







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Sub Area Boundary and Heritage Assets Appraisal

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

Sub Area 5: Christ Church

8. SPATIAL AND CHARACTER ANALYSIS

Sub Area 5. Christ Church

Overall character and appearance

- 8.1 This sub area covers the north facing slopes of Crouch Hill and Crouch End Hill, the two main approaches to the town centre from Central London, and is centred on the Grade II listed Christ Church that acts as a local landmark. It includes the intermediate residential streets Crescent Road, Christ Church Road, Haslemere Road, and Waverley Road and a small area to the south of the Parkland Walk on the former railway cutting.
- 8.2 The area to the east of Crouch End Hill is predominantly made up of large semi-detached properties. The Crescent Road area to the west is more varied with many of the original Victorian villas replaced by blocks of flats of a variety of late 20th Century styles, but the pattern and scale of development retains Christ Church as the prominent focal point on Crouch End Hill. Most of the properties in this area have large gardens and streets benefit from mature trees. Crescent Road was the first part of the Crouch End Conservation Area to be designated but the quality of the area has been compromised by the development, primarily in the 1950s and 1960s, of various blocks of flats that fail to repeat the character, detailing or scale of the original Victorian villas. The historic Ordnance Survey maps of 1913 and 1935 indicate the original layout of Crescent Road and with the remaining villas it is possible to envisage the original quality of this area.

Crouch Hill

- 8.3 Crouch Hill forms the historic route into Crouch End from Finsbury Park to the south. The ridge of the hill in the south, known locally as the 'Hogs Back', forms the conservation area boundary and the Borough Boundary at this point. Fine views are possible from the upper slopes, which in the late 19th Century were known as Mount Pleasant. Crouch Hill falls steeply towards The Broadway to the north with views of Alexandra Palace dominating the skyline. Looking south, there is an extensive view from the ridge of the many skyscraper office towers in the City of London. The properties lining both sides of Crouch Hill are a mix of mid Victorian villas and late Victorian terraces, many of which have front doors and windows containing coloured glass, a predominant feature of properties to the south and south west of Crouch End town centre. Crouch Hill is a busy road and bus route that is subject to frequent vehicular traffic noise. However, its steepness has also been identified as a challenge to joggers and cyclists who include it within part of a popular local exercise route. The original granite kerbstones remain, but the pedestrian pavements now have small square concrete paving, generally in good condition, but inappropriate for this main route into the conservation area. The west side contains several mature street trees, but there are none on the east side within this sub area. Original cast iron lamp standards have been replaced with modern street lighting columns.

Crouch Hill (east side)

- 8.4 Nos. 82 to 96 (even) on the eastern side of Crouch Hill immediately north of the southern boundary of the conservation area are a terrace of two storey yellow stock brick double-fronted houses with an attic floor in slate roofs, each with two prominent dormers, hipped on the right and gabled on the left side giving an interesting articulation to the roofscape. They have a central pointed arched entrance doorway, many of which retain their original porches. They are flanked on the left by a full height square bay and on the right by a ground floor canted bay, all with red brick heads and detailing. These dwellings step down to follow the fall of the hill and are notable for their decorative sash windows and front double doors that both incorporate coloured glass. They have small front gardens, many of which include mature trees and hedges set behind burr brick boundary walls, and make a positive contribution to the character and appearance of this entrance to the conservation area.
- 8.5 No. 98 at the junction with Tregaron Avenue is a three storey yellow stock brick mid Victorian villa with a slate roof and red brick detailing. The second floor is partly within the roof-space with a large gable end on the Crouch Hill and Tregaron Avenue frontages both with a round headed sash window. The first floor has a triple sash window within a decorative arched recess. There is a substantial front garden with trees behind an original burr brick boundary wall with terracotta copings.
- 8.6 No. 100 has the appearance of a pair of semi-detached early 20th Century properties with a slate roof and large forward projecting side sections with full height round bays under oversailing hipped eaves, but is a symmetrically designed group of four maisonettes with entrance doors each side of the two bays with attractive semi-circular white painted timber hoods with a frieze of turned balusters. The buildings are set back from the road behind substantial well maintained front gardens with lawns, mature trees and shrubs and original burr brick boundary walls with terracotta copings. They are considered to make a positive contribution to the conservation area.
- 8.7 Nos. 1 to 12 Ivor Court has replaced No. 102, an earlier Victorian villa that was on this site. It is a plain mid to late 20th Century four storey red brick block of flats with a flat roof and casement windows, the central ones set within horizontal bands of buff bricks. As a result it responds poorly to its context detracting from this part of the conservation area.
- 8.8 No. 104 Crouch Hill, originally Cecile House and formerly the Mountview Theatre School, has undergone substantial renovation and redevelopment to reopen as Kestrel House School. The central, original building is a substantial yellow stock brick late Victorian villa with a façade of five windows beneath a hipped slate roof. It is of three storeys plus a tall semi-basement. The main entrance doorway on the raised ground floor is approached via a long flight of stone steps up to a portico with Corinthian columns. On either side there are canted bays at semi-

basement and ground floor levels that retain their elaborate cast iron balconettes around the ground floor window sills, but have lost their cornices. There are now sympathetically designed and proportioned yellow stock brick early 21st Century wings with hipped slate roofs to both sides of the original building that are set back from the front elevation and are one storey lower. The appearance of the front forecourt has been improved by repairs to the boundary dwarf wall and metal gates and railings and the introduction of some new planting. These additions greatly improve the quality of the setting of the original house and make a positive contribution to the conservation area. The building has a Haringey Green Plaque commemorating George Shadbolt an early photographer, writer and editor who lived there from 1865 to 1879. At the rear of the site, fronting Cecile Avenue is an early 21st Century three storey red brick block of flats with a hipped slate roof and brick dormers that has a neutral effect on the conservation area.

8.9 No. 106 on the north side of the junction with Cecile Park is a mid to late 20th Century five storey yellow stock brick flat roofed replacement of the 19th Century building that originally formed the south end of the once symmetrical terrace Nos. 106 to 116 (even). Unfortunately, its additional height and bulk are out of scale with the group and the street as a whole and detract from this part of the conservation area. Nos. 108 to 116 (even) are a substantial Victorian terrace of three storey yellow stock brick properties with a semi-basement and an attic floor with dormers in a slate roof, a stucco string course above the first floor and a stucco eaves cornice with brackets and dentils. They have round headed recessed entrance porches with timber and glazed screens and front doors accessed via a flight of stone steps and canted bays at semi-basement and ground floor level. No. 116 at the northern end projects forward under a full width gable and has a canted bay window through semi-basement, ground and first floor and a front entrance doorcase with stucco banding and pediment. The terrace has an in and out vehicular driveway set behind a boundary wall and mature trees. Nos. 108 to 116 (even) make a positive contribution to the conservation area.

8.10 Between Nos. 116 and 118A Crouch Hill there is a narrow old lane shown on the Hornsey Enclosure Map of 1815 that separated fields in different ownerships. It runs east from Crouch Hill as a hard surfaced rough track that has a verdant, semi-rural feel that is out of character with the main residential frontages of long terraces that make up much of this part of the conservation area. Nos. 1 to 6 (consecutive) Abbots Terrace at the western end are a late 20th Century row of small two storey brown brick cottages immediately to the rear of No. 118A, that have a neutral effect upon this part of the conservation area. The lane continues further to the east past the flank walls of Nos. 6 & 7 Ivy Gardens to serve garages to the rear of properties on the south side of Haringey Park and north side of Cecile Park.

- 8.11 Nos. 118 and 118A Crouch Hill are far more modest late 19th Century buildings than their neighbours to the south. Both have white painted stuccoed front elevations and slate pitched roofs. No. 118A, The Coach House has been extended and altered and as a result has a neutral effect upon the conservation area. The original section is two storeys with an attic floor in the gable end and a forward projecting ground floor with a first floor balcony. The side extension is two storeys with a flat roof and forward projecting lean-to conservatory. No. 118, Hill House is a local listed building of merit of two storeys with a hipped slate roof. The left side has two sashes with Regency blind boxes and an entrance door with marginal glazing bars and a round-headed doorcase. The right side has a large full height canted bay. Both properties have mature planted front gardens bounded to the street by white painted dwarf walls and railings.
- 8.12 No. 120 Crouch Hill is also an early 19th Century two storey villa with a white painted stuccoed front elevation and hipped slate roof, but because it retains its unaltered original features is a Grade II listed building. It has a simple symmetrical design, three sashes wide, with a central entrance door, semi-circular fanlight with lead glazing bars and a lead clad hipped wrought iron porch. The building is set back behind a mature planted front garden with a tall brick boundary wall and mature trees.
- 8.13 Adjoining the north of No. 120 are Nos. 122, 124 and 124A a two storey terrace of late 20th Century dwellings with a white painted rendered front elevation and an attic floor within a slate mansard roof. The original integral garages at ground floor level have been converted to additional living accommodation with the result that vehicular parking is now on the forecourts. They have a neutral effect upon the conservation area.
- Crouch Hill (west side)**
- 8.14 On the pavement on the west side Crouch Hill outside No. 103 is an historic borough marker stone. Consequently No. 103 is the northernmost house within this part of Haringey, but forms an integral part of a symmetrical terrace of three properties Nos. 99 to 103 (odd) of which the other two houses are within the London Borough of Islington. They are similar in details to Nos. 105 to 111 (odd), which are a symmetrically designed two storey terrace of four red brick houses with slate roofs, hipped at both ends, containing an attic floor with a mix of gables, hipped dormers and small flat roofed dormers. Each house has a forward projecting section with a ground floor square or canted bay window and a painted timber front door with coloured glass and a painted timber porch with brackets or turned columns. They have substantial front gardens with mature planting of trees, shrubs and hedges behind retained original burr brick boundary walls. Some also retain their original tiled footpaths. They make a positive contribution to this part of the conservation area.
- 8.15 No. 113 Crouch Hill at the corner with Haslemere Road is a substantial local listed two storey detached red brick property which has an attic floor within a steep

hipped and gabled slate roof notable for its projecting eaves and elaborately fretted painted timber bargeboards and tall brick chimney stacks with terracotta pots. The entrance door with a decorative painted timber gabled porch is on the Haslemere Road elevation and all of the windows are timber casements with leaded lights. The building retains its original burr brick boundary wall with mature hedges on the Crouch Hill elevation and a vertical boarded timber fence on the Haslemere Road elevation but, unfortunately, most of the front garden is now covered with bound gravel. It currently accommodates a day nursery.

- 8.16 Nos. 115 to 125 (odd) form a symmetrically designed group of linked semi-detached two storey red brick properties with slate roofs containing an attic floor in a mix of gables, pyramidal roofs and dormers stepping down the hill to the north. Nos. 119 & 121 in the centre of the terrace have large full height canted bays that are the most prominent features. Unfortunately, No. 115 has white painted brickwork to the detriment of the original architectural unity of the group, but they still reflect the scale and rhythm of properties further up the hill. They have substantial front gardens with mature planting of trees, shrubs and hedges behind original burr brick boundary walls but, unfortunately, part of the wall has been removed from No. 125. Nos. 117 & 119 also retain their original black and white tiled footpaths. The buildings are considered to make a positive contribution to this part of the conservation area.
- 8.17 No. 127 is a large two storey detached house with semi-basement and attic floor with a wide flat roofed dormer and prominent gable end with decorative timber barge boards at the northern end of this group on the junction with Christ Church Road. It has a large full height canted bay below the gable and on the flank elevation to Christ Church Road, which successfully addresses the corner. The front garden has been covered with brick pavers behind a modern brick boundary wall with herring bone brick panels, railings and a hedge. The building is considered to make a positive contribution to this part of the conservation area.
- 8.18 To the north of Christ Church Road are Nos. 129 to 137 (odd), a group of five late Victorian residential properties with the same details as Nos. 105 to 111 (odd). Nos. 129 & 131 are a two storey semi-detached red brick pair with an attic floor with a gable and dormers in a steep slate hipped roof and tall prominently positioned red brick chimney stacks with terracotta pots. They have sashes with white painted window heads, ground floor canted bay windows and paired porches under a slate clad lean-to roof. No. 133 is a detached two storey double fronted Gault brick villa with an attic floor in a hipped slate roof and a semi-basement. Although it retains its front boundary wall and hedge, most of the garden is now covered with a vehicular hard standing area. Nos. 135 and 137 form a symmetrical two storey red brick pair with an attic floor with pedimented dormers in a hipped slate roof. The front boundaries to these dwellings retain their original brick piers and burr brick walls but the front gardens have been stripped of their planting except for one mature tree. This group of buildings are considered to make a positive contribution to this part of the conservation area.

Haslemere Road

- 8.19 Haslemere Road, Waverley Road and Christ Church Road occupy a triangle of land on the northern slope of Crouch Hill between Crouch Hill to the east and Crouch End Hill to the west. They are notable for their large detached and semi-detached properties. Haslemere Road has a quiet and verdant character with two very large old street trees near its eastern end with trunks that project out into the roadway and several newly planted street trees. The original granite kerb stones are retained, but the pedestrian pavements are now surfaced with patched tarmac and the original cast iron lamp standards have been replaced with modern lighting columns. Many of the large houses still have their original burr brick boundary walls, those on the south side holding back raised gardens. The substantial gardens are planted with trees, shrubs, tall hedges and lawns.
- 8.20 Haslemere Road was laid out in the mid to late 19th Century with a substantial curve to the north in its central section to avoid the grounds of Oakfield House, a large mansion that had stood on the site. The road is made up of large two storey red brick detached and semi-detached dwellings, many with an attic floor in hipped slate roofs. They are probably built to designs by W.J. Collins, a local developer and show many of the features of nearby late Victorian properties. The design of Nos. 28 to 38 (even) on the south side is unusual in the way in which their full height canted bays incorporate balconies at eaves level formed within shallow slate clad pyramidal roofs and accessed from French windows in step gables with decorative fretted timber bargeboards. Nos. 6 to 16 (even) also on the southern side of the road have the same basic form, but with bay windows only on the ground floor. Nos. 7 to 17 (odd) on the northern side are a similar group of red brick two storey semi-detached properties with an attic floor and eaves level balconies like Nos. 28 to 38 (even) but they have their full height bays paired either side of the part wall and their entrance doors and porches with columns and pediments on the outer part. All of these properties feature timber sash windows with coloured glass, white painted lintels, and timber front doors with coloured glass and the diamond mullion motif common elsewhere, but have minor variations in the form and detailing of gables, entrances and bay windows. These properties are largely unaltered with the exception is No. 17, which has a large full height late 20th Century side extension in complementary red brick with a slate roof. They are considered to make a positive contribution to the character and appearance of this part of the conservation area.
- 8.21 The five blocks of Oakfield Court were built in the early part of the 20th Century on the former site of Oakfield House. These three and four storey blocks of red brick flats with hipped clay tiled roofs are set out in a formal layout around a Y shaped cul-de-sac and are typical of the period. Whilst utilitarian in design, the buildings of Oakfield Court are unobtrusive because they are set back from the road at the junction of the cul-de-sac with Haslemere Road behind substantial open areas with mature trees and landscaping that provide a pleasant residential environment and as a result have a neutral effect upon the character and quality of this part of the conservation area.

- 8.22 Nos. 2 & 4 Haslemere Road are local listed buildings of merit on the south side of the road. No. 2 is a double-fronted detached two storey house built in about 1880. It is a red brick building with an attic floor with large hipped dormers in a steep hipped slate roof and prominent tall brick chimney stacks with terracotta pots. It incorporates a substantial side extension with a garage and vehicular hard-standing behind a red brick boundary wall with brick piers, metal railings and gates. No. 4 is a detached late Victorian red brick villa with a hipped slate roof with tall brick chimney stacks and terracotta pots and overhanging bracketed eaves. It has a wide front elevation with tall timber casement windows that has a three window central forward projecting section with a hipped slate roof. Unfortunately, the original symmetry of the building has been disrupted by the addition of a forward projecting timber porch with a hipped slate roof that extends across part of the centre section and part of the adjoining section. The front garden has some mature trees and planting behind a red brick boundary wall. Between No. 4 and No. 6 is Vicarage Path, a narrow pedestrian link to the Parkland Walk indicated by a cast iron finger post.
- 8.23 No. 3 on the north side of Haslemere Road is a smaller detached two storey red brick late Victorian villa with timber casement windows. It has an attic floor in a forward projecting section with a gable with fretted bargeboards in a red clay tiled roof with decorative ridge tiles and tall red brick chimney stacks. The ground floor has a bay window and conservatory and the front garden has a brick boundary wall, mature trees and planting. The building makes a positive contribution to this part of the conservation area.
- 8.24 Nos. 1 to 12 (consecutive) Midhurst Court is a four storey late 20th Century block of flats on the corner of Waverley Road to the west on No. 3. It has a flat roof with overhanging coping and red brick flank elevations expressed on the front elevation as pilasters between which are casement windows with white painted panels. No. 5 Haslemere Road on the east side of No. 3 is a mid 20th Century five storey yellow stock brick blocks of flats. It also has a flat roof and casement windows and a four storey central section with a wide canted bay that projects substantially forward from the side sections and is topped by a large balcony. It has a front garden with brick boundary walls and hedge and is partly screened by several mature street trees. These two blocks of flats have replaced demolished detached villas and are incompatible in scale with their neighbours, particularly No. 3 that is left between them. They are both considered to detract from the character and appearance of this part of the conservation area.

Waverley Road

- 8.25 Waverley Road provides a north-south link between Crouch End Hill and Haslemere Road. It has a relatively quiet residential character despite having the school on its western side and busy Crouch End Hill at the north end. It retains original granite kerbstones, but the pedestrian pavements are now inappropriate patched tarmac. There is only mature street tree on the north west corner, but there are many mature London Plane trees within the front gardens that give the

street a verdant appearance. The original cast iron lamp standards have been replaced with modern lighting columns. Its west side is dominated by the four storey red brick rear elevations of the former TUC Education Centre that fronts on to Crouch End Hill and has recently been refurbished as an extension to the Coleridge Primary School. At its southern end, on the junction with Haslemere Road, is a late Victorian two storey red brick building with a slate roof and an attic floor with gables that was originally one of the large detached villas. It has a stone plaque at first floor level above the main entrance inscribed with the date '1894'. Although the building shows signs of neglect, it is considered to make a positive contribution to the character and appearance of this part of the conservation area.

8.26 The east side of Waverley Road is lined with five buildings of varying character. No. 1 Waverley Road is a prominently sited four storey T shaped mid to late 20th Century block of flats at the junction between Crouch End Hill, Waverley Road and Christ Church Road. It has a flat roof with a ceramic tiled coping band and the top floor is set back in the form of a penthouse. The walls have vertical bands of red brick cladding and picture windows with white painted apron panels. The site is bounded by a low red brick wall and contains mature trees and some planting. No. 3, No. 5 and No. 7 (David Court) comprise further late 20th Century blocks of four storey flats in a variety of styles and different brick finishes. Despite the presence of mature trees and planting that partly reduce the impact of these buildings, they are considered to detract from the character and appearance of the conservation area.

8.27 No. 9 Waverley Road towards the southern end is the only remaining Victorian property on this side of the road. It is a two storey building with an attic floor with gables in a hipped slate roof and retains many of its original architectural features but, unfortunately, the brickwork has been painted as part of the conversion of the property to flats. Although the building's setting has been compromised by the redevelopment of adjoining sites it is considered to make a positive contribution to this part of the conservation area.

Christ Church Road

8.28 Christ Church Road runs parallel to Haslemere Road to the north and also provides a link between Crouch Hill and Crouch End Hill. Like Haslemere Road it is made up of large late Victorian two storey semi detached houses. The original granite kerb stones and gutters are retained, but the wide pedestrian pavements are now surfaced with patched tarmac and have modern lighting columns. It has a quiet residential character with audible birdsong despite the proximity of heavy flows of vehicular traffic along Crouch Hill and Crouch End Hill at each end. There are no street trees, but the houses have substantial well maintained front gardens with hedges, shrubs, flowers and some trees behind front boundary walls. On the corner of Crouch Hill is a red Post Office cast iron pillar box inscribed VR.

Christ Church Road (south side)

- 8.29 'Canberra' and 'Redleaf' are an early 20th Century two storey semi-detached pair of houses at the western end of the road that have white painted rendering and prominent forward projecting half-timbered gables over full height curved bay windows. Their scale respects that of the neighbouring properties and they are considered to make a positive contribution to the streetscene.
- 8.30 Nos. 2 to 12 (even) on the south side have a raised ground floor, semi-basement and an attic floor in hipped slate roofs with hipped dormers. They are yellow stock brick houses with red brick dressings and have the same details as houses in Crouch Hill. This group of houses with their mature landscaping and dominance on the rising land to the south make a positive contribution to the character and appearance of this part of the conservation area.
- 8.31 No. 14 is late 20th Century additions to the eastern end of the road built in the style of a coach house. It is a single storey yellow stock brick building with red brick dressings and an attic floor with gabled dormers in an artificial slate roof. The ground floor has a full width garage door and the full paved front garden is concealed behind a tall yellow brick boundary wall and vertical boarded gate. It has a neutral effect on this part of the conservation area.

Christ Church Road (north side)

- 8.32 No.1 'Cranleigh' is a three storey late 20th Century red brick block of flats with an attic floor in a slate roof at the western end of the road. It has wide metal casement windows and a central entrance and staircase with a porch of rough hewn stone blocks and glass blocks. It has a neutral effect on the conservation area.
- 8.33 Nos. 3 to 17 (odd) on the north side are similar two storey yellow stock brick houses to those on the south side, but their lack of attics and raised ground floor make them appear less grand. Nos. 3, 7 & 9 are the only two houses on this side of the road with attics in small gabled dormers, while Nos. 3 & 5 and No. 11 and No.17 also have semi-basements. Most of the houses on the north side of the road have had the appearance of their front gardens harmed by the introduction of hard standings for vehicular parking. In addition, No. 13 has a basement with an area with metal railings on both sides of the central entrance doorway and a completely open front boundary.
- 8.34 No. 19 at the eastern end of the road is single storey late 20th Century yellow brick house with red brick dressings and an attic floor with four large dormers in an artificial slate mansard roof. The front garden is mostly paved over, with some flowers and shrubs behind a boundary wall of reclaimed old Gault bricks and terracotta copings. It has a neutral effect on this part of the conservation area.

Crouch End Hill

- 8.35 Crouch End Hill is an extension of Hornsey Rise at its junction with Hornsey Lane and Hannay Lane at the Borough boundary and runs north to rise up over the bridge of the former Crouch End Hill Station that now crosses the Parkland Walk before dropping down to the southern end of the Broadway in Sub Area 1. Crouch End Hill is a busy main road with bus routes, but the upper part of the west side of the road is lined by imposing mature trees, some within an open amenity area with wide grass verges in front of the school site which give the road a relatively dark and enclosed feel that dominates the character of this part of the road. As one progresses north, the road is more open and town centre becomes more evident at the base of the hill.

Crouch End Hill (east side)

- 8.36 Commencing at the southern end of Crouch End Hill, Nos. 83 and 85 are a pair of mid 19th Century single storey shops which previously formed part of the station building prior to the closure of the adjacent railway in 1964 before it became the Parkland Walk. They form part of a group of structures that are local listed as an industrial heritage site because of their connection to the former railway station, together with the adjoining bridge, the remains of the platforms below and the concrete former station signpost on the south east corner of the bridge. No. 83 has a decorative Dutch style shaped gable and scalloped parapet and later timber casement windows that are of architectural interest, but No. 85 is architecturally unspectacular.
- 8.37 'Monkridge' on the corner of Haslemere Road consists of two large early 20th Century four storey blocks of red brick flats with steep hipped plain clay tiled roofs and prominent white painted full height curved bays and central staircase tower. Although these buildings dominate the southern end of the road they are considered to have a neutral effect upon this part of the conservation area.
- 8.38 The former Trades Union Congress National Education Centre occupies a large triangular site on the eastern side of Crouch End Hill between Haslemere Road and Waverley Road. The site was previously occupied by three detached properties, the Hornsey School of Art and Science building to the northern corner, a Victorian house call 'Oaklands' to the southern corner and an early 20th Century property fronting onto Waverley Road. The building on the corner of Waverley Road and Haslemere Road is the only original building to remain. The Hornsey School of Arts and Crafts, as it later became, was extensively extended in 1931 by the Middlesex County Council. The main entrance building on the Crouch End Hill frontage has a formal, albeit restrained, tall two storey red brick and stone classical elevation with cornice and blocking course and a semi basement. It has a forward projecting central section with an entrance porch with full height Corinthian pilasters, entablature and pediment with a later mansard roof. There are extensive three storey red brick ranges with mansard roofs to its rear. The School of Arts and Crafts subsequently became the TUC Education Centre and was substantially extended in the early 1980s to designs by Bertram Dinnage of

Haringey Architect's Department. The 1931 building was retained but the original Victorian school building to the north and Oaklands to the south were demolished. The four storey flat roofed extensions match the scale and materials of the 1931 building successfully, but the frontage to Crouch End Hill is long and lacks modulation. The building has now become part of the Coleridge Primary School and has been sympathetically converted. The bulk of the school building is partly disguised by mature trees along the frontage. Considered in its entirety, the school buildings on this site are considered to make a positive contribution to the character of the conservation area.

Crouch End Hill (west side)

- 8.39 At the south west end of Crouch End Hill, set well back from the road, is the single storey mid to late 20th Century Coleridge Primary School. The school site was originally occupied by four substantial detached Victorian villas. Although the school building is partly hidden by mature trees this open site is considered to have a visually detrimental effect on this part of the conservation area. It is currently undergoing partial redevelopment and extension.
- 8.40 To the north of Coleridge Primary School is Hillside, a late 20th Century T shaped three storey flat roofed block of flats that replaced a detached late Victorian villa of the same name. It is similar in design to the adjoining school building, but unlike most of the other buildings on this part of Crouch End Hill that are fronted by mature trees which soften the impact of adjacent buildings, a clear view of Hillside is possible from the junction with Waverly Road. However, the building is considered to have a neutral effect upon this part of the conservation area.
- 8.41 The northern junction of Crescent Road with Crouch End Hill is dominated by the Grade II listed Christ Church, set within a churchyard containing mature trees on the northern slope of the hill, which is the centrepiece of this Sub Area. Its spire forms a notable landmark seen from many parts of the Crouch End Conservation Area. It was the architect Arthur W Blomfield's first church to be built in this part of London, and was completed in stages over a long period, the nave, chancel and north aisle were started in 1861 and the south aisle in 1867, the tower and spire in 1873 and the west porch in 1881, and subsequently enlarged in 1906 by W A Pite. The church is built of Kentish ragstone with stone dressings and slate roofs in a 13th Century Gothic style and has impressive stained glass windows to its eastern and northern elevations by Lavers & Westlake (1874) and Selwyn Image (1908) respectively.

Crescent Road



- 8.42 Crescent Road loops round the western side of the school and church with two access points onto Crouch End Hill. It was laid out from the 1860s to 1871 as a salubrious residential close of approximately thirty large detached and semi-detached villas, many of which were designed in the Gothic style prevalent during that period. Almost half of the original houses remain and the road is now characterised by the juxtaposition between the Victorian villas and a variety of flat blocks of a variety of styles and scales with parked cars lining much of both sides. The road retains its original granite kerbstones and the southern section also has granite gutters, but much of the pedestrian pavement is now surfaced with patched tarmac, except for some areas of broken and uneven original interlocking artificial stone paving slabs. There are many mature trees and dense boundary hedges in front gardens, behind mostly original boundary walls, that soften the impact of the more recent additions to the street that in several instances significantly detract from the quality of the streetscene. The quiet verdant character of the area is enhanced by the green space at the junction with Avenue Road with mature horse chestnut trees and the green space with trees at the entrance to the Parkland Walk near the junction with Crouch End Hill.

Crescent Road (northern section)

- 8.43 On the south side of the northern end of Crescent Road there are views of Christ Church set against the skyline amidst mature trees. No. 32 is a red brick mid to late 20th Century house which replaced the Victorian vicarage to the east. It is largely obscured from views by mature trees and planting. The site of the original vicarage and church hall now has a modern replacement building that together with the new vicarage have a neutral effect upon the conservation area.

8.44 No. 29 Crescent Road on the north side is a utilitarian mid to late 20th Century three storey red brick block of flats of no architectural merit that detracts from this part of the conservation area. Nos. 25 & 27 are a pair of unremarkable three storey Victorian yellow London stock brick semi-detached houses with red brick detailing and ground floor stucco canted bay windows. They remain largely intact with most timbers sash windows and, because they are surrounded by a group of visually poor quality mid and late 20th Century buildings, are considered to make a positive contribution to the character and appearance of this part of the conservation area. Alyn Court to the west is a large mid 20th Century three storey buff brick block of flats with a flat roof. Whilst typical of its period, this building relates poorly to its neighbours and detracts from the conservation area.

8.45 No. 21 (Alyn Bank) is an impressive three storey Victorian villa with an attic floor in a hipped slate roof with overhanging bracketed eaves. It is built of yellow stock bricks with stucco stringcourses and window surrounds and has a large stucco Classical doorcase. This building is considered to make a positive contribution to the conservation area. A lane to the western side of Alyn Bank provides access to a group of eight garages to the rear.

Crescent Road (western section)

8.46 Nos. 15, 17 and 19 are an impressive group of substantial, locally listed Gothic style mid-Victorian villas on the outer curve of Crescent Road. Although originally built as three identical houses, they all now have substantial sympathetically designed side extensions to their main central elements. No. 15A (Solis House) is a late 20th Century addition to this important group that successfully replicates their style materials and details. Whilst more modest in scale than its neighbours, it is an accurate facsimile of adjoining properties and makes a positive contribution to the harmony of the group. However, it lacks a front boundary to accommodate forecourt parking.

8.47 Highgate Spinney is a typical mid to late 20th Century four storey flat roofed buff brick slab-block of flats with balcony access. It has a particularly poor relationship to the street and does not reflect or respect the scale or rhythm of the original Victorian buildings. Corrib Heights and Thornhill Court and also mid to late 20th Century buff brick blocks of flats of four and three storeys respectively with tiled roofs. They have open frontages with limited planting that does little to screen them from view with the result that they are disruptive to the rhythm of the streetscene. All three buildings detract from the character and appearance of this part of the conservation area.

8.48 Williams Close on the junction of Crescent Road and Coolhurst Road is a large group of three mid 20th Century linked three storey red brick blocks of flats with hipped clay tiled roofs and tall brick chimney stacks. They are set well back from the junction on falling ground, and the impact of these blocks is softened by mature trees, but they are considered to detract from the character of the conservation area.

- 8.49 Nos. 24 & 26 are a pair of three storey mid 20th Century villas with hipped pantiled roofs. Their front elevations have forward projections with integral garages in red brick ground floors and white painted rendered upper floors. They are of moderate architectural quality that respect the scale of the original Victorian properties in the street and have a neutral effect on the conservation area.
- 8.50 No. 22A is a mid to late 20th Century four storey buff brick block of flats with gable ends in a steep tiled roof. Its design makes a passing reference to the Gothic style of the original villas, but its overall bulk is excessive. No. 20 is a late 20th Century four storey flat roofed with a strong horizontal emphasis in its design. Both detract from the streetscene quality of this part of the conservation area.
- 8.51 No. 22 and No. 18 are locally listed buildings that are two of the original Victorian villas that now flank the brutally modern No. 20. Their Gothic style, details and materials are the same as the central parts of Nos. 15, 17 & 19, but No. 22 has an altered top to its gable. Their substantially original form and appearance emphasises the inappropriateness of adjoining infill development.
- 8.52 Crescent Court is made up of two staggered three storey flat roofed late 20th Century buff brick block of flats. These utilitarian blocks have no architectural merit and detract from the conservation area.
- 8.53 Crescent Road turns eastwards at its junction with Coolhurst Road and Avenue Road. At this point there is a large triangular traffic island with some mature trees around a central green area. The buildings around this junction are a mix of original Victorian villas and mid 20th Century blocks of flats.
- 8.54 Nos. 10 & 12 on the eastern side of the green, and Nos. 6 & 8 further east along Crescent Road form an impressive group of locally listed Victorian villas that appear to be largely intact externally and are set within front gardens with mature trees and dense boundary planting. Nos. 10 and 12 are very similar to the other original villas further north in their Gothic style detailing, but Nos. 6 & 8 are more restrained.
- 8.55 Northern Heights on the southern side of the green is a four storey flat roofed mid 20th Century L shaped block of flats that despite being partly screened by mature trees is considered to detract from the character and appearance of this part of the conservation area. In contrast, No. 1 Crescent Road on the western edge of the conservation area is a four storey buff brick block of flats constructed behind the retained front entrance porch, stone steps and other fragments of the original Victorian villa that stood on this site. The building was a competition winning design by architects Marden and Knight (1977-8) that makes reference to the scale and materials of its Victorian neighbours, but lacks their interest and vitality. Unfortunately, its setting is compromised by the tower block Eleanor Rathbone House at No. 5 Avenue Road, but it is still considered to make a positive contribution to the character and appearance of this part of the conservation area.

Crescent Road (southern section)

- 8.56 The southernmost stretch of Crescent Road is also visually dominated by the tower block in Avenue Road. No. 4 on the northern side of the road is a four storey red brick block of flats with a flat roof built in the 1960s. It has a horizontal emphasis with continuous glazing between bands of brickwork and garages at ground floor level. No. 2 Crescent Road is a 1960s brown brick flat roofed house with vertical bands of windows with white painted timber boarded apron panels. These two buildings are considered to detract from the character and appearance of the conservation area.
- 8.57 The southern side of Crescent Road includes three modest late 20th Century two storey properties within the shallow section of land bounded by the Parkland Walk railway cutting to the south. Nos. 9 and 11 are a pair of buff brick single storey houses with an attic floor with dormers and gables in a concrete tiled roof. Nos. 3 to 7 (odd) are a symmetrical group of white rendered properties comprising two bungalows with mono-pitched roofs arranged to either side of a two storey house with a shallow gable end. These buildings have a neutral effect on this part of the conservation area.

Parkland Walk

- 8.58 The Parkland Walk follows the route of the former railway line that went to Alexandra Palace via Crouch End Hill Station. The line closed in 1964 and the route has now become a valuable and well-used amenity space. The station platforms remain as a local listed industrial heritage site and are a reminder of the area's former use. The Crouch End Hill bridge has been artistically⁶ enhanced by the introduction of inverted arches and piers on the east parapet. Glimpsed views are obtainable to the rears of properties on Crescent Road and Haslemere Road to the north, and to a less extent to buildings to the south. The Parkland Walk is a valuable heritage asset that provides a safe green link between the borough's two Statutory Registered Historic Parks, Finsbury Park and Alexandra Palace Park. It is a quiet oasis that is very popular and enthusiastically used by walkers, joggers and cyclists for exercise and for exploring nature. It is identified in the UDP as being part of a green chain, an ecological corridor, local nature reserve and an Ecologically Valuable Site of Metropolitan Importance.

Hannay Lane

- 8.59 Hannay Lane is a late 20th Century cul-de-sac of two storey yellow brick housing and three storey blocks of flats with hipped and gabled concrete tiled roofs. It occupies an area bounded by the Parkland Walk to the north and the Borough boundary to the south. A pleasant environment has been formed but it is of moderate architectural distinction and quite out of keeping with the dominant appearance of the conservation area and has a neutral effect on it.

Hornsey Lane

- 8.60 Five properties at the eastern end of Hornsey Lane are also included within the Crouch End Conservation Area. These distinguished properties demonstrate the former character of Hornsey Lane prior to redevelopment of many of the more extensive sites further west. Hornsey Lane is a busy main road along which runs part of the boundary between Haringey and L. B. Islington. The Haringey section retains its original granite kerbstones but now has patched tarmac pedestrian pavements. The original cast iron lamp standards have been replaced by metal reproduction Edwardian style lighting columns. No. 137 Hornsey Lane adjoining the western boundary of the conservation area is a two storey detached red brick Victorian villa with a hipped slate roof. It is considered to make a positive contribution to the character and appearance of the conservation area. Nos. 139 & 141 are a two storey semi-detached pair of yellow stock brick Victorian villas with an attic floor with small dormers in a slate roof. Nos. 143 & 145 are a larger pair of semi-detached two storey yellow stock brick Victorian villas with an attic floor with large dormers and gables in a slate roof. These four buildings are included on the local list of buildings of merit. All of the buildings are set well back from the road behind mature trees, planting and mostly original boundary walls.
- 8.61 South of the borough boundary, adjoining the Highgate Conservation Area, and extending east towards the Crouch End Conservation Area is the Whitehall Park Conservation Area designated in 1969 by Islington Council.

