the street with projecting gables, first floor balcony and square bay windows. Nos. 21 & 23 are a pair of red brick properties with slate mansard roofs at the junction with Fairfield Gardens. No. 21 has a large canted dormer window with sashes and a pyramidal slate roof, whilst No. 23

has a two storey hexagonal bay window corner feature surmounted by a hexagonal dormer with sashes and a pyramidal slat roof. The houses on this side of Elder Avenue are considered to make a positive contribution to this part of the conservation area. There is a cast iron street name plaque on the flank wall of No. 48 The Broadway and a cast iron Post Office pillar box with no inscription near the flank of No. 44 Weston Park.

Fairfield Road

- 7.16 Fairfield Road is an east-west aligned road linking Elder Avenue to Ferme Park Road to the east. Much of the original street appearance remains as it retains its original granite kerbstones and gutters, cast iron lamp standards and several street trees but, unfortunately, the pedestrian pavement is now patched tarmac. The houses have small maturely planted front gardens with trees, hedges and shrubs behind mostly original boundary walls. The road incorporates four principal styles of terraced and paired terraced or semi-detached properties, all of which make a positive contribution to the character and appearance of the conservation area.

Fairfield Road (south side)

- 7.17 Nos. 1 to 11 (odd) on the south side of the street are two storey double-fronted paired properties with semi-basements and slate roofs with prominent chimney stacks and terracotta pots. Each pair of houses has a square bay at semi-basement and ground floor level on the outer side with a flat triple sash on the inner side and a centrally positioned entrance door with stucco surround, pediment and attached columns approached via a short flight of stone steps. The front elevations are of red brick with yellow stock brick stringcourses. Unfortunately, all of the front garden of No. 5 and parts of those at Nos. 7 & 9 have been paved over to form vehicular hard-standings. Also, the brickwork of No. 7 has been rendered and painted to the detriment of the unified appearance of the group.
- 7.18 There is a gated access between Nos. 3 and 5 Fairfield Road that leads beyond the back garden of No.3 to an area of open space that extends to the rear boundaries of the houses in the adjoining streets. This open area is identified in the UDP as a Local Ecologically Valuable Site (58). It contains several mature trees, some of which show signs of previous lopping when viewed from the gaps at the ends of the terraces in Fairfield Road, Elder Avenue and Aubrey Road across the adjoining rear gardens. It is important because it supports a range of flora and fauna of nature conservation importance and is one of only a few green open spaces within the conservation area.
- 7.19 Nos. 13 to 19 (odd) are two pairs of large two storey red brick semi-detached houses with an attic floor. They feature prominent forward projecting ogee shaped Dutch style gables which incorporate decorative bricks and stonework including cross shaped panels, pilasters and finials. Unfortunately, the gable at No. 13 has been rebuilt in a much simplified form.

- 7.20 Nos. 21 & 23 are a pair of two storey red brick semi-detached houses with a parapet and an attic floor in large brick dormers with triangular pediments and stucco square bay windows at ground floor level. They reflect the style and form of the properties on the opposite side of Fairfield Road, but are smaller and have lost some of their original architectural details.

Fairfield Road (north side)

- 7.21 Nos. 2 to 12 (even) are an orangey red brick terrace of two storey houses with semi-basements and an attic floor in a mansard roof with tall dormer windows with vertical sliding sashes. There are wide canted bay windows at ground and lower ground floor level and large timber triple sash windows at first floor level, all with their upper section sub-divided by glazing bars into small panes. The substantial front gardens mostly retain their boundary walls with mature planting, but No.6 and No. 10 have been changed to provide vehicular hard-standings. There are a group of garages adjacent to No. 2 Fairfield Road that detract from this part of the street.
- 7.22 Nos. 14 to 26 (even) and on the northern side of Fairfield Road form a group of properties of similar form and character to Nos. 13 to 19 (odd) on the opposite side of Fairfield Road. These two storey properties with attic floors feature prominent projecting ogee shaped Dutch style gables but have different panel details. Nos. 14 to 18 (even) are a symmetrical group of three houses, while Nos. 20 & 22 and Nos. 24 & 26 are semi-detached. Unfortunately, the gables of No. 14 and No. 26 have been rebuilt in a much simplified form. Most of the houses on this side of the road retain their original burr brick boundary walls with mature planted front gardens but, unfortunately, No.16 now has a vehicular hard-standing.
- 7.23 Nos. 28 to 32 (even) at the north eastern end of Fairfield Road are smaller two storey yellow and red brick detached and semi-detached houses with an attic floor in gabled brick dormers and stucco square bay windows at ground floor level. Although of similar design to Nos. 21 & 23 opposite, they retain their original coloured and stained glass panes and other architectural features. All of the houses are considered to make a positive contribution to the appearance of this part of the conservation area.

Aubrey Road

- 7.24 Aubrey Road is a short residential street linking Fairfield Road to Weston Park. It has original granite kerbstones and gutters and a granite sett crossover to Sloane Mews. The pedestrian pavements are a mixture of damaged interlocking artificial stone slabs and patched tarmac with two original cast iron lamp standards and one modern street lamp, but no street trees. However, the houses have mature planted front gardens with hedges and shrubs behind a variety of boundary walls and there are views of mature planted back gardens at the ends of the road that soften its appearance.

Aubrey Road (east side)

- 7.25 Nos. 1 to 11 (odd) on the east side of Aubrey Road are a symmetrical terrace of two storey yellow stock brick houses with red brick window dressings and eaves cornices with an attic floor with dormers and semi-basements. They have wide gabled timber dormers with decorative shaped bargeboards and ground floor square timber bay windows that are combined with tiled roofed porches. However, Nos. 5 & 7 at the centre of the terrace are grander, with brick gables with pediments and finials and ground floor white painted stucco square bay windows. All of the houses are considered to make a positive contribution to the appearance of this part of the conservation area.

Aubrey Road (west side)

- 7.26 Nos. 2 to 10 (even) on the west side are a similar terrace to Nos. 1 to 11 (odd), but lack symmetry, No. 2, No. 4 and No. 10 having Dutch gabled dormers and ground floor white painted stucco square bay windows. All of the houses are considered to make a positive contribution to the appearance of this part of the conservation area.

- 7.27 A lane to the side of No. 1 Aubrey Road previously provided access to a lock-up garage court. This has now been developed as Nos. 1 to 4 (consecutive) Sloane Mews, a small gated residential development.

Drylands Road

- 7.28 Drylands Road and Bourne Road slowly rise to the south of Weston Park and terminate at Landrock Road which runs at right-angles to the slope of Crouch Hill. Gladwell Road rises more steeply to the south of Landrock Road towards the hogs back ridge and benefits from long views towards Alexandra Palace to the north. The properties within these streets are more modest in scale and decoration than those in other parts of this sub area. The eastern part of Landrock Road and the southern part of Gladwell Road are outside the current boundary of the Crouch End Conservation Area.

- 7.29 Drylands Road retains its original granite kerb stones and gutters and interlocking artificial stone slabs on the pedestrian pavements, some of which are broken and uneven. The original cast iron lamp standards have been replaced with modern lighting columns and there are many mature and young street trees. Despite parked cars lining both sides of the road the houses have mature planted from gardens with hedges and shrubs behind a variety of boundary walls that give Drylands Road a pleasant quiet residential character.

Drylands Road (west side)

- 7.30 Drylands Road incorporates two styles of terraced properties. Nos. 1 to 11 (odd) on the western side of the road are two storey red brick properties with an attic floor in a slate roof with projecting gables with decorative fretted timber bargeboards. The windows and entrances have painted stucco surrounds and lintels and the window sills are supported on slender stone brackets. Nos. 13 to

27 (odd) are similar two storey red brick houses with slate roofs and large centrally located dormer windows. The ground floors have forward projecting square bays and recessed porches with columns with fluting and floral capitals beneath a slate lean-to roof. No. 13 and No. 15 have regularly spaced windows set below relieving arches at first floor level, whilst the remaining dwellings are arranged as handed pairs with double and single windows at first floor level above the ground floor bays.

Drylands Road (east side)

- 7.31 Nos. 2 to 26 (even) on the eastern side are of the same design as Nos. 13 to 27 (odd). Most of the properties in Drylands Road retain coloured glazing in the upper parts of their timber sash windows, tiled pathways and front boundary walls they are all considered to make a positive contribution to the character and appearance of this part of the conservation area.

Bourne Road

- 7.32 Bourne Road has two distinct architectural styles of two storey terraces. It retains its original granite kerbstones and gutters, but has patched tarmac pedestrian pavements and modern lighting columns. There are many newly planted street trees that should enhance the character as they mature. Most of the houses in Bourne Road have small front gardens with boundary walls, hedges and planting but, unfortunately, a few have been altered to accommodate vehicular hard-standings.

Bourne Road (east side)

- 7.33 Nos. 1 to 15 (consecutive) on the eastern side are red brick houses with slate roofs, most of which are now replaced with inappropriate concrete tiles, and ground floor square bay windows that are combined with tiled roofed porches. The roof line is articulated by groups of full width half-timbered and rendered gables. This, together with the fact that some properties have been painted and/or rendered, adds variety but interrupts the consistency of this terrace. However, it is considered that all of the buildings make a positive contribution to this part of the conservation area.

- 7.34 To the north of No. 1 is a No. 1½ is an unusually designed late 20th Century two storey yellow brick house with red brick dressings, built in what was part of the back garden of No.65 Weston Park. It has an artificial slate roof with a gable end and a forward projecting ground floor and balcony above. The entrance doorway is in a two storey octagonal side extension with a pyramidal roof. It is out of scale with the adjoining properties and has a neutral effect on the character and appearance of this part of the conservation area.

Bourne Road (west side)

- 7.35 Nos. 16 to 28 (consecutive) on the western side of the road are typical late-Victorian red brick houses with full height canted bay windows surmounted by projecting half-timbered gables with decorative fretted bargeboards.

Unfortunately, many of the houses are now roughcast rendered, but are considered to make a positive contribution to this part of the conservation area.

Landrock Road

- 7.36 Landrock Road has a quiet residential character with audible birdsong despite being heavily parked with cars on both sides. It retains its original granite kerb stones and has many semi-mature street trees, but has patched tarmac pedestrian pavements and modern lighting columns. The houses all have small well planted front gardens with hedges, shrubs and flowers behind brick dwarf boundary walls.
- 7.37 Nos. 12 to 36 (even) Landrock Road, on the northern side, are a symmetrical terrace of the same design as the houses on the eastern side of Bourne Road, but only No. 12 and No. 36 at each end and the central three houses, Nos. 22 to 26 (even), have full width gables. They retain most of their original details, so represent fine examples of late Victorian domestic architecture.
- 7.38 Nos. 15 to 51 (odd) on the southern side of the street are similar to the houses on the western side of Bourne Road with full height canted bay windows, but they are surmounted by steeply pitched pyramidal slate roofs instead of gables. All of the houses make a positive contribution to the conservation area. The flank elevation to Ravensdale Mansions in Sub Area 3 terminates the western end of Landrock Road. Nos. 1 to 13 (odd) and Nos. 2 to 10 (even) at the eastern end of Landrock Road fall outside the current conservation area boundary.

Gladwell Road

- 7.39 Gladwell Road rises steadily up Crouch Hill to the south of Landrock Road and provides a connection to Cecile Park and Dashwood Road. It also benefits from an expansive view north towards to Alexandra Palace. Only the northern half of the street is within the current conservation area boundary. It retains its original cast iron lamp standards, granite kerbstones and gutters, but the pedestrian pavements have patched tarmac surfaces. There are some mature street trees and there is a cast iron inscribed drain cover near the junction with Landrock Road.
- 7.40 There are three styles of terraced housing in this road. Nos. 23 to 29 (odd) on the western side of Gladwell Road are a terrace of paired two storey houses with a roof hipped at both ends. They are built in Gault brick with red brick window dressings and detailing on the flank elevations that include stringcourses, quoins and eaves cornice. The front elevation has a forward projecting section to each house with a ground floor canted bay window. The two outer houses, No. 23 and No. 29, are surmounted by a recessed tile hung gable and No. 25 has a small gable. The roof and party wall between the two pairs of houses steps down the hill by about a metre. The recessed entrance doors are linked by mono-pitched porches with elaborately carved and turned arched timber structures. The houses are considered to make a positive contribution to the character and

appearance of this part of the conservation area.

- 7.41 Nos. 24 to 36 (even) of the eastern side of the road are two adjoining terraces of modest two storey houses that step up the slope of the street. Nos. 12 to 24 (even) are more imposing properties than their neighbours. They have front elevations that are articulated by alternating orangey red brick and yellow brick sections and slate roofs with gables. The full height forward projecting orangey red brick square bays have panels of carved red brickwork between the ground and first floor windows and are surmounted by steep gable ends, generally painted white. The yellow stock brick sections contain the entrance doors that have delicate slate clad carved and turned timber hoods. All sections have red brick cambered window arches and reveals and red brick eaves details. Nos. 26 to 36 (even) are similar to some of those on the northern side of Landrock Road and eastern side of Bourne Road, built of yellow stock brick with red brick window dressings and forward projecting ground floor square bays that are combined with tiled roofed porches, but instead of three regularly spaced windows at first floor level they have paired and single windows to each house. The houses are considered to make a positive contribution to the character and appearance of this part of the conservation area.

Cecile Park

- 7.42 Cecile Park runs east-west from Galdwell Road to Crouch Hill. It is fundamentally a flat, straight road which follows the contour of Crouch Hill. This results in the properties on its southern side being raised above the road level whilst those on its northern side are generally set lower. The street retains its original granite kerbstones and gutters, some interlocking artificial stone paving slabs and several granite sett crossovers. There is a cast iron Post Office pillar box inscribed VR opposite junction with Womersley Road and the street is lined with many mature and young street trees including ornamental cherry trees that add to the character and appearance of this part of the conservation area, particularly in spring when they are in blossom.
- 7.43 Cecile Park was developed in the 1890s by a number of designers and developers and benefited from a direct link to Crouch Hill, where salubrious villas were developed in the second half of the 19th Century. It incorporates relatively grand properties at its western end which are more reminiscent of houses in Weston Park than the smaller houses in the other streets of this Sub Area. In general terms the scale of properties diminishes from west to east. Most front boundaries are formed by low brick walls and hedges with mature trees within front gardens and at the pavement edge contributing to the street's character.
- 7.44 Nos. 2 to 6 (even) at the western end of Cecile Park are a relatively plain mid 20th Century two storey block of flats with a steep slate roof and attic floor in gable ends and dormers. This building replaced earlier dwellings on the site and partly mimics the characteristics of the area by the use of Dutch style gables and canted bay windows. They have a neutral effect upon the conservation area.

- 7.45 Nos. 8 to 52 (even) are a long two storey continuous terrace made up of semi-detached and three unit blocks of red brick properties grouped under hipped slate roofs with attics in tall brick dormers linked by set back intermediate elements of the street frontage.. They have ground floor painted stucco square bays and entrance doorcases with pilasters and entablature, first floor windows with brick pilasters and stucco capitals and round headed dormer windows at roof level. These properties are similar in style to those in Weston Park and make a positive contribution to this part of the conservation area.
- 7.46 Beyond No. 52 there is a very slight change in the alignment of Cecile Park that is marked by Nos. 1 to 12 (consecutive) Derwent Court, a mid-20th Century three storey red brick apartment building with an attic floor within a red clay tiled mansard roof and white painted rendered second floor. The windows are all large metal casements, some of which are in round bays. The building has a neutral effect upon the conservation area.
- 7.47 Nos. 56 to 70 (even) are a two storey red brick terrace with slate roofs with decorative ridge tiles and an attic storey in a full width gable end with decorative fretted timber barge boards. They have a flight of stone steps leading to ground floor entrance doors with slate clad painted timber gabled hoods supported on brackets, canted bay windows through ground and first floors and prominent white painted stucco window heads. Nos. 72 to 84 (even) are a terrace of two storey buff brick houses with slate roofs and red brick canted bay windows surmounted by gabled dormer windows. Nos. 86 to 100 (even) are relatively modest two storey red brick properties with slate roofs. They have full height square bay windows surmounted by part hipped and part gabled roofs. The entrance doors and windows have prominent white painted stucco heads. All three terraces make a positive contribution to this part of the conservation area.
- 7.48 Nos. 1 to 47 (odd) on the southern side Cecile Park are similar in size, materials and details to the houses the northern side. Nos. 5 and 7 are wider than their neighbours and incorporate prominent gables in forward projecting side wings to their main frontage, similar to some of the houses in Elder Avenue. The houses make a positive contribution to the character and appearance of this part of the conservation area.
- 7.49 No. 49 Cecile Park is the only detached property in the street. It is a two storey double-fronted building constructed of buff brickwork with a slate roof and tall brick chimney stacks with terracotta pots. The ground floor has a canted bay on the left side a central recessed round headed entrance porch and a full height square bay on the right side with an attic floor in a prominent pedimented gable. Its former importance is shown by the inclusion of a single storey buff brick coach house with slate roof and an attic in a gable at the rear, now converted into a separately owned house, that is approached along a drive on the east side. Both buildings make a positive contribution to the character and appearance of the conservation area.

- 7.50 Nos. 51 to 63 (odd) are two storey symmetrical pairs of linked semi-detached houses slate roofs with attics and small pedimented dormers. The ground floors have large canted bays flanked by the entrance doors and the first floor have paired and single sashes, all of which have decorative white painted stucco surrounds with pediments and keystones. They are considered to make a positive contribution to the conservation area.
- 7.51 No. 63C Cecile Park is a single storey late 20th Century red brick building with a full width shallow gable end built adjoining the flank wall on No. 63 at the end of the terrace. It has the appearance of a community hall and fails to respond to the scale and character of its neighbours. This property also lacks a front boundary and exposes open views to the rear of properties on Womersley Road, detracting from the character and quality of the street and this part of the conservation area.
- 7.52 Nos. 65 to 79 (odd) are a group of semi-detached two storey red brick properties with an attic floor with dormers in a clay tiled roof and ground floor square bays at that are combined with tiled roofed porches. Unfortunately, many of the houses have been altered by painted brickwork and additional inappropriately designed dormer windows, but are still considered to make a positive contribution to the character and appearance of this part of the conservation area, with the exception of No.73, which has so many accumulated alterations including a particularly unsuitable wide dormer and reduced height first floor windows, that it is considered to detract from the quality of this part of the conservation area.
- 7.53 An un-surfaced track shown on the Hornsey Enclosure Map of 1815, runs east between No. 116 and No. 118 Crouch Hill, passing Abbots Terrace and providing access to lock-up garages within the rear gardens of properties on the northern side of Cecile Park and the southern side of Haringey Park. This track retains some of its old world charm, but now has a neglected and overgrown appearance and exposes long views of the rears of nearby properties. The eastern end of the track is now blocked by No. 54A and No. 54B Cecile Park, a small semi-detached pair of two storey reddish/brown brick 1930s cottages at the rear of Derwent Court. They have artificial slate roofs, metal casement windows and timber and glazed front entrance doors typical of the period. They are partly visible in views south along Sandringham Gardens and are considered to have a neutral effect on this part of the conservation area.
- 7.54 There are two long narrow areas of lock-up garage courts, one to the north of Nos. 60 to 88 (even) Cecile Park accessed from a track adjoining No. 29 Gladwell Road, and the other to the south of Nos. 27 to 47 (odd) Cecile Park accessed from a drive between No.39 and No. 41. Public views of these garage courts are limited to their entrances because much of their area is hidden from view from nearby streets by the long residential terraces on either side. However, they are visible at the ends of the large maturely planted rear gardens from the rear windows of nearby properties. The semi-derelict and under-used nature of the lock-up garages detracts from the character and appearance of the conservation

area and offers an opportunity for improvement. The UDP no longer supports the retention of lock-up garages and as a result the sites have been the subject of proposals for residential development for over ten years that have resulted in several planning appeals. Planning Inspectors noted “the low level of use of the existing poorly maintained utilitarian garages” and came to the view that “their loss would not lead to an increase in parking on local roads.” They also acknowledged that “the ugly rank of semi-derelict garages adversely affecting the character and appearance of the streets of this part of the Crouch End Conservation Area.” In January 2010 both sites received planning permission for replacement of the garages with discrete, well-planned contemporary residential buildings within the generally open setting of this part of the conservation area that will not compete with the prevailing Victorian and Edwardian buildings. It is considered that the proposed developments will not have a harmful effect on the character or appearance of the Crouch End Conservation Area, which as a result would be preserved.

