

London Borough of Haringey



**Conservation Area No. 17
St Ann's**

Conservation Area Appraisal

February 2007

**LONDON BOROUGH OF HARINGEY
CONSERVATION AREA No. 17
ST ANN'S
CONSERVATION AREA APPRAISAL**

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1.0 INTRODUCTION

Background to the Study

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:-
- "Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas."*
- 1.2 The Borough has 28 such areas designated over 36 years, of which St Ann's Conservation Area is one.
- 1.3 Under Section 71 of the Act, once an area has been designated:-
- "It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."*
- 1.4 The Planning and Compulsory Purchase Act 2004 has reformed the planning system by introducing Local Development Frameworks (LDF) which will replace Unitary Development Plans (UDPs). As part of the transition the UDP policies are automatically saved for three years or more while the new LDF system is being completed.
- 1.5 To meet Government requirements the Council is producing documents to protect its conservation areas in stages. The first stage is this Appraisal, which aims to give a clear assessment of the special interest, character, and appearance that justified the designation of the area as a Conservation Area. It is intended that each Appraisal will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers. The second stage will be the production and adoption of a Supplementary Planning Document (SPD) on Conservation Area Design Guidance as part of the Council's evolving Local Development Framework (LDF). This will be supported by the adopted and published Appraisals. The third stage will be the production and adoption of Proposed Management Strategies for the conservation areas that will also support the SPD.
- 1.6 The designation of an area as a Conservation Area has other benefits beyond the protection of buildings and the design of the area. It enables other policies such as biodiversity and smarter streets to be developed for the conservation area, and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.
- 1.7 So, in line with the guidance given by both the Government and English Heritage, this Appraisal will aim to define the character of the conservation area on the basis of an analysis of all or some of the following criteria: -
- current and past land use;

- social and economic background;
- orientation;
- archaeological and historic sites;
- geological and topographical mapping;
- density and types of building;
- place names and earliest references;
- communication types and patterns;
- comprehensive and selective historic mapping;
- aerial photographs;
- documentary sources;
- historic environment record (HER) data;
- characterisation and extensive urban studies (EUS);
- statutory and non-statutory designations.

Purpose of the Statement

- 1.8 Government policy guidance, provided in 'PPG15: Planning and the Historic Environment' (PPG15, 1994) expresses the need for local authorities to assess the special interest, character and appearance of conservation areas to assist in setting out planning policy and to inform development control. English Heritage has published guidance on undertaking such assessments and this appraisal of the St Ann's Conservation Area has been undertaken in accordance with their advocated approach.
- 1.9 PPG15 sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas. In addition the guidance recognises the contribution of traditional surfacing and street furniture to the character of an area.
- 1.10 The aims of this appraisal are therefore to:-
- set out the special architectural and historic interest of the St Ann's Conservation Area and to describe the special character and appearance that it is desirable to preserve or enhance;
 - identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to the character;
 - identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;
 - examine the existing boundaries of the Conservation Area and consider the potential for other areas to be included and, if appropriate, where existing areas should be excluded; and
 - identify areas subject to pressure for change that would be adverse to the character and appearance of the area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.
- 1.11 It should be noted that the appraisal does not represent an exhaustive record of every building, feature or space within the Conservation Area and an omission should not be taken to imply that an element is of no interest.

The Conservation Area

- 1.12 The St Ann's Conservation Area is approximately 12.7ha in extent. It is located approximately 7.5km north of the City of London between Green Lanes and Tottenham High Road, in the vicinity of West Green (see Plan 1). The Conservation Area is centred on the Chestnuts Recreation Ground (now Chestnuts Park), a large open space that is surrounded by mature London Plane trees, which form a notable feature of the Conservation Area. The area to the south of Chestnuts Park is occupied by St Ann's Hospital, the northernmost section of which contains a series of Victorian buildings and is included within the Conservation Area's southern boundary. The area to the east of Chestnuts Park is characterised by the cluster of large institutional and religious buildings surrounding the St Ann's Church, which forms the area's principal landmark. At the western end of the Conservation Area, St Ann's Road is lined with residential properties and is characterised by a greater sense of consistency and by its domestic scale.

2.0 PLANNING HISTORY

Designation and Extensions

- 2.1 The initial designation of St Ann's as a Conservation Area was made on 2nd April 1987. This sought to protect the entire area currently covered by conservation area status and there have been no subsequent extensions.

3.0 HISTORY

- 3.1 This section provides an overview of the social and historical development of the area and is based on historic plans and the sources acknowledged within the Bibliography. An understanding of how and why the area has evolved provides an essential tool in understanding its present day character and appearance.

Before 1800

- 3.2 The area covered by the St Ann's Conservation Area is situated between Green Lanes and Tottenham High Road, to the south of West Green. A track broadly corresponding to contemporary Green Lanes was first recorded in the 14th century. The route, which connected Central London with Wood Green, passed through a series of greens and commons. The southernmost common, Beans Green, was situated immediately to the west of the area now comprising the Conservation Area, at the junction with Hangers Lane. The Lane (now St Ann's Road) was an ancient route connecting Green Lanes and Tottenham High Road.
- 3.3 By the 13th Century much of the Parish of Tottenham, including the St Ann's area, was occupied by farmland following the deforestation of areas of the Middlesex Forest. Most of the area covered by the St Ann's Conservation Area was covered by open farmland, owned by a few large estates. During the 13th Century the area is also thought to have been occupied by the Hospital of St Lawrence at Clayhanger, which was recorded between 1229 and 1264 at a site on Hangers Lane.
- 3.4 By the late 18th Century, Hanger's Green (now Chestnuts Park) had been laid out and was connected to West Green to the north by Black Boy Lane. A cluster of houses were also developed during the 18th Century in the area surrounding Hanger's Green including St John's Lodge, on the southern side of Hanger's Lane. In 1798, the first

clay workings in Wood Green were also established by Nathaniel V. Lee at the south western edge of the area now covered by the St Ann's Conservation Area.

1800-1850

- 3.5 By the turn of the 19th Century, most of the woodland within the Parish of Tottenham had been cleared and replaced by pasture and arable farmland, as is illustrated in Thomas Wyburd's plan of 1798. The population of Wood Green grew steadily during this period as city merchants and traders began to colonise the area and by 1841 Wood Green was inhabited by approximately 400 people. Several lodges and villas were constructed in the area surrounding Hanger's Green during this period, including Oak Lodge, York Lodge and Oak Villas on the northern side of Hanger's Lane and Suffolk Lodge to the south. New roads were also laid out in the area during the early 19th Century including North Grove, South Grove and the southern section of Avenue Road. Elsewhere in the area, St Ann's School for Boys, the Hermitage School for Girls and St Ann's Church (consecrated 1861) were established during this period. A brick works was established to the north of the area covered by the Conservation Area during this period, whilst a row of 13 cottages was constructed in 1843 for workers employed in Lee's Clay Workings to the south of Hanger's Lane.

1850-1900

- 3.6 The introduction of the railways to Haringey had a considerable impact on the development of the surrounding area during the mid to late-19th Century. The Great Northern Railway line opened in 1850 and the establishment of the Tottenham and Hampstead junction railway line opened up further stations to include West Green Station (opened 1876 and closed 1963) by Downhills Park, Harringay Park Station (completed in 1880), which is located approximately half a mile to the west of the Conservation Area, and St Ann's Station in 1882. The new GNR line enabled the rapid mass transportation of workers into Kings Cross Station and had a marked impact on the subsequent development of the Wood Green area. The introduction of a tramline to Seven Sisters Road in the 1880s further stimulated the spread of development. The majority of streets within the area now covered by the Conservation Area were therefore laid out and developed for workers housing during this period, including Cornwall Road, Suffolk Road and Grove Road. A police station was developed on St Ann's Road during this period, whilst a large fever hospital (now St Ann's General Hospital) was established on the open land immediately to the south of Hanger's Lane in 1892.

1900-1945

- 3.7 By the turn of the century most of the residential streets within the area now covered by the St Ann's Conservation Area status were in place and subsequent developments were limited to isolated sites. The Chestnuts Recreation Ground (now Chestnuts Park) was however landscaped during the early 20th century and tennis courts and a bowling green were established. Elsewhere, a new school (formerly the Woodlands Park Primary School and now called Chestnuts Primary and Junior School) was constructed to the west of the (now Chestnuts Park), whilst the large Oceana Laundry was established between Cornwall Road and North Grove on St Ann's Road.

1945 to present day

3.8 Post war developments within the area covered by conservation area status have been relatively isolated in nature, or have involved minor alterations to existing buildings or changes of use. In the immediate post war period, the fever hospital was redeveloped and a new police station was erected on the site of the former burial ground on St Ann's Road. Additional notable examples of development during this period include the construction of an ambulance station at the Conservation Area's western boundary and the erection of a pavilion, a community centre and associated buildings within the Chestnuts Recreation Ground (now Chestnuts Park). A row of prefabricated bungalows was also constructed within St Ann's Hospital during this period, whilst a new block of flats was built on the former Oceana Laundry site.

4.0 CHARACTER AND APPEARANCE OF THE AREA

4.1 The character and appearance of an area depends on a variety of factors. Whilst the appearance of an area derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form) character includes other less tangible effects relating to the experience of an area. This may include levels and types of activity, patterns of prevailing land uses, noise and even smells. The character of an area may also differ according to the day of the week or time of day.

4.2 The assessment of the character and appearance of the area is based on the present day situation. Interest in an area may consequently derive from the combined effect of subsequent developments that replaced the earlier fabric as well from the original remaining buildings and street pattern and open spaces.

4.3 The St Ann's Conservation Area is a relatively small area of mixed character which forms an isolated area of diversity and interest within a largely uniform residential district that consisting of long straight roads lined with uniform terraces of mostly Edwardian properties. The Conservation Area surrounds St Ann's Road, which connects Green Lanes to the west, with south Tottenham to the east. The area is focussed on the Chestnuts Recreation Ground (now Chestnuts Park); a large, open green space, which provides the area with a sense of spaciousness. The Park demarcates the ancient junction between St Ann's Road and Black Boy Lane and is surrounded by a series of large institutional and religious buildings, including St Ann's Church which forms the areas principal landmark. St Ann's Hospital, occupies the area within and beyond the Conservation Area's southern boundary and also has an important influence on its character. The hospital buildings, which are mostly of Victorian origin, are set behind a tall, largely impenetrable wall which lines much of the southern side of St Ann's Road and creates a sense of impermeability.

4.4 The conservation area is therefore essentially characterised by the openness afforded by the Chestnuts Recreation Ground (now Chestnuts Park) and the large surrounding institutional and religious buildings, most of which are of distinct architectural and/or historic interest. The eastern end of the Conservation Area is primarily occupied by residential properties, which vary in terms of their origin, design and condition, but do have an overall degree of consistency and a domestic scale. Several of the properties, however, have been subject to unsympathetic alterations and are of limited merit.

- 4.5 Vegetation is relatively abundant throughout parts of the Conservation Area and also forms an important element of its character and appearance. Of particular importance are the mature London Plane trees that surround the recreation ground (now Chestnuts Park) and the mixed deciduous trees situated within the hospital grounds.
- 4.6 The Conservation Area is focussed upon a relatively small area, which is heterogeneous in character and cannot be organised into distinct areas of consistent character. For the purposes of this assessment, therefore, the area is not divided into distinct sub areas and each building or consistent group of buildings are discussed in turn below. The assessment begins on the northern side of St Ann's Road at the Conservation Area's western boundary and continues east along the road. Adjoining roads and spaces within the Conservation Area are addressed in turn. Where appropriate, neighbouring streets, buildings and features that are situated beyond the Conservation Area boundary and influence the setting of buildings, spaces or features within the area, are also discussed.

St Ann's Road/ Black Boy Lane

- 4.7 St Ann's Road and Black Boy Lane are busy local distributor roads and their junction is situated at the Conservation Area's western limits. The junction is defined on its western side by the buildings comprising the Chestnuts Primary and Junior School and to the east by Chestnuts Park. To the north and west, both roads are lined on one side by consistent terraces of Edwardian properties. The majority of these properties are situated beyond the Conservation Area boundary, however a terrace of three-dwellings, which fronts St Ann's Road to the west of the school, is situated within the area.
- 4.8 At the western boundary of the Conservation Area, the northern side of St Ann's Road is fronted by a short terrace of two-storey Edwardian dwellings, Nos. 312-316 St Ann's Road. The properties were originally constructed of red brick though all have terracotta colour painted façades. Their St Ann's Road elevations incorporate canted bay window which include white-painted motifs and decorative hood mouldings and are surmounted at roof level by hipped gables. Given the dwellings' unsympathetically painted facades, as well as their modern windows and poorly maintained front gardens, they are of moderate architectural merit.
- 4.9 A large detached Victorian property, which formerly comprised the caretaker's house associated with the adjacent, Chestnuts Primary and Junior School has been demolished and is no longer present on the site.
- 4.10 On the eastern side of the junction between St Ann's Road and Black Boy Lane, the Chestnuts Primary and Junior School consists of two main buildings, erected in 1897-1899 to designs by G. E. T. Lawrence. The smaller of the buildings, which fronts St Ann's Road, is an attractive single-storey plus attic property, which is constructed of London stock brick with red brick dressings [1]. The building's low, elongated St Ann's Road elevation includes decorative arched entrance (*now Chestnuts Park*) surrounds and a series of recessed, white painted entrances. Prominent Venetian-style windows and triangular gables are set within the building's clay tiled roofscape, which is crowned by a tall, white painted cupola. The building is set behind a small schoolyard which is surrounded by black cast-iron railings and dense vegetation.

4.11 To the north, the main building of the school is an imposing four-storey building, which fronts Black Boy Lane and overlooks the Chestnuts Recreation Ground (now Chestnuts Park) on its eastern side. Like the smaller school building, it is constructed of London stock brick with red brick dressings and has a red tiled roof. It also has prominent triangular gables and white painted Venetian-style dormer windows and is surmounted by a tall white cupola. The building's roof also incorporates domical vaults and tall chimneys, whilst the building is flanked on its southern side by a subordinate two-storey side bay. It is again set behind a schoolyard which is surrounded by decorative cast iron railings. The school buildings and the associated former caretakers house form a cluster of attractive, late 19th Century buildings which make a positive contribution to the streetscene.

Chestnuts Recreation Ground (now Chestnuts Park)

4.12 Chestnuts Recreation Ground (*now Chestnuts Park*) comprises a large open space, which is surrounded to the north, south and west by mature London Plane trees, and to the east by a range of community buildings and recreational facilities. The space is overlooked to the north and east by the rear of properties fronting Clarence Road, Falmer Road and Cornwall Road and to the west by the Chestnuts Primary and Junior School and properties fronting the western side of Black Boy Lane. The southern boundary is defined by St Ann's Road.

4.13 Whilst the main body of the space is characterised by its openness and mature vegetation, the eastern part of the Chestnuts Recreation Ground (now Chestnuts Park) has a more varied appearance. The north eastern corner of the space is occupied by a hard surfaced area containing a basketball court, which is adjoined to the south by an unattractive single-storey pavilion building with an unadorned, dark red façade and flat roof. Two childrens play areas and a twostorey 'Community and Arts Centre' building are situated to the south of the Pavilion. The community centre has a white painted façade with a projecting, green corrugated metal roof, which is supported by red metal columns. The building's southern and eastern elevations are decorated with childrens' murals. The community centre is of no architectural merit, and is largely obscured by vegetation in views from St Ann's Road and across the recreation ground (now Chestnuts Park). Conversely, the red pavilion buildings and the brightly coloured southern play area are prominent in easterly views across the recreation ground (now Chestnuts Park) and have an adverse impact on the character of the space. To the east of the 'Community and Arts Centre' building, a small, landscaped public garden occupies the south eastern corner of the Chestnuts Recreation Ground (now Chestnuts Park).

4.14 On the southern side of the recreation ground (now Chestnuts Park), St Ann's Road is fronted by two single-storey buildings occupied by a café and public conveniences. The westernmost building, No. 300 St Ann's Road, has a visually unattractive, white-painted roughcast façade, poorly integrated signage and a flat roof. It relates poorly to the character and appearance of both St Ann's Road and the Chestnuts Recreation Ground (now Chestnuts Park). A small, single-storey block containing public conveniences is situated to the east of the café. It is constructed of yellow brick with red brick dressings and has a hipped tiled roof. The block makes a negligible contribution to the character of the road and green space.

- 4.15 Despite the poorly integrated, visually unattractive buildings and playground/recreational facilities situated at its eastern and southern sides, the Chestnuts Recreation Ground (*now Chestnuts Park*) essentially forms an attractive public green space. It is characterised by its sense of openness and by the mature trees defining its boundary.

St Ann's Hospital

- 4.16 To the southern side of St Ann's Road, opposite *Chestnuts Park*, a narrow corridor of the northernmost section of St Ann's Hospital falls within the Conservation Area. The majority of these buildings represent the remnants of the former Victorian hospital which was redeveloped in the mid-20th Century. Most of the buildings are orientated towards, and accessed from, the main body of the hospital. In addition, the hospital's northern boundary is defined by a tall stock brick wall with red brick dressings, and is only accessed from two points on St Ann's Road. Accordingly, the hospital buildings appear somewhat dissociated from Chestnuts Park and the surrounding buildings are essentially detached from the remainder of the Conservation Area. The hospital's northern boundary is also lined with mixed vegetation, which complements the mature trees bounding Chestnuts Park, but adds to the hospital's sense of isolation. Even so, the wall and the buildings immediately beyond the wall can be seen from the Conservation Area and contribute to its appearance.
- 4.17 At the Conservation Area's western boundary, the southern side of St Ann's Road is fronted by the St Ann's General Hospital Ambulance Station, a functional single-storey building with a part white tiled façade and a prominent blue vehicle entrance. To the east of the ambulance station, St Ann's Road is fronted, almost continuously, by the tall London stock brick wall surrounding the hospital and, as outlined above, most of the adjacent buildings are orientated towards the internal hospital road.
- 4.18 Further east, the continuous frontage provided by the boundary wall is broken by the main entrance to the hospital, which is defined on its eastern and western sides by a pair of prominent Victorian buildings. Both buildings are constructed of London stock brick with red brick dressings and have slate roofs and white-painted, timber sash windows. The building to the west of the entrance is two-storeys in height and is flanked by a single-storey bay and a glazed conservatory structure, whilst a relatively unadorned single storey building is situated to the east of the entrance. The elevations to both buildings also incorporate a plethora of hospital related signage and closed circuit television cameras. Both also have brightly painted blue doors and are surrounded by blue-painted railings and bollards. Nonetheless, the buildings successfully define the entrance to the hospital and make a positive contribution to the St Ann's Road streetscene. The narrow area situated to the south of the boundary wall, between the building flanking the hospital entrance and the ambulance station, is occupied by a car park.
- 4.19 On the southern side of the internal hospital road, a large two-storey Victorian hospital building and a connected two-storey building of recent origin are situated in the vicinity of the hospital entrance. The Victorian building is constructed of London stock brick with red brick dressings and has timber sash windows and a slate roof with prominent

hipped gables. It also has a decorative glazed porch which is surmounted by a white-painted timber balcony. The new addition is also two-storeys in height, yet, although similar in form, is subordinate to the adjoining building. The buildings are connected by enclosed glazed corridor.

- 4.20 To the east of hospital entrance, a further two-storey Victorian building is situated on the northern side of the internal hospital road. The building is similar in scale and appearance to the properties defining the hospital entrance. It is constructed of London stock brick with red brick banding and lintels and has a slate roof. The building's main southern elevation is dominated by a large projecting hexagonal bay with a hipped gable, which is surmounted by a ball finial. The gables, which dominate its rear elevation, are also apparent above the hospital's boundary wall. The rear elevation also includes a cast iron fire escape and a single storey conservatory, which can also be glimpsed above the wall. The cluster of Victorian buildings surrounding the main hospital entrance comprises an attractive group and makes a positive contribution to the area's streetscape. They are adjoined to the east by a row of single storey prefabricated buildings, with white-painted facades, which also front the internal hospital road. These buildings however are of limited architectural interest.
- 4.21 An additional two-storey Victorian building is situated to the east of these prefabricated buildings. Unlike the aforementioned hospital buildings, it is orientated towards St Ann's Road and is accessed via a bright blue painted door set within the hospital boundary wall. The building is constructed of London stock brick with red brick banding and lintels and has a slate roof. Its rear elevation however, which fronts the internal hospital road, has a whitepainted ground floor level and pebble dashed upper sections, which contrast with the building's unaltered main, northern, elevation.
- 4.22 At the north eastern corner of St Ann's General Hospital, a pedestrian gate provides access to a cluster of three hospital buildings, of varying origin, appearance and architectural interest. The north western of the three buildings, which is situated adjacent to the pedestrian entrance to the hospital is a tall Victorian building, of two-storeys in height, plus an attic level. It is constructed of red brick and has prominent gables to its hospital and St Ann's Road frontages, and a slate roof. The building's northern elevation, which appears tall above the hospital boundary wall, includes a cast iron staircase and cast iron railings at roof level. The adjacent buildings are single storey properties, of late 20th century origin and are of limited architectural interest. The building adjacent to the aforementioned Victorian property is constructed of red brick with a white rendered façade and a slate roof, whilst the building to the south is constructed of pale red brick and has a pantiled roof. The cluster of buildings is surrounded by mature trees and dense vegetation, as is the open grassed space, which occupies the elongated area to the west.

St Ann's Road: In the Vicinity of North Grove and Hermitage Road

- 4.23 This area of St Ann's Road is dominated by a large development site which fronts the northern side of the road between Cornwall Road and North Grove and is currently being developed as a large apartment block. The area to the north and east of the

development site is occupied by residential streets lined with properties of Edwardian and late 20th Century origin, whilst the St Ann's Church of England School is situated to the north east of the junction between St Ann's Road and North Grove. The school is set within large, densely vegetated grounds, which have a formative influence on the character of this section of the Conservation Area. The terraced residential properties and the single-storey school building are however somewhat overwhelmed by the new apartment block. On the southern side of St Ann's Road, the junction with Hermitage Road is successfully defined by St Ann's Police Station, whilst a sprawling network of interconnected apartment buildings occupies the area to the south east of the junction. As with many parts of the Conservation Area, glimpsed views of the tall spire to St Ann's Church are experienced from North Grove and Hermitage Road and also have an influence on the character of this part of the Conservation Area.

- 4.24 On the western side of North Grove, Nos. 1-5 form a short, relatively consistent terrace of two-storey Edwardian dwellings, which are of moderate architectural merit. The properties are constructed of red brick and have white painted lintels and timber sash windows as well as tiled roofs. All however are set within poorly maintained gardens with inconsistent, poor quality surrounds. To the rear of this terrace, at the eastern end of Ascot Road, Nos. 1-5 form a group of inconsistent terraced properties all of which have suffered from a series of poorly integrated cosmetic alterations. The dwellings were originally constructed of London stock brick with red brick dressings and slate roofs. All of the properties, however, have inconsistently painted facades, unsympathetically altered fenestration and poor quality front boundaries, whilst Nos. 1 and 3 also have modern tiled roofs.
- 4.25 The area on the eastern side of Ascot Road is occupied by St Ann's Primary School, which consists of a two-storey building of early 1960s origin. The school building is constructed of red brick with large areas of glazing and has a shallow barrel vault roof, which surmounts the main hall. It is set behind a large playground which is surrounded by dense vegetation, including mature London Plane trees and, on its southern side, a tall wire fence. The school building is therefore largely obscured by vegetation in views from St Ann's Road.
- 4.26 To the south of St Ann's Road, the junction with Hermitage Road is defined by St Ann's Police Station, an attractive, robust, three-storey building, which is locally listed and has a prominent role in the streetscene. The building, which is constructed of red brick and has a slate roof, is dominated by a two¹⁷ storey square bay which projects diagonally from the building's north eastern corner towards the road junction. Its façade also incorporates arched sash windows, a terracotta police sign and an arched entrance, which is set within a square bay. The police station is set behind a small garden, which is surrounded by black painted railings and includes an ornate, cast-iron police lamp standard. The building's long Hermitage Road frontage is relatively unadorned and incorporates a subordinate single-storey bay to the south. A simple two-storey red brick building with a flat roof is also situated to the south of the Police Station.
- 4.27 To the south east of the junction between St Ann's Road and Hermitage Road, No. 350 Hermitage Road comprises a connected series of two storey apartment buildings of late 20th Century origin. The buildings, which surround a small car park, are constructed of pale brick and have a red tiled roof, which descends to ground floor

level above the buildings main, western, entrance. Square dormer windows are also set above the main entrance, whilst rooflights are incorporated elsewhere in the roofscape. The buildings, however, are of limited architectural interest and relate poorly to the surrounding streetscene.

St Ann's Road/Avenue Road

- 4.28 The junction between St Ann's Road and Avenue Road is dominated by St Ann's Church, which forms a focal point. The spire can be seen from points throughout the Conservation Area. The dense vegetation that occupies the grounds of St Ann's Primary School and the tall wire fence surrounding the school also have a prominent impact on the character of this section of the street. Further north, the remainder of Avenue Road is lined with a range of residential properties and church/community halls of varying scale and appearance. Whilst the buildings fronting the western side of the southernmost section of Avenue Road form an attractive group, the dwellings further north are more varied and several are of limited architectural and historical interest.
- 4.29 The area to the north west of the junction between St Ann's Road and Avenue Road is occupied by the densely vegetated grounds of the St Ann's Primary School, through which the southern elevation to the Fowler Newsham Hall - the former St Ann's Mixed Junior School - No. 1A Avenue Road, is discernible. The Hall is a grade II listed two-storey mid-Victorian building, which is constructed of London stock brick and has a slate roof. The building's southern elevation - visible from St Ann's Road - consists of three stepped gables, which are of varying width, becoming increasingly diminutive to the west. These include pale brick window surrounds and quoins. A subordinate, recessed entrance bay adjoins the building's main bay to the east and is surmounted by a narrow bell tower. The former school building makes an attractive contribution to the St Ann's Road streetscene and compliments the densely vegetated schoolyard, though is set behind a tall wire fence, which detracts from the character and appearance of this part of the Conservation Area. The building's eastern elevation, which fronts directly onto Avenue Road, is also dominated by a tall gable and includes casement windows and an arched entrance with pale brick surrounds. The Avenue Road frontage is surrounded by attractive cast iron railings.
- 4.30 To the north of the former school building, Nos. 1-5 Avenue Road comprise a uniform terrace of Grade II listed cottages, which are constructed of London stock brick with red brick dressings and have a steeply pitched slate roof with eaves broken by six gabled dormers with windows predominately below eaves level. The terrace includes a central gabled porch and porches situated on the building's flank elevations, all of which incorporate doors set within Tudor arches and decorative Tudor portraits. The southern flank elevation also includes a large inset stone bearing the legend '*1858 Model Cottages*'.
- 4.31 To the north of the vehicle entrance and car park serving the St Ann's Primary School, which occupy the area adjacent to the model cottages, Nos. 11-25 Avenue Road form a mixed terrace of dwellings of varying origin, condition and architectural merit. At the southern end of the group, No. 11 Avenue Road is a large property of two-storeys in height, plus an attic level, which is constructed of London stock brick and has a slate roof. It has a visually attractive white-rendered entrance surround and shallow, rendered hexagonal bays at ground floor level. The building has suffered from a

detrimental roof level extension, which also resulted in alterations to its gables, and the introduction of poorly integrated modern windows, particularly at first floor level. The property includes a recessed side bay that is also surmounted by the building's roof level extension.

- 4.32 To the north, No. 13 Avenue Road is a two-storey property with a mansard attic storey, and is constructed of red brick with white-rendered quoins and banding. The adjoining properties, Nos. 15-19 Avenue Road, form a group of three-storey dwellings, which were originally constructed of London stock brick with white rendered surrounds and arched entrances. However, whilst No. 15 remains largely intact, No. 17 Avenue Road has a pebble dashed façade, a prominent red brick parapet and unsympathetic aluminium windows. Similarly, No. 19 Avenue Road has a pebble dashed ground floor level and modern windows.
- 4.33 At the northern boundary of the section of Avenue Road situated within the Conservation Area, Nos. 21-25 Avenue Road form a group of Victorian dwellings, which have suffered from a series of alterations and consequently have an inconsistent appearance. The two-storey properties were originally constructed of London stock brick however No. 21 Avenue Road has a poorly integrated stone-clad façade, whilst No. 23 has a cream-painted front elevation. The dwellings have rendered canted bay windows at ground floor level, arched windows with white-painted surrounds at first floor level and arched recessed entrances. Whilst the dwellings are likely to have originally formed a group of streetscape merit, their altered facades and modern windows are such that they are currently of limited interest. As with Nos. 17 and 19 Avenue Road, the former front gardens to Nos. 21 and 25 are used for car parking, which also has an adverse impact on the streetscape of Avenue Road.
- 4.34 The buildings lining the eastern side of Avenue Road are also varied in origin and appearance and contribute to the inconsistent streetscape that characterises this road. At the northern boundary of the Conservation Area, Windsor Court, Nos. 24-26 Avenue Road, is a two-storey apartment building with an attic level, and is of late 20th century origin. It is constructed of orange brick and has a steeply sloping tiled roof. An identical building is situated to the rear of Nos. 24-26 Avenue Road within the Conservation Area boundary and both make a negligible contribution to the streetscene.
- 4.35 To the south of Windsor Court, Nos. 20-22 Avenue Road are semi detached properties of two stories plus attic levels, and have poorly rendered, unadorned grey facades and dark blue-painted windows, front doors and bargeboards. Although the original decorative entrance surround to No. 22 Avenue Road remains largely intact and is of some interest, the properties are generally of no architectural merit and have a detrimental impact on the Avenue Road streetscene.
- 4.36 The adjacent dwelling, No. 18 Avenue Road is a single-storey inter-war bungalow with a white rendered façade, timber casement windows and a red tiled hipped roof. The building contrasts starkly with the adjacent semidetached dwellings in terms of scale and proportion and adds to Avenue Road's sense of inconsistency. To the south, Nos. 12-16 Avenue Road form a relatively consistent terrace of two-storey Victorian dwellings, which are constructed of London stock brick and have white-rendered entrance surrounds and canted bay windows. All of the dwellings retain their traditional

timber sash windows and slate roofs, although No. 12 Avenue Road has a relatively sympathetic white-painted façade. Accordingly, unlike the many of aforementioned properties on Avenue Road, Nos. 12-16 Avenue Road remain largely intact and retain a degree of consistency. St Ann's Hall, an unattractive two-storey building, which is constructed of pale orange brick and has large horizontal panels of windows and bright red doors, is situated to the south of the terrace.

- 4.37 As outlined previously, the junction between St Ann's Road and Avenue Road is dominated by the grade II* listed St Ann's Church, which is constructed of limestone and has a slate roof with a tall octagonal spire. Its main elevations include arched leaded windows and a circular window, all with geometrical tracery. The brightly painted entrance to the church is set within a small porch and is surrounded by highly decorative arched stonework. The church is situated within a small churchyard, which includes a tall, ornately carved monument (a war memorial). The churchyard is surrounded by a grade II listed stone wall, with sloped copings and two-pairs of gate piers.
- 4.38 To the east of St Ann's Church, South Grove is fronted by 'The Vicarage', a two-storey property, which is of late 20th Century origin. The property is constructed of pale red brick with red brick dressings and has a large curved bay set within its southern elevation. It is situated within a large well-planted garden that is surrounded by a low stone wall. The garden previously formed part of the St Ann's Churchyard.
- 4.39 The southern side of St Ann's Road, opposite the junction with Avenue Road is dominated by the former St Mary's Priory building. This forms a large two-storey building, which is constructed of London stock brick and has a slate roof. The building's highly decorated façade includes arched windows with tracery and sandstone banding and quoins. The roofscape is dominated by a series of triangular gables, which are surmounted by Latin Crosses. The large easternmost gable includes a statuette set within a recess and Latin text set within the sandstone banding. The building is surrounded by a tall London stock brick wall, in which a central arched entrance is set within a triangular gable. The building fronts almost directly onto St Ann's Road and has a powerful impact on the streetscene. To the east of the former St Mary's priory building, however, the streetscape of Suffolk Road is of considerably less merit. The character of the street is defined primarily by the tall wall which surrounds the former priory to the east and by the unattractive buildings of the low rise Suffolk Road Estate.
- 4.40 To the west of the former Priory, No. 277 St Ann's Road is a large three-storey Victorian villa which adjoins the former St Mary's Priory building to the west. The building is constructed of grey brick with red brick dressings and has a shallow slate roof and white rendered hexagonal bays at ground floor level. The façade is however dominated by prominent green signage, which indicates the building's current use as an Islamic Education Centre. Nonetheless, the property, which is set back from St Ann's Road behind a tall hedgerow, makes a positive contribution to the streetscene.
- 4.41 To the south of the former Priory is 'St Mary's Convent', No. 90 Suffolk Road. The large detached property, which is of late 20th Century origin, is constructed of red brick and has uniform fenestration and a hipped tiled roof. It is set back from the road behind

a tall red brick wall and large cast iron gate and makes a negligible contribution to the otherwise unattractive streetscape of Suffolk Road.

St Ann's Road: east of South Grove

- 4.42 Within the easternmost section of the Conservation Area, beyond South Grove, the northern side of St Ann's Road is lined with terraces of residential dwellings, which are mostly of Victorian and early Edwardian origin. Accordingly, in contrast to the area to the west, this part of the Conservation Area is characterised by its domestic scale and affords a greater degree of consistency. Nonetheless, whilst the properties are of a uniform scale, several have suffered from a series of unattractive cosmetic and structural alterations, resulting in an inconsistent streetscape.
- 4.43 The southern side of St Ann's Road is lined with the visually unattractive two storey properties that comprise the Suffolk Road Estate. Although beyond the Conservation Area boundary, the monolithic frontage formed by these dwellings has an adverse impact on the setting of the dwellings situated on the opposite side of the road and on the streetscape of this section of St Ann's Road.
- 4.44 Between the junctions with South Grove and Cissbury Road, St Ann's Road is fronted by Nos. 224-234, which comprise a relatively uniform terrace of two storey early Edwardian dwellings. The properties are constructed of London stock brick with red brick dressings and have canted bay windows with decorative, white rendered detailing, which are surmounted by hipped gables. Although No. 234 St Ann's Road has a white-painted façade and several of the dwellings have unsympathetic modern windows, the group is relatively consistent and make a positive contribution to the streetscene.
- 4.45 The adjacent group, Nos. 186-202 St Ann's Road, although architecturally analogous to Nos. 224-234, is more varied in appearance owing to the poorly integrated stone cladding and painted facades of the dwellings towards the western end of the terrace. Like the aforementioned group, the two-storey, early-Edwardian properties are constructed of London stock brick and have canted bay windows, most of which are surmounted by hipped gables. At the western end of the terrace however, the property situated at Nos. 200-202 St Ann's Road has suffered from a series of unsympathetic alterations and has a prominent and harmful impact on the St Ann's Road streetscape. The building's façade has been disrupted by poorly integrated stone cladding and the introduction of a bungalow retail unit with detrimental fascia signage, whilst its flank elevation, which is prominent in easterly views along St Ann's Road, is painted bright blue. The adjacent dwellings, Nos. 194-198 St Ann's Road, also have painted facades, whilst the majority of properties in the group have unsympathetic modern windows. However, the bulk of the terrace remains essentially intact and makes a positive contribution to the streetscene.
- 4.46 Further east, Nos. 182-184 St Ann's Road comprise an attractive pair of two storey flat fronted Victorian villas, which are constructed of London stock brick and have white rendered window and entrance surrounds and an unadorned rendered parapet. Both properties are well maintained and retain their traditional features. They are flanked by subordinate wings that incorporate blue-painted vehicle entrances, which provide access to a works depot to the rear. There is prominent signage on both wings. The

adjoining properties at Nos. 178-180 St Ann's Road are two-storey Victorian properties with basements, and are of a comparable scale to Nos. 182-184 St Ann's Road. The dwellings have cream painted facades and a hipped slate roof. However, whilst No. 184 St Ann's Road remains essentially intact - retaining its traditional timber sash windows and projecting, white-painted window and entrance surrounds - No. 182 St Ann's Road has poorly integrated windows and an unsympathetic modern entrance. In addition, a single storey addition has been introduced to the side entrance bay flanking No. 182, which has an overly prominent impact on the St Ann's Road streetscape.

- 4.47 To the east of the junction with Grove Road, Nos. 176 St Ann's Road is a two storey property, plus a basement storey, which is of late 20th Century origin. It is constructed of London stock brick and has white rendered square bays and a slate roof and respects the character and appearance of this part of the Conservation Area. To the east, Nos. 172-174 St Ann's Road are constructed of pale red brick with London stock brick dressings and have a hipped slate roof. The dwellings are of an identical scale to No. 176 and, like the adjacent property, make a positive contribution to the streetscene.
- 4.48 The Conservation Area is terminated at its eastern end by the Victorian former public house building, situated at No. 170 St Ann's Road. The three-storey property has a white painted façade, which includes a projecting cornice and decorative hood mouldings. It is surrounded by a low London stock brick wall, which is surmounted by iron railings. Unlike many of the adjacent properties fronting the northern side of this section of St Ann's Road, the prominent former public house building, which is currently in residential use, makes a positive contribution to the surrounding streetscene.

5.0 AUDIT

Introduction

- 5.1 The following audit of the fabric of the St Ann's Conservation Area details the statutory listed buildings and local listed buildings of merit that contribute to the area's character and appearance, identifies elements of streetscape interest and also identifies buildings and other elements that detract from its character and appearance.

STATUTORY LISTED BUILDINGS

Address	Date First Listed	Grade
Avenue Road (west side)		
St Ann's Church School	10.05.74	II
Nos.1 to 5 (odd)	10.05.74	II
St Ann's Road (north side)		
Parish Church of St Ann	10.05.74	II*
Walls around St Ann's Churchyard	10.05.74	II

LOCAL LISTED BUILDINGS OF MERIT

Address	Date First Listed
St Ann's Road (north side)	
Nos. 182 & 184	11.06.73
St Ann's Road (south side)	
St Mary's Priory	27.01.97
No. 289 (St Ann's Police Station)	27.01.97

POSITIVE CONTRIBUTION BUILDINGS

- 5.2 In addition to the buildings that are on the statutory list and those that are on the Council's local list of buildings of merit, there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the conservation area as a whole. Whilst some of these buildings may have experienced minor alterations over the years, they contribute as part of a group. The assessment of whether a building makes a positive contribution to the special architectural and historic interest of a conservation area is based on guidance provided in English Heritage's publication '*Conservation Area Appraisals*'.

Black Boy Lane

Woodlands Park Junior School main building & smaller building;

St Ann's Road

No. 170 to 180 (even);

Nos. 186 to 196 (even)

Nos. 224 to 234 (even);

No. 277;

Six Victorian St Ann's Hospital buildings.

Avenue Road

No. 11 to 17 (odd);
Nos. 12 to 16 (even).

South Grove

St Ann's Church Vicarage.

SHOPFRONTS OF MERIT

- 5.3 The only shopfront within the St Ann's Conservation Area is located at Nos. 200/202 St Ann's Road. Unfortunately, it is not of any historic or architectural merit.

ELEMENTS OF STREETScape INTEREST

- 5.4 The character and the appearance of the conservation area are not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage and trees and planting contribute greatly to the area's quality, character and appearance. The following elements of the area's streetscape are considered to be of interest:

St Ann's Road

London stock brick wall defining the northern boundary of St Ann's Hospital;
Kerb stones;
Cast iron boundary railings surrounding Woodlands School & former caretakers house;
London Plane trees lining Chestnuts Recreation Ground (now Chestnuts Park);
St Ann's Church wall;
Memorial within St Ann's Churchyard;
Police lamp standard outside No. 289;
Mature deciduous trees within St Ann's Primary School yard;
Boundary wall surrounding the former St Mary's Priory.

Black Boy Lane

Cast iron boundary railings surrounding Woodlands School;
Kerbstones;
London Plane trees lining Chestnuts Recreation Ground (now Chestnuts Park);
Red pillar box.

Chestnuts Recreation Ground

London Plane trees & landscaped space at the eastern end of the recreation ground (now Chestnuts Park).

Avenue Road

Cast iron boundary railings surrounding the former St Ann's Church School building;
Kerbstones;
St Ann's Church wall;
Mature deciduous trees within St Ann's Primary School yard.

DETRACTORS

- 5.5 Inevitably there are buildings that detract from the character and appearance of the conservation area. This may be due to a building's scale, materials, relationship to the street, or due to the impact of alterations and extensions. There are also structures

and elements of streetscape (e.g. visual clutter from excessive signage or advertisements) that impinge on the character and quality of the conservation area.

St Ann's Road

Nos. 200 & 202;

No. 300;

St Ann's Ambulance Station;

Wire fencing surrounding St Ann's Primary School.

Chestnuts Recreation Ground

Pavilion;

Community and Arts Centre.

Avenue Road

Nos. 18 to 22 (even);

Windsor Court.

OPPORTUNITY SITES

- 5.6 There is significant scope for improvements to, or redevelopment of, those buildings to the east and south of the Chestnuts Recreation Ground (now Chestnuts Park). In particular, the existing pavilion is a significant detractor.

DEVELOPMENT CONTROL ISSUES

- 5.7 Pressure for development can diminish the character and appearance of conservation areas. The following identifies, in general terms, the pressures that are evident within the St Ann's Conservation Area, highlights potential future pressures that could harm its character and appearance and identifies where enhancement of the character and appearance of the area could be achieved.
- 5.8 The majority of the properties within the St Ann's Conservation Area are in educational, health, leisure, religious and community use. The retention of such uses is important to the character of the area and has largely been retained.
- 5.9 The limited areas of residential development, namely on Avenue Road and St Ann's Road to the east of South Grove, have been subject to alterations and extension in a number of instances. In particular, the main changes are:
- the introduction of hard-standing;
 - the loss of original features, such as windows, front doors, porches etc.;
 - painting and rendering of main frontages; and,
 - the introduction of roof extensions and/or dormer windows.

6.0 CONSERVATION AREA BOUNDARY REVIEW

Introduction

- 6.1 The boundary of the St Ann's Conservation Area has been reviewed as part of this study. The principal issue to consider in undertaking such a review is whether any area under consideration has the same '*demonstrably special architectural and historic interest*'¹ as the adjoining part of the conservation area, thereby indicating that the character and appearance should be preserved or enhanced.

¹ Conservation Area Practice – English Heritage

- 6.2 PPG 15, para. 4.3 notes that "*it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest*". This guidance further advises (para. 4.14) where development adjacent to a conservation area would affect the setting or views into or out of the conservation area, the preservation and enhancement of that conservation area should be a material consideration. Accordingly, areas currently within the Conservation Area of little or no intrinsic quality have also been reviewed. These have the potential for removal on the basis that the redevelopment within those areas must pay regard to the conservation area. In addition, it enables the removal of areas that may diminish the overall value of the area.
- 6.3 PPG15 notes that conservation area legislation should not be used to solely protect landscape features except where they form an integral part of the historic environment.
- 6.4 The following tests have been applied in reviewing the boundary of the St Ann's Conservation Area.

Test 1: Boundary

- Is there a clearly defined edge to the existing boundary (i.e. a definite change in character and quality between the two areas)?
- Is the area part of the setting of the Conservation Area?
- Is the area clearly beyond the defined edge of the Conservation Area?

Test 2: Architectural Quality and Historic Relevance

- Is area of similar, 'demonstrable special architectural or historic interest' as the rest of the Conservation Area. The following have been considered:
 - i) Whether the area reflects the architectural style and details present within substantial parts of the Conservation Area;
 - ii) Whether the development within the area dates from a similar period to substantial parts of the Conservation Area;
 - iii) Whether the uses within the area reflect prevailing or former uses of substantial parts of the Conservation Area;
 - iv) Whether the development is the work of the same architect/developer active elsewhere within significant parts of the Conservation Area;
 - v) Whether the development is of similar massing, bulk, height and scale to a significant proportion of the development within the Conservation Area;

- vi) Whether the development within the area is of notable architectural and historic interest in its own right;

Test 3: Townscape Quality

6.5 Consideration is also given to the quality of the area and whether there is the justification for the introduction of additional controls. In particular;

- What proportion of the buildings within the area would be defined as positive contributors if located within the Conservation Area;
- Whether there is evidence of significant alteration to the street/area as a result of:
 - i) loss of front gardens to parking spaces;
 - ii) removal of frontage walling;
 - iii) alterations to the roofs;
 - iv) loss of original details (doors/windows/ porches/ decorative panelling/ chimneys) or re-facing of brickwork;
 - v) alterations and extensions (introduction of alien dormers/ infilling between properties/ prominent rear extensions).

6.6 In general, the boundary of the St Ann's Conservation Area has been found to be clearly defined on the ground.

Review

6.7 The essential elements of the St Ann's Conservation Area are:

- Chestnuts Recreation Ground (now Chestnuts Park);
- the remaining parts of the Victorian St Ann's Hospital;
- the cluster of buildings surrounding St Ann's Church; and,
- the residential terraces on the north side of St Ann's Road to the east of South Grove.

Recommendations

6.8 The potential boundary changes to the St. Ann's Conservation Area have been considered. However, there are no suggested alterations to the boundary.

7.0 POTENTIAL FOR ARTICLE 4 DIRECTIONS

Introduction

- 7.1 Minor development that can be undertaken without obtaining planning permission is set out in the Town and Country Planning (General Permitted Development) Order 1995 (GDO). Under the Town and Country Planning General Development Order 1988, Local Authorities have the power to remove permitted development rights in conservation areas where change would be harmful to the character and appearance of an area. As noted in the Introduction, Local Authorities have a statutory duty to preserve and enhance the character and appearance of their conservation areas.
- 7.2 There are currently no Article 4 Directions within the St Ann's Conservation Area.

Current Permitted Development Issues

- 7.3 In residential areas some of the main causes of change that is having an impact on the character and appearance of the St Ann's Conservation Area are not currently subject of planning control. Consideration of the relevance of Article 4 Directions to the preservation and enhancement of the Conservation Area has therefore focussed upon the potential for harmful change. To summarise, the types of permitted development that have occurred include:
- i) changes to the appearance of properties as a result of the loss of original features (especially windows, doors, porches and brackets, decorative plasterwork (pargetting), terracotta (finials, hip and ridge tiles), tile hanging and chimney stacks and pots.
 - ii) the painting and rendering of frontages within consistent brick fronted street elevations;
 - iii) re-roofing in inappropriate materials and colours; and
 - iv) the loss and replacement of original front boundaries.
- 7.4 These changes are permitted under Schedule 2; Parts 1 and 2 of the 1995 GDO.

Impacts on the Character and Appearance

- 7.5 PPG15 (para. 4.23) advises that the value of the features to be protected needs to be established and that any proposals to remove permitted development rights require clear justification.
- 7.6 The study has identified that where the loss or alteration of original features has occurred there has been a diminution in the character and quality of the frontages. The painting and rendering of elevations and the re-covering of roofs in different materials within consistent groups of buildings has also been seen to undermine the integrity of the street scene.
- 7.7 Much of the special architectural and historic interest of the residential areas that dates from the mid to late 19th Century derives from the richness of the detailed treatment of the properties, the consistency of that treatment and the sense of visual cohesion that results from the use of consistent materials and repeated details and forms. An essential component of the historical character and appearance of the frontages is also

the relationship of the properties to the street – set back from the pavement by small front gardens and with, in general, consistent low boundary walls.

- 7.8 The elements that contribute to the special and, to a degree unaltered, character of parts of the St Ann's Common Conservation Area are vulnerable to change arising from home 'improvements' or inadequate maintenance that are allowed by permitted development rights. Once these alterations have occurred they are unlikely to be reversed.
- 7.9 We conclude that there is the potential for the further erosion of parts of the Conservation Area as a result of permitted development rights. In particular, alterations to the elevations and roofs of properties which are visible from the street. The streets or frontages considered to be most susceptible to their character and appearance being most seriously undermined by incremental changes are those in which the appearance of the elevations fronting the roads is substantially intact and there is a richness and cohesion in the detailed treatment that warrants its additional protection.

Recommendations

- 7.10 Where it is appropriate, the removal of permitted development rights may be used to preserve the character and appearance of an area. The blanket removal of permitted development rights over the whole of a conservation area is not appropriate.
- 7.11 Residential properties within the Conservation Area are confined to Avenue Road and St Ann's Road. These properties have either suffered past erosion of their architectural quality and integrity and / or are of moderate architectural or historic interest. On that basis it would not be appropriate to introduce Article 4 directions in this area.

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