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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 6: Crouch Hall Park

## **9. SPATIAL AND CHARACTER ANALYSIS**

### **Sub Area 6. Crouch Hall Park**

#### **Overall character and appearance**

- 9.1 The large sub area to the west of Crouch End Broadway was laid out by the Imperial Property Investment Company on the estate of Crouch Hall in the 1880s. It comprises a grid of residential streets, most of which are lined with uniform terraced and semi-detached properties of a wide range of Victorian styles. Larger and grander properties occupy the wider tree-lined streets, including Crouch Hall Road and Wolseley Road, whilst the intermediate connecting streets are lined with subordinate, plainer properties. The area steadily rises to the south thus providing expansive views north towards Muswell Hill and east towards Tottenham. The variety of architectural styles and speed of development of the area suggest that parcels of land were developed by perhaps a dozen builder/developers.

#### **Crouch Hall Road**

- 9.2 Crouch Hall Road is surprisingly quiet and residential in character, despite being the principal road of this sub area linking The Broadway to the east with Coolhurst Road to the west. It is a long, wide tree-lined avenue, straight until it turns into The Broadway from the junction with Bryanston Road. The straight section is flanked with grand semi-detached properties and terraced dwellings. The large properties at the eastern end of the road are uniform and regularly spaced, providing the street with a consistent sense of scale and rhythm. Conversely, those at the western end of the road are smaller and more varied in character. The road retains its original granite kerb stones and many of its original interlocking artificial stone paving slabs on the pedestrian pavement, but at the eastern end the pedestrian pavement is now surfaced with patched tarmac. The original cast iron lamp standards have been replaced with modern lighting columns. The residential character of the road is enhanced by the many original boundary walls that remain intact and is softened by the many mature London Plane and Lime street trees that create the avenue.

- 9.3 At the eastern end of the street, the two groups of properties on the northern side of Crouch Hall Road Nos. 50 to 64 (even) and Nos. 66 to 72 (even) are semi-detached properties that provide this section of the street with a uniform sense of scale and rhythm. They are constructed of red brick and their facades incorporate prominent canted bays. Nos. 62 & 64 and Nos. 70 & 72 have bays with Tudor-style detailing, while others are painted white and pebble-dashed. Nos. 54 to 60 (even) Crouch Hall Road, in the middle of the group are more recent additions to the streetscene that repeat the scale and proportions of their neighbours. The houses have mature planted gardens with hedges, shrubs and flowers behind a variety of boundary walls.

- 9.4 No. 74 Crouch Hall Road is a late 20<sup>th</sup> Century three storey block of flats built in the 'modern' style with a flat roof and an asymmetrical front elevation with rough textured painted render, large picture windows and balconies with horizontal metal railings. The small front garden area is paved over, but retains a large mature horse chestnut tree in the corner that successfully screens much of the building. It is considered to have a neutral effect on this part of the conservation area. Adjacent is the entrance to Park Mews, a vehicular access lane to the rears of buildings in Park Road.
- 9.5 Nos. 57 to 69 (odd) Crouch Hall Road are semi-detached properties of similar scale and mass to the pairs of houses on the opposite side of the road. These red brick dwellings also incorporate tall hexagonal bays, which are surmounted at attic level by prominent Tudor-style gables set within the slate roofscape. The facades to these properties also incorporate traditional timber sash windows set within sandstone surrounds and carved wooden porches.
- 9.6 Nos. 36 to 48 (even) Crouch Hall Road, situated between Berkeley Road and Bedford Road comprise a uniform terrace of two storey properties, plus attic level, constructed of red brick with white painted banding and decorated window surrounds. They have small dormer windows set within their slate roofs and retain their traditional sash windows, many of which incorporate stained glass.
- 9.7 Nos. 37 to 55 (odd) are a similar consistent group. Both of these terraces, like the adjacent groups of properties are set within small front gardens, most of which are defined by stone and red brick walls.
- 9.8 Nos. 9 to 23 (odd) and Nos. 29 to 35 (odd) Crouch Hall Road comprise consistent terraces of two and a half storey properties. Nos. 9 to 23 (odd) are constructed of stock brick with red brick detailing and prominent white painted banding and keystones. They each have recessed entrance bays and square central bays, which in the case of the latter group are surmounted by shaped gables. Nos. 29 to 35 (odd) Crouch Hill Road are similar in terms of their scale and the materials used for their construction but their facades also incorporate distinctive projecting entrance bays and small triangular gables.
- 9.9 Nos. 1 to 7 (odd) Crouch Hall Road, situated at the western end of the street, form a uniform terraced of two storey dwellings, plus attic level. They are constructed of stock brick with red brick detailing and have decorated canted bays at ground and first floor level which are surmounted by small dormer windows. The properties are all set within small well planted front gardens. Many of these terraced properties retain their original ceramic tiled pathways, as well as stained glass and arched entrances. The façades to several dwellings also incorporate characteristic diamond shaped red brick motifs. As a group they make a positive contribution to the character and appearance of the conservation area.

9.10 Birchington Court, a three storey block of flats which is constructed of red brick and has a flat roof, dominates the junction with Birchington Road. It detracts from this part of the conservation area.

9.11 On the north side of the junction with Birchington Road there is a cast iron Post Office pillar box with no inscription outside No. 20 and a cast iron street name plaque on front elevation of No. 22.

### **Coleridge Road**

9.12 Most of the part of Coleridge Road within this sub area is lined with groups of terraced properties of Victorian and early Edwardian origin. They have small front gardens behind front boundary walls with some shrubs, hedges and flowers, but several are also paved over. Both sides of the road are heavily parked with cars, but despite this it has a quiet residential character. It retains its original granite kerb stones and gutters and some interlocking artificial stone paving slabs, but some of the pedestrian pavements are now surfaced with patched tarmac. There are many mature street trees in this part of Coleridge Road, but the original cast iron lamp standards have been replaced with modern lighting columns. However, some inscribed cast iron drain covers remain intact.

### **Coleridge Road (north side)**

9.13 On the north side, east of Edison Road Nos. 26 to 38 (even) are a group of red brick, two storey terraced properties. No. 30 and Nos. 36 & 38 are pebble-dashed or rendered and painted, disrupting the unity of the terrace. Most of the properties have slate roofs with terracotta ridge detailing. The front elevations include square bays surmounted by gables, many with Tudor-style half-timbering. The original windows appear to have been an unusual mixture of timber casements on the first floor and vertical sliding sashes on the ground floor, all with upper sections divided into small panes by glazing bars. This suggests the transition between the end of the Edwardian style and the beginning of the Inter War style of houses. Unfortunately, many of the original windows have now been altered.

9.14 Nos. 40 & 42 are a pair of early 21<sup>st</sup> Century houses similar in scale and appearance to the adjoining terrace. They are two storeys in yellow brick with slate roofs and gable ends. Nos. 26 to 42 (even) are considered to make a positive contribution to this part of the conservation area.

9.15 Nos. 6 to 24 (even) Coleridge Road, opposite the entrance to Edison Road, provide an attractive curved group of consistent two storey dwellings, plus attic storey. The façade to each property is dominated by a full height square bay with a hipped roof, above which is a prominent Dutch-style gable. White painted decorative horizontal panels add interest to the façades of these buildings. They have well planted front gardens with hedges and shrubs behind dwarf boundary walls.

- 9.16 Further west, the remainder of the northern side of the road is dominated by the flank elevations to the end of terraced properties on Birchington Road and Clifton Road and unattractive rows of garages. The only other properties fronting the northern side of Coleridge Road are Nos. 2 & 4 a pair of large three storey dwellings constructed of red brick with canted bays and prominent white-painted window surrounds.

#### **Coleridge Road (south side)**

- 9.17 On the southern side, east of Edison Road Nos. 59 to 87 (odd) Coleridge Road are a consistent group of two storey red brick Victorian properties with prominent square bays that generally incorporate traditional timber windows with white painted surrounds and brick pillars. No. 69, Nos. 73 & 75 and No. 87 have been painted and interrupt the otherwise consistent character of the terrace. Several of the houses retain their original decorative tiled entrance paths but, unfortunately, No. 71 now has its front garden paved over as a vehicular hard-standing. The rear elevation to No. 2 Crouch End Hill, the King's Head public house, which includes a tall, decorated chimney, is also prominent in views east from this section of the street.

- 9.18 The southern side of Coleridge Road to the west of Edison Road consists of three principal groups of uniform properties. Nos. 25 to 57 (odd) Coleridge Road form a group of uniform two storey properties constructed of red brick with white painted first floor levels. Their facades include canted bays surmounted by triangular gables and small triangular oriel windows at first floor level. The adjacent group Nos. 17 to 23 (odd) also form a terrace of relatively consistent two storey properties constructed of red brick with slate roofs. The façade of each property incorporates two square bays and a prominent entrance with a highly decorated stucco surround. At the western end of the road Nos. 1 to 15 (odd) comprise a further consistent group of large two storey semi-detached dwellings, plus attic level. The properties are constructed of red brick and their facades are dominated by canted bays and prominent white painted window surrounds. Whilst the majority of properties retain their original attic windows, the roofscape of the group is interrupted by the large dormer window added to No. 15. The front garden of No. 15 is also used for car parking. At first floor level, their façades incorporate decorative terracotta motifs set within arched white surrounds.

#### **Edison Road**

- 9.19 Edison Road is a short residential street that curves south-easterly from Coleridge Road to Crouch End Hill. Views of the spire of Christ Church to the south can be glimpsed over the rooftops from the junction between Coleridge Road and Edison Road. The road is relatively quiet, despite having the busy Crouch End Hill at its southern end and has a cosy residential character enhanced by the many mature and semi-mature street trees and the four retained, but poorly maintained, original cast iron lamp standards. The original granite kerb stones and gutters remain intact, but the pedestrian pavements are now surfaced in patched tarmac.

### **Edison Road (west side)**

- 9.20 Nos. 1 to 7 (consecutive) are an attractive group of yellow stock brick buildings with red brick details, ground floor canted bays with hipped slate roofs and entrance doors in recessed round headed porches. They are two storey properties with an attic floor, which in Nos. 1 to 3 (consecutive) is expressed in a gable end with decorative timber bargeboards and in Nos. 4 to 7 (consecutive) as small gabled dormers in a slate roof. Unfortunately, Nos. 2 & 3 and Nos. 6 & 7 now have painted brickwork that has damaged the unity of the group. They have tiny front gardens behind dwarf boundary walls, some of which have been paved over, but most incorporate hedges and shrubs.
- 9.21 Nos. 8 to 17 (consecutive) are two storey properties on the western side of Edison Road that are identical in character to the adjoining terrace on the southern side of Coleridge Road. The dwellings are constructed of red brick and include white painted detailing, including a prominent cornice at roof level. They also have tiny front gardens behind dwarf boundary walls, some of which have been paved over, but most incorporate hedges and shrubs. There is a cast iron street name plaque on flank wall of 57 Coleridge Road.

### **Edison Road (east side)**

- 9.22 The eastern side of the crescent is more varied in character. Nos. 18 & 19 Christ Church Cottages, the short terrace at the northern end of the road, is similar to the surrounding terraces but incorporates a vehicular access arch with a granite setts road surface to No. 20, a commercial property in a hall at the rear. It is adjoined to the southeast by No. 21 'Malpas' and No. 22, a semi-detached pair of dwellings with a prominent shared gable end, which is set at an angle to the road. The properties are constructed of stock brick and the gable elevation is has ground floor canted bays and timber sash windows at first floor level with white painted lintels and a pointed red brick relieving arch with herringbone brickwork visible over the window on the right. They have attractive tapered front gardens planted with flowers and shrubs set behind timber boundary fences and gates that follow the curve of the road. All of these buildings are considered to make a positive contribution to this part of the conservation area.
- 9.23 The adjacent single storey Parish Hall building is constructed of stock brick with red brick detailing. It comprises three bays with gable elevations fronting the road and a lower entrance bay that includes a central arched porch with a sandstone surround. The shallow front garden area is planted with some shrubs and ground cover behind metal railings and gates. It is considered to make a positive contribution to this part of the conservation area.
- 9.24 Nos. 1 to 5 (consecutive) Tara Mews is a group of new yellow stock brick properties with slate roofs that has been developed on a back-land site between Edison Road and the Broadway. This mews street can be glimpsed through the gap at the side of the Parish Hall and is accessed from Edison Road by a granite setts road surface through a large metal gate, which is set within the flank of No.

58 Crouch End Hill and has a neutral effect upon the conservation area.

### **Bryanston Road**

- 9.25 Bryanston Road, Berkeley Road, Bedford Road, Birchington Road and Clifton Road all run at right angles to Crouch Hall Road, which acts as a spine road to these parallel streets. Despite being developed within the same time period, they illustrate the diversity of late Victorian domestic architecture.
- 9.26 Bryanston Road, to the east of the group, is a quiet residential street that has retained five original cast iron lamp standards in its pedestrian pavements of partly broken and uneven original interlocking artificial stone paving slabs, granite kerbstones and gutters but, unfortunately, has no street trees. There are granite setts at the entrance to the street from Shanklin Road and several granite setts crossovers. The vehicular road surface has two cast iron drain covers with granite sett surrounds in the centre of the road between Nos. 27 & 28. These are a common feature in some of the adjoining streets. Bryanston Road is lined with modest terraces of two storey properties. The dwellings are architecturally consistent although most have been painted and/or pebble-dashed; thus creating a streetscene of varied condition and appearance. The dwellings all have square bays at ground and first floor level with white painted window surrounds. Several, including No. 29 and No. 35, also include half-timbered detailing and many have windows and front doors that incorporate coloured glass. The properties are all set within small front gardens, several of which include mature trees. A row of garages is situated at the southern end of the street and the flank elevation of No. 28 Bryanston Road at the end of the terrace is prominent in the streetscene. There is a cast iron street name plaque on the flank wall of No. 14 Shanklin Road.

### **Berkeley Road**

- 9.27 This relatively long road is a northward extension of Edison Road. The section between Coleridge Road and Crouch Hall Road is lined on the west side with the tall timber vertical boarded fencing of the flanks of their rear gardens over which are views of mature trees. It retains its original granite kerb stones and gutters, but the pedestrian pavements are surfaced with patched tarmac. There are two remaining cast iron lamp standards and one modern lighting column, but no street trees.
- 9.28 The east side of Berkeley Road has a symmetrical two storey terrace, Nos. 2 to 12 (even), the houses at each end of which have large triangular gables. They all have a red brick ground floor and rough cast first floor with diamond shaped motifs, tiled porches and full height canted bays and sashes with the top sections divided into small panes by glazing bars. Unfortunately, most of the original slate roofs have been replaced with inappropriate concrete tiles. The houses have small front gardens with mature planting of trees and hedges that add to their positive contribution to the character of this part of the conservation area.

9.29 Berkeley Road north of Crouch Hall Road is lined with consistent three storey terraced properties featuring prominent square bay windows surmounted at first and attic floor level by Tudor-style half-timbered detailing and hipped gables. These properties were originally constructed of red brick with white painted bays at first floor level, although several have been entirely painted white or pebble-dashed. At ground floor level, several of the properties have windows and front doors with coloured glass. The houses on the western side of the street are set back above street level and their entrances are accessed via a short flight of stone steps. Most houses retain their original red brick dwarf boundary walls with bull-nosed blue brick copings, behind which are mature planted front gardens with hedges, shrubs and flowers. A single storey red brick surgery at the rear of No. 48 Crouch Hall Road is located at the southern end of the road. This part of the road retains its original granite kerb stones and gutters and its interlocking artificial stone slabs, some now broken and patched, on the east side pedestrian pavement, but they have been replaced with patched tarmac on the west side. The original cast iron lamp standards remain, but there are no street trees. There are three cast iron drain covers with granite sett surrounds in centre of the road at the junction with Russell Road and Shanklin Road.

9.30 Nos. 44 to 54 (even), on the northernmost section of Berkeley Road to the north of Shanklin Road, are large two storey terraced properties with richly decorated facades and slate roofs. Their frontages are dominated by ornate white window surrounds and elaborate entrance surrounds and all but No.44 have a projecting bracketed eaves cornice. They have substantial well planted front gardens with trees, lawns and flowers behind brick boundary walls.

#### **Bedford Road**

9.31 Bedford Road is a short street lined with two storey terraces set within small gardens. It retains four original cast iron lamp standards, granite kerbstones and gutters, but the pedestrian pavements now have tarmac surfaces. There are granite setts at the entrance to the street from Russell Road and a granite setts crossover at the rear of No. 36 Crouch Hall Road. The character of the street is improved by the presence of several mature and young street trees. The dwellings are constructed primarily of red brick with white painted banding and most have slate roofs. They incorporate prominent square bay windows with white painted banding and shaped gables. The gables of No. 15 feature a decorative motif. The elevations to these properties also include arched recessed front doors with decorated surrounds.

#### **Birchington Road**

9.32 Birchington Road is noteworthy because of its topography. The road rises to the north with the dwellings on the western side of the road set back at a higher level than those opposite. It has a quiet residential character despite both sides of the road being heavily parked with cars. It retains its original cast iron lamp standards, granite kerbstones and gutters and interlocking artificial stone paving slabs, some of which are broken and uneven and patched with tarmac. There are

granite setts at the entrance to the street from Russell Road and several red granite sett crossovers and many mature street trees. Birchington Road is lined with properties of varying scale and appearance, with the larger grandest dwellings on the elevated western side of the street and more modest houses on the eastern side. Nos. 1 to 13 (odd) and Nos. 2 to 14 (even) Birchington Road are three storey Tudor-style Edwardian properties with facades dominated by hipped gables and carved wooden porches. The buildings were originally constructed of red brick, although several have subsequently been painted and/or pebble-dashed. The terraces lining Birchington Road are more varied in both appearance and condition than the other groups of properties within this essentially homogeneous Sub Area. Birchington Court situated at the junction with Crouch Hall Road is a mid to late 20<sup>th</sup> Century three storey block of flats constructed of red brick with wooden panelling, modern windows and a flat roof. It is of limited architectural interest and is poorly integrated with adjacent groups of properties, detracting from the character and appearance of this part of the conservation area.

- 9.33 The section of Birchington Road to the north of Crouch Hall Road is lined with two storey dwellings with an attic floor, which were originally constructed of red brick although several have subsequently been painted. The majority of dwellings have elaborate window surrounds and most retain their original slate roofs and coloured glass, timber sash windows. The street rises steeply to the north and allows for views to the south towards Crouch End Hill. No 42 Birchington Road at the northern end of the street is a functional two storey dwelling with a flat roof, which was built by the architect S. I. Wong in the 1970s. The building does not however contribute to the streetscene and is considered to have a neutral effect upon the conservation area.

### **Clifton Road**

- 9.34 Clifton Road has a quiet residential character despite both sides of the road being heavily parked with cars. It retains nine cast iron lamp standards, granite kerbstones and gutters and some interlocking artificial stone paving slabs although much of the pedestrian pavement is now surfaced with patched tarmac. The well planted front gardens have mature trees, shrubs and hedges, lawns and flowers behind many original boundary walls in a variety of designs and materials, particularly in the northern section. There are also granite setts crossovers at the rear of No. 7 and side of No. 8 Crouch Hall Road.
- 9.35 The character of the northern section of Clifton Road is defined by its topography as it rises steeply to the north with its highest point near to No. 37. Although there are no street trees, Clifton Road has the appearance of a tree lined street which is flanked with consistent groups of properties. The western side of the street and the lower sections on the eastern side are occupied by modest two storey red brick properties with white painted window surrounds and slate roofs. The most elevated section of the street is lined with a group of grand dwellings, Nos. 27 to 37 (odd) Clifton Road' which consist of three storey red brick

properties with prominent canted bay windows and oversized Tudor-style gables. The group is identical in appearance to Nos. 49 to 61 (odd) Crouch Hall Road. All of the properties are set back behind tall walls and hedges above the level of the road. No. 42 Clifton Road at the northern end of the street is a late 20<sup>th</sup> Century yellow brick house with large prominent windows and a pitched roof that has a neutral effect upon the streetscene. Nos. 1 to 13 (odd) and Nos. 2 to 14 (even), at the southern end of Clifton Road are terraces of uniform dwellings constructed of red brick with white painted window and door surrounds. Their front elevations are dominated by canted bays at ground floor level and prominent dormer windows set within their slate roofs.

### **Shanklin Road**

9.36 Shanklin Road falls steeply to Park Road at its eastern end and retains its original granite kerb stones and gutters and five original cast iron lamp standards, but has no street trees and its pedestrian pavements are now surfaced in patched tarmac. It is lined with terraces of modest two storey dwellings variously constructed of London stock brick and red brick with decorated canted bays, slate roofs and white-painted entrance surrounds and windows. Unfortunately, the front gardens of most properties except No. 17 on the northern side and Nos. 2 & 4, No. 8, Nos. 12 to 18 (even) on the south side have been replaced with vehicular hard-standings, which have an unattractive impact on the streetscene. However, all of the houses are considered to make a positive contribution to the conservation area. There are two cast iron drain covers with granite sett surrounds in the centre of the road at the junction Bryanstone Road.

9.37 At the eastern end of Shanklin Road is Imperial Court, a late 20<sup>th</sup> Century three storey block of flats built around a vehicular parking courtyard. It is built at the back of pavement on the line of the old Shanklin Motors which it replaced and is of yellow stock brick with a hipped slate roof and has panels of diagonal timber on the upper floor. It has a neutral effect on this part of the conservation area. There is a cast iron Post Office pillar box inscribed VR on junction with Park Road and red granite crossovers to workshops at the rear of Nos. 47 & 49 Park Road.

### **Russell Road**

9.38 Russell Road represents a continuation of Shanklin Road and rises to the west. It retains four original cast iron lamp standards and original granite kerbstones and gutters, but the pedestrian pavements are now surfaced with patched tarmac. There are granite setts across the road at the junction with Berkeley Road and Birchington Road and cast iron drain covers with granite sett surrounds in the centre of the road. Unfortunately, there is only one young street tree at the western end outside No.10. The properties lining Russell Road are more varied architecturally than the uniform terraces on Shanklin Road. Most dwellings are two storey with prominent square bays and were originally constructed of red brick with white-painted banding. However, many of the properties have been altered and several of them include unsympathetically designed dormer windows.

### **Wolseley Road**

- 9.39 Wolseley Road is a broad, undulating tree-lined street with a bus route, that rises to the west and is flanked by a range of grand Victorian villas, semi-detached Edwardian dwellings and small mid to late 20<sup>th</sup> Century blocks of flats. The topography results in the buildings being set at different levels with steps between properties and varying relationships to the street. Some of the buildings have a particularly grand scale for Victorian houses in this area that is especially noticeable where the properties are raised above street level. The road retains its original granite kerbstones and many original boundary walls, but has patched tarmac pedestrian pavements. The many mature street trees give Wolseley Road a quiet residential character.
- 9.40 The eastern end of the road, between Park Road and Berkeley Road is dominated by Topsfield Close, a late 20<sup>th</sup> Century crescent of connected three storey blocks, which are centred on a large car parking area. The buildings are constructed of stock brick with shallow pitched roofs, steel balconies and large single paned windows. They have a neutral effect on this part of the conservation area.
- 9.41 The southern side of Wolseley Road to the west of the junction with Berkeley Road is lined with imposing three storey Victorian villas that are set high above street level behind mature planted front gardens. Nos. 25 to 45 (odd) at the eastern end of Wolseley Road are three storey red brick properties with white-painted window surrounds, canted bays and small dormer windows integrated into the slate roofscape. Nos. 11 to 23 (odd) between Birchington Road and Clifton Road are three storey red brick properties with white-painted banding and carved wooden gables and porches. Nos. 1 to 9 (odd) at the western end of Wolseley Road are three storey red brick dwellings with semi-basements. Their facades incorporate white painted window surrounds and terracotta decorative tiling between ground and first floor levels as well as canted bays, which are surmounted at attic level by balconies. Access to each raised ground floor entrance with a prominent stucco doorcase is via a long flight of stone steps. All of these groups of houses are considered to make a positive contribution to this part of the conservation area.
- 9.42 Nos. 32 to 60 (even) towards the eastern end of the north side of Wolseley Road, are Edwardian semi-detached properties constructed of red brick with pebble-dashed upper sections and canted bay windows that are surmounted by plain triangular gables. They have a neutral effect upon this part of the conservation area. A row of garages on land to the east of No. 60 Wolseley Road dominate views westwards up the hill when approaching from the east and detract from this part of the conservation area.
- 9.43 Nos. 12 to 30 (even) are consistent two storey red brick properties with white tiled banding at ground and first floor level as well as ornate triangular bays with terracotta tiling. The properties have recessed side entrance bays and canted bays at ground floor level. All retain their original arched sash windows, which

incorporate decorative coloured glass and are considered to make a positive contribution to the character and appearance of this part of the conservation area.

- 9.44 Nos. 4 to 10 (even) Wolseley Road are large three storey properties on the curve at the western end of the road. They are staggered in relation to the orientation of the road and views east along Wolseley Road are dominated by their white rendered flank elevations. Nos. 2A to E Wolseley Road at the junction with Montenotte Road are a terrace of two storey buff brick properties with curved facades that are also staggered in relation to the road layout. They are accessed at the rear from Montenotte Road and utilise the topography of their setting to include an additional rear basement level. These two groups of buildings have a neutral effect on this part of the conservation area.

- 9.45 Views westwards up Wolseley Road are dominated by the rear elevations of Nos. 62 to 70 (even) Coolhurst Road a three storey terrace of 1960s dwellings with a flat roof. The terrace is constructed of yellow brick with alternative strips of horizontal fenestration and tiling. Their position at the ridge of Shepherd's Hill, the main focal point of this residential street, detracts from the character and appearance of this part of the conservation area. Views north along Montenotte Street towards Muswell Hill are obtained from this junction.

#### **Tivoli Road**

- 9.46 Tivoli Road is a short quiet road that slopes down steeply to the north beyond the conservation area boundary where it gives access to a row of lock-up garages and the sports grounds and associated buildings of Highgate Wood School, which are sufficiently low to allow views over their roofs towards Muswell Hill. The road retains its original granite kerbstones and gutters and has several mature and young street trees, but has modern street lighting columns within patched tarmac pedestrian pavements. There is a cast iron street name plaque on the front elevation of No. 1.

- 9.47 Nos. 1 to 11 (odd) and Nos. 21 to 33 (odd) on the north-eastern side of Tivoli Road are two storey Victorian terraced properties constructed in red brick with stucco porches, lintels and canted bay windows at ground floor level and bracketed eaves cornices. Nos. 2 to 22 (even) and Nos. 24 to 36 (even) on the south-western side are similar terraces but with full height canted bays. All of these buildings are considered to make a positive contribution to the conservation area. Nos. 15 to 19 and Nos. 35 to 39 are late 20<sup>th</sup> Century groups of three storey infill flats. They are constructed of orange brick and generally retain the sense of rhythm and scale of the streetscene and reproduce some of the form and detailing of the original terraces. These relatively successful infill developments have a neutral effect on this part of the conservation area.

### **Glasslyn Road**

- 9.48 Glasslyn Road is a quiet steeply sloping street lined with parked cars that rises towards the western end. The northern boundary of the conservation area follows the rear garden boundaries. It retains its original granite kerbstones and gutters and some interlocking artificial stone paving slabs at the north east end that are in good condition, but the rest of the pedestrian pavement has been surfaced with patched tarmac and the original cast iron lamp standards have been replaced with modern lighting columns. The character of the road is enhanced by the presence of several mature and some young street trees.
- 9.49 Glasslyn Road has a variety of Victorian and Edwardian properties that increase in scale and grandeur up the hill towards the west. Architecturally one of the most diverse streets, its buildings make a positive contribution to this Sub Area.
- 9.50 The flat eastern section of Glasslyn Road has uniform terraces of two storey properties, which are constructed of red brick with slate roofs and have distinctive decorative white painted full height square bays, some with roughcast and half-timbered effect apron panels and triangular gables, others with tile hanging. There is a cast iron Post Office pillar box inscribed GVIR on junction with Tivoli Road and a cast iron street name plaque on the flank wall of No. 22 Tivoli Road.
- 9.51 Further west the properties are more varied but materials and architectural styles are repeated along the street. Most of the dwellings are constructed of red brick with square or canted bays with decorative round headed or triangular gables. Some houses also have white stringcourses, lintels and keystones and all have small front gardens, those on the southern side raised above street level. Unfortunately, some of the buildings have painted brickwork that detracts from the appearance of the groups, but most remain intact and make a positive contribution to this interesting and varied streetscape. The western end of the street is terminated by views of the Tudor-style properties situated on Montenotte Road, from where expansive views eastwards can be obtained.

### **Montenotte Road**

- 9.52 Montenotte Road is a short northern extension of Coolhurst Road sloping steeply down from the junction with Wolseley Road and Shepherds Hill to terminate at the entrance to Highgate Wood School, a late 20<sup>th</sup> Century single storey building that is relatively low lying in the streetscene and allows views north to Muswell Hill and Alexandra Palace and the spire of St James's church, Muswell Hill. The road retains its original granite kerbstones and interlocking artificial stone paving slabs, some of which are uneven and patched with tarmac. There are several red granite sett crossovers but, unfortunately, the original cast iron lamp standards have been replaced with modern street lighting columns.
- 9.53 No. 1 Montenotte Road, on the western side of the street at the junction with Shepherd's Hill, is a large three storey block of flats constructed of yellow brick with a hipped concrete tiled roof that is of limited architectural interest and

detracts from the character and appearance of this part of the conservation area. The land adjoining to the north, formerly occupied by a lock-up garage court, has been redeveloped with Northside House, an early 20<sup>th</sup> Century two storey detached house with an attic floor in a red tiled roof with a gable end to the street. The ground floor is red brick and the first floor is white painted render. The building has a neutral effect on this part of the conservation area.

- 9.54 Nos. 3 to 13 (odd) are three pairs of semi-detached Tudor-style properties with prominent square bays that incorporate overhanging timber-frame sections at first floor and gable level. These regularly spaced buildings provide the street with a sense of uniformity.
- 9.55 The eastern side of Montenotte Road is more varied in character, although the majority of buildings are of a similar scale to those on the opposite side. No. 2 Montenotte Road is a large detached two storey red brick property with a hipped clay tile roof and tall brick chimney stacks with terracotta pots. The remainder of properties on this side of the road are semi-detached Edwardian dwellings. Nos. 4 to 10 (even) are red brick houses with rough-cast upper sections and canted bays surmounted by gables that are elongated into cat-slide roofs dominating their facades. They make a positive contribution to this part of the conservation area. Nos. 12 to 18 (even) are more modest semi-detached properties with grey rough-cast facades that have a neutral effect upon the conservation area.