

London Borough of Haringey



**Conservation Area No. 19
Clyde Circus**

Conservation Area Appraisal

February 2007

**LONDON BOROUGH OF HARINGEY
CONSERVATION AREA No. 19
CLYDE CIRCUS
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 Clyde Circus 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.

1.8 The aims of this Appraisal are therefore to:-

- set out the special architectural and historic interest of the Clyde Circus Conservation Area and clearly 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 its 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;
- 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.

1.9 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.

2.0 CONSERVATION AREA DESIGNATION

2.1 The initial designation of the Clyde Circus Conservation Area was made in September 1991. This sought to protect the entire area currently covered by conservation area status and there have been no subsequent extensions.

3.0 PLANNING POLICY FRAMEWORK

National

- 3.1 The Government's document (PPG 15) "Planning Policy Guidance: Planning and the Historic Environment" sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas and advises local authorities on how to operate the legislation, emphasising that: -

"It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shopfronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings."

- 3.2 This intention has been reinforced by English Heritage in their document "Conservation Area Practice" and in their latest consultative guidance documents produced for the DCMS, ODPM & PAS in February 2006, "Guidance on the Management of Conservation Areas" and "Guidance on Conservation Area Appraisals". These bring up to date the required approach to conservation areas in line with the legislative and planning policy framework resulting from Government reform of the planning system. Local authorities are now required to replace their Unitary Development Plan (UDP) with a more flexible Local Development Framework (LDF). Within this structure a Supplementary Planning Document (SPD) will be produced to detail conservation area policies covering all of Haringey's conservation areas. The SPD will be supported by adopted and published Appraisals and proposed Management Strategies for each conservation area that cannot by themselves be an SPD. After consultation and revision this Appraisal will be presented to the Council's Planning Applications Sub-Committee for formal adoption.
- 3.3 A new three-part heritage "Best Value Performance Indicator" (BV219) issued by the ODPM on 28 February 2005 to monitor local authorities' performance in relation to Sections 71 & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 has resulted in the need for local planning authorities to have up-to-date adopted and published Appraisals and related Management Proposals for all its conservation areas that should be reviewed every five years.
- 3.4 It is, therefore, even more important than before that there should be a clear definition, recorded in some detail, of what constitutes the special architectural or historic interest that warranted the designation of every conservation area.
- 3.5 The involvement of the public in deciding what (in the historic environment) is valuable and why has become increasingly important, especially in the wake of

“Power of Place”, a report produced by a 20-strong steering group representing a wide range of interests lead by English Heritage in December 2000. In response to this, English Heritage are now in the process of updating their guidance to take on board new approaches to identifying and sustaining the values of place in line with the Government’s heritage protection reform proposals that are likely to lead to legislative changes involving the establishment of a single integrated ‘Register of Historic Sites and Buildings of England’. Clear direction and advice will be essential to amplify and reinforce PPG15 & PPG16. As a result they have produced a document “Conservation Principles: Consultation Draft” requesting responses by 21 March 2006. Its primary aim is:-

“to support the quality of decision-making, with the ultimate objective of creating a management regime for all aspects of the historic environment that is clear and transparent in its purpose and sustainable in its application.”

“a place is any part of the historic environment that people perceive as having particular identity or distinctiveness. ...an understanding of the values a place has, ...should be seen as the basis of sound decisions about its future. ...However, decisions about change do need to be informed by a clear appreciation of the risks posed to the values of the place concerned, both now and as they may be perceived by future generations.”

“We must always recognise that change offers the potential not only to protect the existing values of places, but also to enhance and add to them. It is the means by which each generation aspires to create an even richer historic environment than the one it inherited, one that will in its own turn be valued by the generations to whom it is bequeathed.”

“sustaining cultural values in the historic environment involves not only avoiding harm to what is currently valued, but also adding that which may be valued in the future.”

Regional

3.6 The Mayor of London’s “London Plan: Spatial Development Strategy for Greater London” forms part of the statutory plan for the Borough. It contains a range of policies relating to ‘Built heritage and views’, ‘Biodiversity and natural heritage’, ‘Built heritage’, ‘Design’ and ‘Canals and river navigations’ all of which have relevance to conservation areas.

3.7 Policy 4B.10 ‘London’s built heritage’ confirms that:-

“The Mayor will work with strategic partners to protect and enhance London’s historic environment.

UDP policies should seek to maintain and increase the contribution of the built heritage to London’s environmental quality, to the economy both through tourism and the beneficial use of historic assets, and to the well-being of London’s people while allowing for London to accommodate growth in a sustainable manner.”

3.8 Policy 4B.11 ‘Heritage conservation’ recommends:-

“Boroughs should:

- *ensure that the protection and enhancement of historic assets in London are based on an understanding of their special character, and form part of the wider design and urban improvement agenda, and that policies recognise the multi-cultural nature of heritage issues*
- *identify areas, spaces and buildings of special quality or character and adopt policies for their protection and the identification of opportunities for their enhancement, taking into account the strategic London context*
- *encourage and facilitate inclusive solutions to providing access for all, to and within the historic environment.”*

3.9 Policy 4B.12 ‘Historic conservation-led regeneration’ emphasises that:-

“The Mayor will, and boroughs should, support schemes that make use of historic assets and stimulate environmental, economic and community regeneration where they:

- *bring redundant or under-used buildings and spaces into appropriate use*
- *secure the repair and re-use of Buildings at Risk*
- *help to improve local economies and community cohesion*
- *fit in with wider regeneration objectives*
- *promote inclusiveness in their design.”*

3.10 Policy 4B.14 ‘Archaeology’ states that:-

“The Mayor, in partnership with English Heritage, the Museum of London and boroughs, will support the identification, protection, interpretation and presentation of London’s archaeological resources. Boroughs in consultation with English Heritage and other relevant statutory organisations should include appropriate policies in their UDPs for protecting scheduled ancient monuments and archaeological assets within their area.” (PPG16)

3.11 Policy 4B.15 ‘London View Protection Framework’ contains strategically important views, of which Linear View X ‘St Paul’s from Richmond Park’ passes through the southern part of the Borough.

“The Mayor will keep the list of designated views under review.”

3.12 Policy 4C.3 ‘The natural value of the Blue Ribbon Network’ has relevance to the Borough through the Grand Union Canal and River Thames.

“The Mayor will, and boroughs should, protect and enhance the biodiversity of the Blue Ribbon Network by:

- *resisting development that results in a net loss of biodiversity*
- *designing new waterside developments in ways that increase habitat value*
- *allowing development into the water space only where it serves a water-dependent purpose or is a truly exceptional case which adds to London’s world city status*
- *taking opportunities to open culverts and naturalise river channels*
- *protecting the value of the foreshore of the River Thames.”*

3.13 Policy 4C.10 ‘Historic environment’ stresses that:-

“The Mayor will, and boroughs should, give careful consideration to the relationship between new development and the historic environment, including listed buildings and archaeological areas. The tidal foreshore is an area of particular importance. Development should also respect waterway heritage including important structures, such as cranes and other waterway infrastructure.”

3.14 Policy 4C.11 'Conservation areas' states that:-
"Boroughs, in conjunction with the Mayor, English Heritage and neighbouring local planning authorities, should develop a consistent approach to the delineation of Conservation Areas and the relationship of boundaries to water spaces."

3.15 Policy 4C.20 'Design – starting from the water' emphasises that:-
"The Mayor will, and boroughs should, seek a high quality of design for all waterside developments. All development, including intensive or tall buildings, should reflect local character, meet general principles of good urban design and improve the quality of the built environment."

In addition, development should integrate successfully with the water space in terms of use, appearance and physical impact and should in particular:

- include a mix of uses appropriate to the water space, including public uses and open spaces, to ensure an inclusive accessible and active waterside and ground level frontage*
- integrate into the public realm, especially in relation to walking and cycling routes and borough open space strategies. Public art will often be appropriate in such locations as well as clear signage, information and lighting to promote the use of waterside spaces by all*
- incorporate built form that has a human scale of interaction with the street, public spaces and waterside and integrates with existing communities and places*
- recognise the opportunity to provide landmarks that are of cultural and social significance along the waterways, providing orientation points and pleasing views without causing undue harm to the cohesiveness of the water's edge*
- relate successfully in terms of scale, materials, colour and richness of detail, not only to direct neighbours but also to buildings on the opposite bank and those seen in the same context with the River Prospects or other locally identified views. Such juxtaposition of buildings should take into account river meanders and the impact these can have on how buildings may be seen together*
- incorporate sustainable design and construction techniques, in particular a precautionary approach to flood risk."*

3.16 Policy 4C.28 'Development adjacent to canals' points out that:-
"The Mayor will, and boroughs should, expect development adjacent to canals to respect the particular character of the canal. For strategic referrals the Mayor will require a design statement to cover the site and its context. In particular, opportunities should be taken to improve the biodiversity value of canals."

Local

3.17 Haringey's Unitary Development Plan (UDP) adopted by the Council on 17 July 2006 replaces the earlier UDP adopted in March 1998. The UDP sets out the planning policy framework for the development of the Borough and development control decisions. It contains a range of policies to preserve and enhance the character or appearance of special architectural or historic interest relating to 'Strategy'; 'Development and Urban Design' and 'Conservation'. "Both the conservation of the built environment, (in terms of preserving cultural heritage and ensuring the efficient use of land and building materials), and good design (which is

acknowledged as contributing to people's quality of life) are seen as integral components of sustainable development."

3.18 Policy G1: Environment:-

"Development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources."

3.19 Policy G2:Development and Urban Design:-

"Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment."

3.20 Policy G10: Conservation:-

"Development should respect and enhance Haringey's built heritage in all its forms."

3.21 POLICY UD4: Quality Design:-

"Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality.

The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval. The following, often inter-related, elements should be addressed in a positive way:

- a) urban grain and enclosure;*
- b) building lines;*
- c) form, rhythm and massing;*
- d) layout;*
- e) height and scale;*
- f) landform, soft and hard landscape, trees and biodiversity;*
- g) fenestration (i.e. window design together with the positioning, or arrangement of the window openings in the wall);*
- h) architectural style, detailing and materials;*
- i) historic heritage context, including listed buildings and their setting, locally listed buildings, conservation areas and archaeological areas;*
- j) living frontages and public realm;*
- k) any identified local views;*
- l) designing out crime and fear of crime (including designing out graffiti, where feasible);*
- m) walkability; new housing, shops, public buildings and places of work need to be located and designed so that they can be reached easily on foot."*

3.22 Policy CSV1: Development in Conservation Areas:-

"The Council will require that proposals affecting Conservation Areas:

- a) preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area;*
- b) recognise and respect the character and appearance of Conservation Areas;*
- c) protect the special interest of buildings of architectural or historic interest.*

3.23 Policy CSV2: Listed Buildings:-

“There is a presumption in favour of the preservation of listed buildings. The Council will require that proposals affecting statutory listed buildings:

- a) preserve or enhance the historic character and qualities of the buildings;*
- b) recognise and respect the character and appearance of listed buildings;*
- c) protect the special interest of buildings of architectural or historic interest;*
- d) do not adversely affect the setting of listed buildings;*
- e) retain the original use of a listed building wherever possible.*

3.24 Policy CSV3: Locally Listed Buildings & Designated Sites of Industrial Heritage Interest:-

“The Council will maintain a local list of buildings of architectural or historic interest, including Designated Sites of Industrial Heritage Interest with a view to giving as much attention as possible to buildings and features worthy of preservation.”

3.25 Policy CSV4: Alterations & Extensions to Listed Buildings:-

“The Council will require that alterations or extensions to listed buildings:

- a) are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building’s interior and exterior;*
- b) relate sensitively to the original building;*
- c) do not adversely affect the setting of a listed building.”*

3.26 Policy CSV5: Alterations & Extensions in Conservation Areas:-

“The Council will require that alterations or extensions to buildings in Conservation Areas:

- a) preserve or enhance the character of the Conservation Area;*
- b) retain or reinstate characteristic features such as doors, windows or materials of buildings.*

3.27 Policy CSV6: Demolition of Listed Buildings:-

“The Council will protect Haringey’s listed buildings by refusing applications for their demolition. In the case of internal demolition work the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building’s interior.”

3.28 Policy CSV7: Demolition in Conservation Areas:-

“The Council will seek to protect buildings within Conservation Areas by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.”

3.29 Policy CSV8: Archaeology:-

“Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:

- a) applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development;*
- b) development proposals will preserve in situ, protect and safeguard important archaeological remains and their settings, and where appropriate, provide for the permanent display and interpretation of the remains.*

The Council will ensure the proper investigation, recording of sites and publication of the results is conducted by a suitably qualified archaeological contractor as an integral part of a development programme where it is considered that preservation in situ is not appropriate.”

4.0 HISTORICAL DEVELOPMENT

4.1 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

4.2 The area covered by the Clyde Circus Conservation Area is situated immediately to the west of Tottenham High Road, in the vicinity of Seven Sisters and West Green. The High Road has its origins in the Roman period as it represents the route of Ermine Street, which connected Roman London to Lincoln and York. The earliest written evidence of Tottenham's existence is in the Domesday Book of 1086, yet the area covered by the Clyde Circus Conservation Area remained essentially undeveloped until the 19th Century (Map 1). Philip Lane and Blackhope Lane (now West Green Road), which now define the Conservation Area's northern and southern boundaries respectively, were laid out during the medieval period, although the area between was open farmland at this time. Much of the area now covered by the Clyde Circus Conservation Area formed part of Mount Pleasant Fields: farmland associated with the mansion house of Mount Pleasant (later renamed Downhills House), which was situated to the north of Philip Lane (now the site of Downhills Park).

1800 - 1860

4.3 As new roads were laid out, the area became more accessible. Consequently the population of Tottenham increased gradually during the first half of the 19th Century. Many of the roads within the Clyde Circus Conservation Area were formed in a piecemeal fashion within a 20 year period during the middle of the 19th Century, including Clyde Road, Clyde Circus, Jansons Road, Dorset Road and Bathurst (now Lawrence) Road and Summerhill Road. The latter was fronted by grand properties with large gardens, including Pembroke Villa and Providence Cottage, suggesting it was an affluent Victorian street. A floor cloth factory was developed on Bathurst Road during this period and a terrace of shops (dated 1859) was established on Philip Lane. However, the south eastern section of the area now covered by the Conservation Area remained as open farmland until the subsequent introduction of the railways to Tottenham (Map 2).

1860 - 1900

4.4 The population of Tottenham continued to grow steadily during the 1850s and 1860s, by approximately 4,000 and 10,000 persons in each decade respectively. Following the introduction of the Great Eastern Railway in 1872, however, the area's population grew at an unprecedented rate and by 1891 it had reached almost 100,000. The Great Eastern Railway line, which now forms the eastern boundary of the Conservation Area, connected Tottenham directly with Liverpool Street in the City of London (Map 3). Furthermore, the introduction of affordable early morning tickets encouraged workers to commute to the City. Accordingly, artisans and clerks began to move to Tottenham during this period and the area's streets became lined with terraced housing to accommodate the growing population of lower middle and skilled working class residents. During the latter half of the 19th Century Grove Park Road, Beaconsfield Road, Nelson Road and Collingwood Road were laid out and typical mid to late-Victorian terraced properties were erected. Large villas were also constructed on Bedford Road. In addition, small-scale industrial premises were

established in the area during this period, including a Timber Yard and the Phoenix Sawmills on Lawrence Road at the boundary of the area now covered by the Conservation Area.

1900 - 1945

- 4.5 By the turn of the 20th Century, much of the Clyde Circus Conservation Area was laid out and subsequent developments were relatively isolated. During the first half of the 20th Century, Loobert Road was formed on the north eastern side of Clyde Circus and residential properties were developed within Clyde Circus itself. A stationary factory and a masonry works (Bysouth's) were also established at the northern end of Dorset Road during the early 20th Century.
- 4.6 Elsewhere beyond the area now covered by the Conservation Area, a range of industrial uses were developed during this period, particularly on Lawrence Road. In the southern part of the road, the existing timber and joinery works grew in size during this period, whilst further north, in the area between Lawrence Road and Collingwood Road, an infant food factory, an iron foundry and an electric lamp factory were developed. These developments are reflected in Lawrence Road's current industrial character, which is of limited conservation interest.

1945 to present day

- 4.7 The area surrounding Clyde Circus suffered relatively little from bomb damage during the Second World War the most significant damage being from a V2 which destroyed half of Clyde Road (being proximate to the railway line). Subsequent developments have therefore been relatively isolated in nature and most have involved infill developments, minor alterations to existing buildings or changes of use. For example Nos. 16-18, 20 and 40 Summerhill Road and the Pharmacy situated at Nos. 105-107 Philip Lane were erected during the late 20th Century. The ground floor retail units to properties fronting West Green Road and Philip Lane were also introduced and altered during the post war period. Otherwise, there have been no major developments of note within the Clyde Circus Conservation Area during the post war period. The area surrounding Lawrence Road and Clyde Road, beyond the Conservation Area boundary, were largely redeveloped during the latter half of the 20th Century on the former bomb site.

5.0 CHARACTER AND APPEARANCE OF THE CONSERVATION AREA

General Identity and Character of the Conservation Area

- 5.1 The character and appearance of an area depends on a variety of factors. Its appearance derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form), whereas its character includes other less tangible effects relating to the experience of an area. This may include levels and types of activity, patterns of, or 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.
- 5.2 This assessment of the character and appearance of the area is based on the present day situation. The intrinsic interest of an area, therefore, reflects both the combined effect of subsequent developments that replaced the earlier fabric and the original remaining buildings and street pattern.
- 5.3 There is a presumption, set out in PPG 15, to retain buildings that make a positive contribution to the character of conservation areas. The role of buildings and spaces as positive, neutral or negative elements within the conservation area are set out in greater detail in the following section. Buildings that are considered to be examples of high quality modern or distinctive design can also be judged as making a positive contribution to the character of an area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement, with something of a more appropriate scale and massing or detailed architectural treatment, would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements that are neutral broadly conform to the overriding scale, form, materials and elevation characteristics of their context. The integrity and nature of the context are consequently influential in making this judgement.

Urban Grain

- 5.4 The Conservation Area is primarily defined by its finely grained character and domestic scale. The area's roads are principally lined with terraces of Victorian and Edwardian properties, which front directly onto the street. In places, the terraces are punctuated by larger detached and semi-detached properties of varying origin, including infill properties of late 20th century origin. Nonetheless, the Conservation Area is generally consistent in terms of the scale, mass and rhythm of its properties. The area has no green spaces of note

Topography

- 5.5 The Clyde Circus Conservation Area is relatively flat with no topographical features of note. There is a gradual rise in ground level across the Conservation Area from south to north.

Sub-Areas

- 5.6 Whilst the Clyde Circus Conservation Area is focussed upon a relatively small geographical area there is a degree of diversity in terms of character and appearance that enables its subdivision into distinct component parts. For the purposes of this assessment, four sub-areas have been defined: these reflect areas that exhibit a distinctive and definable character and appearance. The common characteristics of the sub-areas are broadly a function of the relationship between

the following factors: land use, density of development, scale and style of buildings, construction materials, period of development and the influence of vegetation and open spaces.

- 5.7 The townscape and character of the Conservation Area is relatively complex owing to the range of formative factors that have influenced its development. Consequently, there are isolated exceptions to the overall character of each sub-area and examples of buildings and spaces that differ from the overriding character of the area. Similarly there are instances where buildings of a similar style, scale and period are located within different sub-areas. Therefore, within each sub-area, each building or consistent group of buildings are discussed in turn.
- 5.8 The following sub-areas have been identified. . Their character and appearance are described in detail in the subsequent text. The sub-areas are: -
1. **‘Dorset, Summerhill and Bedford roads’**: The residential streets within the western section of the Conservation Area, including part of West Green Road;
 2. **‘Philip Lane’**: The properties flanking Philip Lane which form the northern section of the Conservation Area;
 3. **‘Clyde Circus and adjoining streets’**: The residential streets surrounding Clyde Circus, including Beaconsfield and Grove Park roads;
 4. **‘West Green Road’**: The area surrounding the commercial street at the Conservation Area’s southern boundary.

6.0 SUB-AREA 1: DORSET, SUMMERHILL AND BEDFORD ROADS.

6.1 The streets occupying the western section of the Conservation Area are primarily lined with terraced and semi-detached mid-Victorian dwellings, most of which remain largely intact. These dwellings provide parts of the sub-area with a degree of consistency, although this is frequently disrupted by Edwardian properties and larger infill buildings of post-war origin. In contrast, the section of West Green Road within this sub-area is partly fronted by Victorian villas, which are of distinct architectural interest. The majority of properties within this section of the Conservation Area front directly onto the street or have small, sparsely planted front gardens.

Dorset Road

6.2 Dorset Road is a residential cul-de-sac that forms the western boundary to the Clyde Circus Conservation Area. The sections of the road within the Conservation Area are primarily lined with two-storey terraced and semi-detached Victorian properties as well as more recent infill properties, all of which front directly onto the street.

6.3 On the western side of the road, Nos. 1-9, 11-19 and 21-27 Dorset Road form three consistent groups of semi-detached and terraced utilitarian Victorian dwellings. These two-storey properties are constructed of London stock brick with red brick detailing. The former groups have sloping slate roofs, whilst the latter's roof form is concealed behind a parapet. Several of the properties retain their traditional front doors and timber sash windows. No. 13 incorporates a traditional shop frontage at ground floor level. Nos. 21 and 23 Dorset Road also have decorative stucco window and entrance surrounds at ground floor level. Stone plaques set within the buildings' facades at first floor level indicate that Nos. 13 (Waller Place) and 1-9 (Amy's Cottages) were constructed in 1866 and 1879 respectively. To the north of these properties, No 29 Dorset Road is a similar Victorian dwelling, which is constructed of London stock brick and has a canted bay at ground floor level. Although some of these dwellings have suffered from the introduction of modern windows, they are of architectural merit and provide the western side of the street with a consistent frontage.

6.4 In contrast with the dwellings on the western side of the road, the properties fronting the eastern side of Dorset Road are relatively varied in character and appearance. At the southern end of the street Nos. 2 and 10-14 Dorset Road are two-storey Victorian dwellings, which were originally constructed of London stock brick, although Nos. 10 and 12 have unattractive painted or pebble-dashed facades. Nos. 2 and 14 Dorset Road remain sufficiently intact to make a positive contribution to the streetscene, whilst the other properties lining this section of the street are of limited interest. The site formerly occupied by Nos. 4 and 6 Dorset Road is currently vacant and disrupts the frontage, whilst No. 8 is an unattractive infill building. A single-storey, light industrial building is situated to the rear of Nos. 10 and 12 Dorset Road and has a negative impact on the streetscene.

6.5 Further north, Nos. 16-26 Dorset Road form a terrace of two-storey dwellings, which are of post-war origin. The properties, which are set back from the front building line of adjacent dwellings, are constructed of yellow brick and have slate roofs. They are of limited architectural interest but respect the scale of Dorset Road. To the north of the above group, No. 28-30 Dorset Road is an unattractive infill property of early

20th Century origin. The two-storey dwelling has an unadorned, white-painted façade, which is dominated by an unsympathetic part weather-boarded square bay, and a flat roof. The adjoining terrace, Nos. 32-40 Dorset Road, comprises a group of two-storey Victorian dwellings. Nos. 32-34 form a pair of properties, which are similar in form to Nos. 12-14 Dorset Road. They are constructed of London stock brick and retain traditional timber sash windows and front doors. Nos. 36-40 form a group of dwellings which were originally constructed of London stock brick with slate roofs and have canted bay windows at ground floor level. Whilst Nos. 32-38 remain largely intact and make a positive contribution to the Dorset Road streetscene; No. 40 Dorset Road has an unsympathetically painted façade.

- 6.6 At the northern end of Dorset Road, Bysouth Close is fronted on two-sides by modern terraced dwellings, which are constructed of London stock brick and have slate roofs. The properties are of limited architectural interest, although the entrance to Bysouth Close is defined by a distinctive two metre high stone wall with square piers which appears to be a relic from the masonry yard that formerly occupied the site.

Summerhill Road

- 6.7 Summerhill Road is a residential street, which is lined with a range of properties of varying origin, condition and appearance, including Victorian cottages and villas, Edwardian terraced dwellings and larger blocks of flats of late 20th Century origin. The road is therefore characterised by a greater sense of diversity than other streets within the Conservation Area. It is also wider than the adjacent roads and is intermittently lined with mature trees. This reflects the scale and prominence of the early Victorian dwellings which probably made Summerhill Road a well to do suburban street. It is said that the road was built to demonstrate different styles of housing for development. It now has a feel of faded glory. The northern end of Summerhill Road is terminated by St Philip the Apostle's Church, on Philip Lane, which has a prominent role in views north along Summerhill Road.
- 6.8 At the southern end of Summerhill Road, Nos. 1 and 3 are detached two-storey dwellings of Edwardian origin. The properties are constructed of London stock brick and have unsympathetically painted facades. The façade to No. 1 Summerhill Road has a square bay incorporating decorative stucco and a recessed arched entrance. Whilst it retains a slate roof, modern windows have been added. The adjacent dwelling, No. 3 Summerhill Road, has been detrimentally altered and has an adverse impact on the streetscene. It has a cream painted façade, modern unsympathetic windows and a steeply sloping roof. The streetscene is harmed by the open area at the front of the property.
- 6.9 Nos. 5-11 Summerhill Road comprise two pairs of semi-detached Victorian villas, which are constructed of London stock brick with sandstone window surrounds and quoins, which in the case of Nos. 5, 7 and 11 are painted white. The locally listed two-storey Gothic-style properties have lancet windows, recessed entrances and are set behind small front gardens. Although the dwellings have modern windows and altered roofs, they are of architectural distinction and make a positive contribution to the streetscene.
- 6.10 Further north, Nos. 13 and 15 form a pair of two-storey detached dwellings of Victorian origin. Both properties have red painted facades and hipped slate roofs and are set within well-planted gardens. Like the majority of dwellings on the street

however, the gardens' boundary walls are in poor condition. The adjacent properties, Nos. 17 and 19 Summerhill Road, form a semi-detached pair of two-storey cottages of Victorian origin, which are constructed of London stock brick and have a hipped slate roof.

- 6.11 To the north, Nos. 21 and 23 comprise a pair of imposing three-storey villas of early Victorian origin. These semi-detached properties are constructed of London stock brick and have a hipped slate roof with decorative eaves brackets. Their richly detailed façades include prominent decorative quoins and arched stucco window and entrance surrounds. No. 23 Summerhill Road is set behind a well planted front garden, however, like many of the properties on the street, the former front garden to No. 21 is used for car parking. Nonetheless, the villas are of architectural distinction.
- 6.12 On the eastern side of the street, No. 2 is an attractive two-storey villa of Victorian origin. The detached property is constructed of London stock brick and has a hipped slate roof. It is set within a densely vegetated garden and makes a positive contribution to this part of the Conservation Area. The adjacent terrace of two-storey dwellings, Nos. 4-8 Summerhill Road, has been unsympathetically altered. Nos. 4-6 Summerhill Road have grey painted main elevations and No. 8 Summerhill Road has a stone clad façade. All have a negative impact on the streetscape.
- 6.13 To the north of the terrace, No. 10 is a grand detached Victorian dwelling, which is constructed of London stock brick and has a red tiled roof. The property's main elevation includes rendered window surrounds, canted bay windows, a central portico at ground floor level and a decorative cornice at roof level. The adjacent properties, Nos. 12 and 14 Summerhill Road, form a pair of relatively utilitarian Victorian dwellings with restrained facades. Whilst, No. 12 retains its traditional sash windows and front door and makes a positive contribution to Summerhill Road, No. 14, has been rendered white, has modern replacement windows with moulded hoods, and detracts from the streetscape.
- 6.14 No. 16 is occupied by a three-storey block of flats, which was erected in 1994. The block is constructed of pale brick and consists of three bays, each of which is surmounted by a prominent gable. It is an imposing building with robust detailing that attempts to retain traditional elements of the streetscene. At ground floor level, the central bay includes a vehicular entrance, which provides access to No. 18 Summerhill Road, which is a single-storey residential building of identical origin and design to the adjacent block. Both Nos. 16 and 18 are of limited architectural merit and make a neutral contribution to the streetscene. To the north of Nos. 16 and 18, No. 20 Summerhill Road is a three-storey block of flats of similar origin to the adjacent blocks. It is constructed of pale brick and has a rusticated ground floor level and a slate roof. The building is of limited architectural interest, as is typical of the majority of recent development within the Conservation Area.
- 6.15 The adjacent properties, Nos. 24 and 26, form a pair of grand three-storey Victorian villas. These detached properties are constructed of London stock brick and have hipped slate roofs. The façade to No. 24 Summerhill Road incorporates arched windows with stucco hood-moulds, a highly detailed entrance surround and decorative quoins. The main elevation to No. 26 has lost its architectural detail, although both properties are of some distinction. No. 28, which is situated to the

north of this pair, is a two-storey detached property of Victorian origin that has a cream-painted façade, brown framed sash windows and a hipped roof.

- 6.16 The sites comprising Nos. 30 and 32 are currently occupied by unattractive works depots and single storey warehouse buildings, which have a detrimental impact on the Summerhill Road streetscene.
- 6.17 On the western side of Summerhill Road, opposite the works depots, No. 23A is a two-storey cottage of Victorian origin, which is constructed of London stock brick and has a slate roof. It has prominent white-painted lintels and retains a traditional front door and timber sash windows. No. 23A is adjoined to the north by No. 25 Summerhill Road, a two-storey Victorian cottage with a cream painted façade, green shutters and a hipped slate roof. The dwelling is similar in origin and form to Nos. 13 and 15 Summerhill Road. Likewise, the adjacent groups of properties, Nos. 27-29 and 31-33 Summerhill Road are analogous to Nos. 21-23 and 17-19 Summerhill Road. Accordingly, whilst Summerhill Road is characterised largely by its diversity, the form of several properties is replicated along the streets. Nos. 25-33 Summerhill Road all remain largely intact and contribute to the streetscape.
- 6.18 Nos. 35 and 37 form a pair of Victorian two-storey dwellings with white-painted facades. The Summerhill Road elevation to No. 35 incorporates a pediment above the ground floor window and decorative hood-moulds at first floor level. No. 37 has a less decorated façade with an unsympathetic porch, and both properties make a modest contribution to the streetscene.
- 6.19 The adjacent dwellings, Nos. 39 and 41 form a pair of two-storey semi-detached dwellings, of late 20th Century origin, which make a neutral contribution to the streetscene. To the north, No. 43 is similar in form to Nos. 24 and 26 on the eastern side of the road. The three-storey Victorian villa however has an unsympathetically painted façade and poorly integrated modern windows. At the northern boundary of this section of the Conservation Area, Nos. 45-51 form a diminutive symmetrical terrace of two-storey Victorian dwellings. The utilitarian properties are constructed of London stock brick and have white-painted lintels and a shaped parapet. The rendered façade and modern windows of No. 45 detract from the terrace, and streetscene.
- 6.20 To the north of the works depots on the eastern side of the road, No. 34 is a two-storey Victorian cottage of a similar form to Nos. 13, 15 and 25 on the western side of Summerhill Road. The detached property has a cream painted façade with modern replacement windows and door, and a canted bay and decorative entrance surround at ground floor level. The adjacent property, No. 36 Summerhill Road, is a detached Victorian villa, which has an unsympathetically painted façade, and a slate roof. The building's main elevation includes two-storey canted bay windows, which rise to first floor level and are surmounted by hipped gables, and an arched entrance. Both Nos. 34 and 36 have been unsympathetically altered.
- 6.21 No. 40 (Castle House) is a two-storey Victorian property. It is constructed of London stock brick and has a slate roof. It has lost its original door and windows, and makes only a neutral contribution to the streetscene. No. 40 is adjoined to the rear by a visually unattractive corrugated metal building (No. 38 Summerhill Road), which is used for storage purposes and to the south by an associated forecourt. The forecourt entrance is surmounted by historical 'archway' signage which contributes

to the character and appearance of the street. The warehouse building and forecourt, however, relate poorly to the character and appearance of this part of the Conservation Area.

- 6.22 The adjacent building, No. 42-44, is a two-storey Victorian property, which is constructed of London stock brick and has a hipped tiled roof. The building has been subjected to significant alterations, including the introduction of modern, black framed windows. Nonetheless, it makes a positive contribution to the streetscene. The adjoining property, No. 46, is a two-storey Victorian property, which appears to have previously formed part of a terrace. The dwelling, which is constructed of London stock brick and has a projecting cornice and prominent white lintels, makes a positive contribution to the streetscene. Its form is replicated in the adjacent infill building, Nos. 48-50, which is a modern two-storey block of flats with a mansard roof. The mansard storey, despite being set back from the block's front building line, disrupts the roofline of the adjacent terrace. Nevertheless, the building has a neutral role in the streetscene.
- 6.23 Further north, Nos. 52-60 form a uniform Victorian terrace of visually attractive two-storey dwellings. The properties, which are constructed of London stock brick and have a hipped slate roof, remain largely intact and provide this section of the street with a degree of consistency.
- 6.24 The remainder of Summerhill Road, to the north of Nos. 51 and 60, is fronted by late 20th century terraced dwellings, which are beyond the Conservation Area boundary. St Philip the Apostle's Church is evident at the northern termination of Summerhill Road.

West Green Road (western section)

- 6.25 West Green Road is a busy local road, which forms the southern boundary to this part of the Conservation Area. The short section of West Green Road within this sub-area is fronted by Victorian terraces and villas as well as a worthy public house.
- 6.26 At the Conservation Area's south western boundary, Nos. 156-166 West Green Road, comprise a group of two-storey dwellings of Victorian origin. No. 166 is constructed of London stock brick with white rendered detailing and has casement windows and a hipped slate roof. The property remains largely intact and makes a positive contribution to the streetscene. The adjacent dwellings, Nos. 156-164 form a group of similar terraced dwellings which are constructed of London stock brick and have canted bays at ground floor level which incorporate ornate stucco detailing. The dwellings, however, have been unsympathetically altered and have a negative impact on the streetscene.
- 6.27 Further east, Nos. 138-152 comprise four pairs of semi-detached Victorian villas. The villas are constructed of London stock brick and have rendered hexagonal bays at ground floor level, recessed entrance bays and hipped roofs, with projecting eaves and decorative brackets. They are of distinct architectural merit and make a positive contribution to the West Green Road streetscene.
- 6.28 On the southern side of West Green Road, The Fountain Public House (Nos. 125-127) is an Edwardian two-storey building with an attic level. It is constructed of London stock brick and has a hipped roof within which an arched dormer window is set. It retains many of its original features; of particular note, at ground floor level,

the building has a green glazed tile façade with traditional signage and an arched pediment that incorporates the name of the public house. It is set amongst visually unattractive residential properties and workshop units, which are beyond the Conservation Area boundary, but is an attractive building that has a prominent role in the West Green Road streetscene, and makes a positive contribution to the conservation area.

Bedford Road

- 6.29 Bedford Road is a residential street fronted almost exclusively by two-storey Victorian properties, which are constructed of London stock brick and have slate roofs. Accordingly, despite alterations to several of the dwellings and the introduction of isolated infill properties, Bedford Road is characterised by a greater sense of consistency than the adjacent streets in this sub area. The regular gaps between the properties, which are connected at ground floor level, also provide the street with a uniform rhythm.
- 6.30 At its southern end, Bedford Road is fronted by a two-storey infill property of late 20th century origin. It is constructed of yellow brick and has a hipped slate roof. The dwelling incorporates some of the traditional features of the adjacent Victorian dwellings, though has a neutral role in the streetscene. To the rear of the infill property, a cluster of four mews properties (Nos. 2a-2d Bedford Road) surround a secluded courtyard off the main road. The two-storey dwellings are constructed of London stock brick with hipped slate roofs and have blue-painted garages at ground floor level. They make a neutral contribution to the Bedford Road streetscape.
- 6.31 Nos. 2-12 on the western side of Bedford Road and Nos. 1-11 on the eastern side of the street form two groups of two-storey, linked villas of Victorian origin. The properties are constructed of London stock brick and have slate roofs set behind raised parapets. The party walls are emphasised by substantial chimney stacks, which are a notable feature of these buildings and add a sense of rhythm to the streetscene. Nos. 2 and 4 both have modern 2 storey side extensions constructed of yellow stock brick, as well as 2 modern dormer roof extensions. No. 10 incorporates an additional projecting side extension, which includes a dominant stucco surround to the first floor window with decorative arched detailing.
- 6.32 Nos. 14-30 and 13-31 form similar uniform groups of two-storey late Victorian villas. These are constructed of London stock brick and have hipped slate roofs. The main elevations to both types of villas are broadly analogous. These incorporate canted bays at ground floor level, recessed entrances with high decorative stucco surrounds and timber sash windows. Several of the dwellings have been subjected to alterations and unsympathetic side extensions, whilst many are interspersed with visually unattractive garages. However, the majority of the properties make a positive contribution to the character and appearance of Bedford Road and as a group provide the street with a consistent sense of scale, rhythm and proportion.

7.0 SUB-AREA 2: PHILIP LANE

7.1 Philip Lane is a busy main road which forms the northern boundary to the Conservation Area. The southern side is fronted by Victorian villas, whilst the northern side is lined with Edwardian terraces. Many of the buildings incorporate retail units and other commercial premises at ground floor level. A further common theme on Philip Lane is the use of the properties' former front gardens for parking. The streets' main landmark is St Philip the Apostle's Church, situated at the junction with Clonmell Road. This can be viewed from a number of points within the western section of the Conservation Area.

Philip Lane: Southern side - west of Summerhill Road

7.2 At the western end of Philip Lane, Nos. 231-233, 223-225, 219-221 and 215-217 comprise four pairs of two-storey Victorian villas, which are similar in form. The properties' central or main projecting bays are brick built, whilst the entrance bay and first floor levels are finished in white stucco. The bays are emphasised by bold pediment windows at ground floor level. The majority of these semi-detached properties are constructed of London stock brick and have richly detailed façades and hipped slate roofs. No. 221 Philip Lane is architecturally identical to the adjacent properties, though has a red brick elevation, whilst No. 215 has a painted façade. The properties principal elevations include decorative stucco window surrounds at ground floor level, which are surmounted by pediments, arched windows at first floor level and recessed entrances set within the corners of the dwellings. The entrances are each defined by a column with a doric capital. The consistent frontage provided by the group is broken by Nos. 227-229 Philip Lane, a pair of Victorian semi-detached properties with steep gables to their street elevation. The three-storey dwellings are constructed of London stock brick and have prominent rendered window surrounds and quoins. Many of the properties within this section of Philip Lane have poor settings and front gardens utilised for parking. Despite this they make a positive contribution to the streetscene.

7.3 A terrace of two-storey late 20th Century mews style cottages are situated to the rear of Nos. 225-227 Philip Lane. The properties, which are accessed between Nos. 221 and 223, are constructed of orange brick with red brick detailing and have a mansard attic storey. They are surrounded by unattractive grounds and are of limited architectural interest.

7.4 To the east of the aforementioned group of villas, Nos. 197-211 Philip Lane form a curved terrace of three-storey properties which date from 1850. These buildings are constructed of London stock brick and have retail units at ground floor level. The buildings' façades incorporate raised parapets, white painted lintels and stucco parapets, whilst the eastern corner of the terrace features a moulded stucco crest. In addition, several of the retail units retain original cornices and pilasters, whilst the façade to No. 207 includes a projecting 'Hovis' sign. Most of the retail frontages, however, are in a poor state of repair and include picture windows and a plethora of overly prominent fascia signage. The terrace is adjoined to the east by an unattractive single-storey retail unit (No. 197A Philip Lane) and to the west by a vehicle repair workshop and associated forecourt, both of which have a detrimental impact on the Philip Lane streetscene. In addition, the flank elevations to the end of terrace properties incorporate prominent, unsympathetic billboard advertisements.

Philip Lane: Northern Side - Downhills Road to Gloucester Road

- 7.5 Between Downhills Road and Clonmell Road, the northern side of Philip Lane is fronted by Nos. 260-278, which form a terrace of three-storey properties with retail units at ground floor level. The buildings, which date from 1905, are constructed of London stock brick and have decorated stucco window surrounds and hood-moulds. Whilst some of the ground floor retail units retain isolated elements of traditional shopfronts - corbels, pilasters and stallrisers - the majority are poorly integrated with the buildings' elevations and relate poorly to the Philip Lane streetscene. Of the ground floor frontages, however, No. 278 Philip Lane is notable for its grand corner entrance, which is flanked by columns and surmounted by a broken pediment, which includes decorative cartouches and a finial.
- 7.6 St Philip the Apostle's Church, on the eastern side of Clonmell Road, is the primary landmark on Philip Lane. The church, which dates from 1906, is constructed of red brick and has a clay tiled roof. It has an elongated nave, which is surmounted by a clerestory and bell tower, and a prominent porch set within its south western corner. The Church's Philip Lane elevation is dominated by an arched leaded window, which incorporates curvilinear tracery.
- 7.7 To the east of the Church, Nos. 246-256 form a terrace of two-storey Edwardian dwellings, which are constructed of red brick with stucco detailing and slate roofs. The properties have undergone a series of alterations and all have unsympathetic modern windows and/or roofs and No. 246 has a poorly integrated rendered façade. The end of terrace property - No. 256 - also includes a poorly integrated retail unit with large picture windows at ground floor level.
- 7.8 Nos. 228-244 Philip Lane form a consistent terrace of Edwardian properties, which front the road between Handsworth Road and Gloucester Road. Like the aforementioned group, the properties, are constructed of red brick with stucco detailing and have slate roofs. Their facades incorporate recessed arched entrances and square bays, which rise to roof level and are surmounted by triangular or hipped gables. In contrast with the adjacent group however, the majority of the properties remain essentially intact. Given their consistency of scale, the highlights of stucco detailing of the window bays and their proximity to the road, these buildings make a positive contribution to the character and appearance of this part of the Conservation Area.

Philip Lane: Southern side - Summerhill Road to Lawrence Road

- 7.9 On the southern side of Philip Lane, the junction with Summerhill Road is defined by the Lord Palmerston Public House. This mid 20th Century building is constructed of red brick and has a steeply sloping tiled roof, which includes dormer windows and tall chimney stacks. At ground floor level, its principal elevations are constructed of sandstone and include green framed windows.
- 7.10 The Public House is adjoined to the east by a two-storey terrace of diminutive Victorian properties with retail units at ground floor level, which front directly onto the street (Nos. 187-195 Philip Lane). The properties were originally constructed of London stock brick with white rendered window surrounds and a projecting cornice. Their façades have, however, been significantly altered and the shopfronts to all of the properties fail to retain any traditional features. At the eastern end of the terrace, Nos. 183-185 form a pair of two-storey dwellings of Victorian origin. Both properties

have painted facades and unsympathetic modern windows and, like the aforementioned group, play a neutral role in the streetscene.

- 7.11 The adjacent properties, Nos. 169-181 Philip Lane are three-storey terraced and semi-detached Victorian dwellings, which are set back behind the building line of the adjoining terrace. The properties are constructed of London stock brick with red brick banding and lintels and have half dormer windows, which are surmounted by triangular gables. The majority of the dwellings have been unsympathetically altered, most notably No. 179, which has a white painted façade and No. 177, which has a single-storey front extension and poorly integrated modern windows. No. 173 also incorporates a bungalow retail unit, which further disrupts the consistency of the group. In addition, the former front gardens to most of these dwellings are used for car parking. Of the properties in the group, only Nos. 169-171 remain essentially intact and make a positive contribution to the streetscene.
- 7.12 Further east, Nos. 165-167 comprise a pair of diminutive two-storey semi-detached Victorian dwellings. The properties are constructed of London stock brick and have a hipped slate roof. Whilst the façade to No. 165 has been painted red and modern windows have been introduced, both dwellings are of architectural merit. The adjacent property, No. 163 Philip Lane, is a two-storey red brick dwelling of 20th Century origin. It consists of three bays surmounted by gables and is set within a well-planted garden.
- 7.13 The adjacent properties, Nos. 147-161, are grand semi-detached and detached Victorian villas, which are of architectural distinction and remain largely intact. The two-storey properties - plus basement levels in the case of Nos. 159-163 - are constructed of London stock brick with stucco detailing and have hipped slate roofs. The gardens to several of the dwellings – notably Nos. 147-149 and 155-157 - are well-planted and include mature trees, whilst the tiled pathway to No. 153 is also of interest. To the east of the group of villas, at the junction with Lawrence Road, the *Botany Bay* Public House is a grand three-storey building of Victorian origin. The public house is constructed of red brick and has a highly detailed façade incorporating rendered window surrounds, shaped gables and a bow window set within the corner of the building at first floor level. The latter incorporates decorative cartouches and is surmounted by a tall conical spire, which has a prominent role in the streetscene. The public house successfully defines the junction between Philip Lane and Lawrence Road and, like the adjacent villas, makes a positive contribution to the streetscene.

Philip Lane: Northern Side – East of Kitchener Road

- 7.14 On the northern side of Philip Lane, Nos. 192-208 and 182-190 form two-terraces of Edwardian properties with retail units at ground floor level. The former group are constructed of red brick and have canted bays at first floor level, which incorporate decorative stucco and are surmounted by prominent stepped gables. The property at the western end of the terrace (No. 208 Philip Lane) is a three-storey red brick building with decorative stucco hood-moulds and a slate roof, which incorporates a prominent hexagonal spire. On the eastern side of Dongola Road, Nos. 182-190 Philip Lane comprise a similar Edwardian terrace of two-storey properties with bungalow retail units at ground floor level. The buildings have red painted facades and square bays which incorporate stucco detailing and are surmounted by triangular gables at first floor level. No. 190 is adjoined to the west by a single-storey retail extension. No. 178 is a three-storey building which predates the rest of

the northern side of Philip Lane. The majority of properties in both terraces have unsympathetic modern roofs and windows, whilst their ground floor retail units fail to retain traditional shopfront features. Accordingly they have a neutral role in the Philip Lane streetscene.

- 7.15 To the east of Fairbourne Road, Nos. 130-174 Philip Lane comprise a long, curved terrace of two-storey Edwardian dwellings. The curved terrace and the mature trees lining the southern section of this part of Philip Lane provide the eastern end of the street with a sense of enclosure, not experienced in the western section of Philip Lane. The properties are constructed of red brick and their facades are dominated by square bays which incorporate decorative stucco detailing and are surmounted by triangular gables. The majority of the properties retain timber sash windows, slate roofs and terracotta detailing. They are also set behind small front gardens with tiled pathways and original boundary walls. These properties make a positive contribution to the character and appearance of this part of the Conservation Area. At the eastern end of the group, No. 128 has had its original bay and gable removed, has been rendered yellow and has modern uPVC windows. It detracts from the character of the group, streetscene and conservation area.

Philip Lane: Southern Side – East of Lawrence Road

- 7.16 Nos. 117-141 Philip Lane, which front the southern side of the road to the east of Lawrence Road, comprise a terrace of three-storey Victorian properties which are constructed of London stock brick and have stucco window surrounds and cornices. Whilst several of the dwellings have been subjected to alterations and are in a relatively poor state of repair, these locally listed buildings positively contribute to the character and appearance of this part of the Conservation Area. The group is adjoined to the east by Nos. 109-115, a terrace of two-storey Edwardian dwellings, which are constructed of London stock brick with red brick detailing and have canted bays that are surmounted by hipped gables. The properties, which are typical of those on Philip Lane, remain largely intact and, like the adjoining group, make a positive contribution to the streetscene.
- 7.17 Further east, the building at Nos. 105-107 comprises a contemporary three storey block of flats with a pharmacy at ground floor level. The building is constructed of yellow brick with rustication treatment at ground floor level and modern fenestration. It is adjoined to the rear by a car park that serves the adjacent health centre - which is beyond the Conservation Area boundary - and makes a negligible contribution to the Philip Lane streetscene. The adjacent properties, Nos. 101-103 form a pair of two-storey semi-detached dwellings of post war origin, which are constructed of dark brick and are of no architectural merit.
- 7.18 At the Conservation Area's eastern boundary, the southern side of Philip Lane is fronted by a group of grand semi-detached Victorian villas of two-storeys, plus attic and basement levels (Nos. 89-99 Philip Lane). These properties are constructed of London stock brick with rendered basement levels and hipped slate roofs. They have canted bays at basement and ground floor levels and subordinate side entrance bays. Several of the villas are also set within well-planted, mature gardens. The dwellings remain largely intact, despite the introduction of some unsympathetic dormer windows, and are of distinct architectural merit. However, Nos. 97-99 have recently suffered from fire damage.

8.0 SUB-AREA 3: CLYDE CIRCUS AND ADJOINING STREETS.

- 8.1 The streets occupying the eastern section of the Conservation Area, in the vicinity of Clyde Circus, are primarily lined with long, uniform terraces of late Victorian and Edwardian properties. The area is therefore characterised by its consistency and domestic scale. The majority of properties within this area front directly onto the street or have small front gardens. This sub-area is also partly characterised by its relatively intimate sense of enclosure and scarcity of vegetation.

Jansons Road

- 8.2 Jansons Road is primarily fronted by two-storey Victorian terraced dwellings. The street is edged with granite sets and young deciduous trees planted in raised beds. The northern part of the western side of the road is bounded by the two metre high London stock brick wall which forms the boundary to the rear garden of No. 89 Philip Lane and contributes to the Jansons Road streetscape.

- 8.3 The properties on the western side of Jansons Road comprise a detached red brick building with a red tiled roof and prominent arched lintels (No. 27) and a short terrace of four dwellings constructed of London stock brick with a hipped slate roof (Nos. 19-22). To the south of the terrace, there is an unattractive single-storey building and an associated forecourt which is used for car washing. The eastern side of Jansons Road is fronted by a long terrace of Victorian properties (Nos. 1-16) which are constructed of London stock brick and mostly have slate roofs. The majority of these remain largely intact and make a positive contribution to the Conservation Area, however, No. 3 has a visually intrusive stone clad façade and No.20 has a rendered façade and unsympathetic modern windows.

Clyde Circus

- 8.4 Clyde Circus, a wide circular road from which a series of residential streets radiate, forms the hub of the western section of the Conservation Area. The Circus is occupied by consistent two-storey semi-detached and terraced villas of Edwardian origin (Nos. 1-19 Clyde Circus). The dwellings are constructed of red brick and have decorative stucco window surrounds, wooden porches and square bays, which are surmounted by hipped gables. Notably, each property has its own individually named stone carved plaque. Whilst the properties are of distinct architectural interest, the circular nature of the circus creates triangular gaps between the buildings, which reveal their unadorned flank elevations and in many cases represent left over space, which detracts from the streetscene, especially adjacent to No. 8.
- 8.5 The properties forming the outer edge of Clyde Circus are of Victorian origin and are more varied in appearance. On the north eastern side of Clyde Circus, Nos. 74-84 form three pairs of Victorian semi-detached properties, which are constructed of London stock brick and have slate roofs and largely unadorned façades. The dwellings are set back from the road behind mostly well-planted front gardens and enhance the Clyde Circus streetscene.
- 8.6 On the southern side of Clyde Circus, Nos. 79-87 and 69-77 comprise two gently curved terraces of two-storey Victorian properties which are constructed of London stock brick with canted bays at ground floor level and prominent white-painted lintels. Although several of the dwellings have been unsympathetically altered, both groups contribute to the character of the streetscene. To the east of the latter group,

Nos. 63-67 Clyde Circus form a stepped terrace of two-storey Victorian properties constructed of London stock brick with decorative stucco lintels and ornate window and entrance surrounds. The adjacent dwelling, No. 61 is a double fronted Victorian dwelling with a pink painted façade and canted bays, which rise to first floor level. The dwelling is adjoined to the northeast by the largely unadorned flank elevation to No. 59 Clyde Road. The north eastern side of Clyde Circus is lined with the flank elevations to properties on Loobert Road and the eastern part of Clyde Road.

Clyde Road: West of Clyde Circus

- 8.7 To the west of Clyde Circus, Clyde Road is a tree-lined street, fronted by two-storey Victorian terraced properties, primarily constructed of London stock brick. On the northern side of the road, Nos. 86-96 form a utilitarian terrace which have mostly been detrimentally altered through the introduction of modern windows and roofs, dormer windows and satellite dishes. The majority of the dwellings also have unsympathetic painted and/or stone clad façades and only the end of terrace property, No. 86 Clyde Road, remains intact. To the west of this group, No. 98 Clyde Road is an unattractive grey brick two-storey property with an attic level, and has suffered from poorly integrated modern windows. The adjoining terrace, Nos. 100-106, forms a group of diminutive two-storey dwellings with unadorned London stock brick facades and slate roofs. Whilst Nos. 104 and 106 remain of architectural merit, No. 100 is unsympathetically painted and has an oversized porch and No. 102 has a stone clad façade. At the western end of the section of Clyde Road within the Conservation Area boundary, Nos. 108-114 comprise a group of Victorian properties with unaltered stock brick façades, recessed arched entrances and pale brick lintels. Nos. 112 and 114 also have canted bays at ground floor level. In contrast with many of the properties lining the northern side of Clyde Road these dwellings remain largely intact and contribute to the streetscene.
- 8.8 The southern side of the street is fronted by a relatively consistent terrace of properties (Nos. 89-109 Clyde Road) identical in form to Nos. 69-77 and 79-87 Clyde Circus. The majority of the dwellings have modern windows and poorly maintained front gardens, and a couple have been painted. No. 89, has an unsympathetic ground floor extension and detracts from the character and appearance of the street.

Collingwood and Nelson roads

- 8.9 To the south west of Clyde Circus, Nelson Road and Collingwood Road are lined with long terraces of identical two-storey Victorian dwellings which are constructed of stock brick and have canted bay windows at ground floor level and prominent white lintels surmounting their first floor windows. The majority of the dwellings have suffered from unsympathetic alterations, including painted and rendered facades and the introduction of modern windows, front doors and roofs. Notable examples of properties which have been poorly altered and should be used as examples of 'what not to do' in the Conservation Area include Nos. 31-33 Nelson Road, which are painted and have modern windows, No. 7 Nelson Road, which has a prominent stone clad façade, and No. 2 Collingwood Road, which has blue painted pebble dash rendered façade, an imposing front boundary wall, and an over large dominant porch. The single-storey warehouse building, which terminates the southern end of Collingwood Road, has a detrimental impact on the character and appearance of this part of the Conservation Area.

Clyde Road: East of Clyde Circus

- 8.10 The eastern section of Clyde Road is fronted by a range of dwellings, including Victorian terraces and villas and properties of late 20th Century origin. The northern side of the road is fronted by a pair of two storey dwellings of late 20th Century origin (Nos. 32-34 Clyde Road) which are constructed of orange brick and are of limited architectural interest. The adjacent property, No. 30 (including 30a) Clyde Road, is an elegant Victorian villa, which is painted chocolate brown and has a richly detailed façade. The villa has timber sash windows with richly detailed stucco surrounds, prominent quoins, a projecting cornice and a hipped slate roof. The building is of architectural distinction, though is set behind a two metre high London stock brick wall that is too substantial and unadorned for this area, and thus detracts from the streetscene and from No. 30.
- 8.11 Between Clyde Circus and Beaconsfield Road, Clyde Road is fronted by a two-storey Victorian terrace of four properties (Nos. 53-59). They have canted bay windows at ground floor level with stucco detailing, decorative stucco window surrounds at first floor level and a hipped slate roof. All of the properties remain essentially intact and the group provide the street with a degree of consistency. To the east of the junction with Beaconsfield Road, Nos. 41-51 Clyde Road form a plainer terrace with its frontage at the back of the pavement edge. The buildings are constructed in London stock brick, with white rendered lintels and a projecting cornice, which have roof terraces that have recently been introduced behind. The corner property, No. 51, has a retail unit at ground floor level, which is apparently vacant and includes poorly integrated signage. Similarly, the adjoining properties appear to have formerly incorporated ground floor level retail units, which have been converted for residential use. The ground floor windows appear too small for the elevation and conflict with the larger, traditionally proportioned first floor windows.

Loobert Road

- 8.12 To the north east of Clyde Circus, Loobert Road is lined with two identical terraces of two-storey Edwardian dwellings, which are constructed of red brick (Nos. 1-19 and 2-26 Loobert Road). The houses have richly detailed façades, which incorporate canted bay windows with stucco detailing, decorative lintels and ornate stucco entrance surrounds. The properties all retain traditional timber sash windows and slate roofs and the terraces provide the street with a degree of consistency and rhythm that is not experienced elsewhere within this sub-area.
- 8.13 Loobert Road is terminated by a two-storey block of maisonettes which is constructed of red brick and has a prominent roofscape which descends to ground floor level. The building is of limited architectural merit and has a detrimental impact on the otherwise consistent streetscape of Loobert Road.

Beaconsfield Road

- 8.14 Beaconsfield Road is a long straight road, which connects Clyde Road with West Green Road to the south. It is fronted by relatively consistent terraces of Victorian dwellings and is lined intermittently with trees, which contribute to the streetscene. The majority of the properties' gardens are poorly maintained and many have lost their boundary walls and are used for car parking.

- 8.15 Beaconsfield Road is primarily lined with two-storey terraced properties of Victorian origin. Nos. 100-116, 32-78, 4-30 and 1-139 - a long terrace which lines the entire eastern side of the road - are identical properties, which are constructed of London stock brick and have slate roofs. They have canted bay windows at ground floor level which incorporate stucco detailing as well as decorative stucco lintels and entrance surrounds. Nos. 80-86 and 94-98, which flank the junction with Grove Park Road, are wider double fronted properties that incorporate the features of the adjacent group.
- 8.16 Several of the properties have been altered, including the introduction of modern windows and unattractive stone clad façades, and painted façades. Nos. 31 to 25 appear to have lost their ground floor bay windows, and No. 7's bay have been replaced by a modern ground floor extension. The terrace lining the western side of the road incorporates an archway providing access to land to the rear of the dwellings. No. 78 has a poorly integrated mansard roof addition and No. 114 includes a prominent glazed bay at ground floor level. No. 80 has suffered from significant fire damage.
- 8.17 At the northern end of the street, No. 116 Beaconsfield Road is adjoined by a single storey property and at the southern end, No. 2 includes a bungalow retail unit. Both properties have a detrimental impact on the Beaconsfield Road streetscene.

Grove Park Road

- 8.18 Grove Park Road is a tree-lined residential street, which curves to connect Beaconsfield Road with West Green Road. The road is fronted by two and three storey terraces of Victorian properties and infill buildings of late 20th Century origin. Accordingly, it is slightly more varied in character than the adjacent streets within this section of the Conservation Area.
- 8.19 The northern side of the section of Grove Park Road is orientated east-west and is lined with a terrace of Victorian dwellings, which are constructed of London stock brick and have slate roofs (Nos. 59-95) [3.20 and 3.21]. The properties have canted bays at ground and first floor level, which incorporate stucco detailing and ornate entrance stucco surrounds. Approximately half of the properties in the road have altered roofs and/or unsympathetic modern windows.
- 8.20 The dog-leg in the road is defined by a well-planted raised bed containing mature vegetation, which contributes to the streetscape. No. 57, which terminates a northern spur to Grove Park Road, is a two-storey property constructed of London stock brick with a hipped slate roof and modern windows. It lacks any modulation in its façade and the windows are ill proportioned. It is of no architectural merit and detracts from the character and appearance of this part of the Conservation Area.
- 8.21 The southern side of the northern section of Grove Park Road is lined with two terraces of two-storey dwellings of Victorian origin (Nos. 58-70) [3.22 and 3.23]. The properties are constructed of London stock brick and have canted bay windows at ground floor level, prominent white lintels at first floor level and pediments surmounting their recessed entrances. Several of the properties have rendered and/or painted facades, however, the group generally contributes to the streetscene. To the east of the terrace the rear garden to No. 86 Beaconsfield Road is surrounded by a visually unattractive, two metre high concrete boundary wall.

- 8.22 Nos. 33-55 on the western side of Grove Park Road comprise a typical terrace of two-storey Victorian dwellings. They are constructed of London stock brick with red brick detailing and have square bays with stucco detailing and prominent lintels at first floor level. The majority of the properties remain largely intact and contribute to the Grove Park Road street scene. However, No. 55 has been unsympathetically altered, with modern replacement windows and door, a modern ground floor bay and a rendered and painted façade.
- 8.23 Much of the southern section of Grove Park Road is lined with symmetrical terraces, each comprising four or five properties, which are constructed of London stock brick with red brick detailing and have slate roofs and canted bay windows at ground floor level (Nos. 9-39 and 10-56). The end of terrace properties within each group are surmounted by prominent gables, which accommodate attic storeys. In some cases (Nos. 16 and 18) the first floor has been very poorly altered by inserting 'picture' windows that are entirely inappropriate in terms of their proportion and relationship with the remaining windows. Nonetheless, the majority of the dwellings remain intact and contribute to the Grove Park Road streetscene. No. 31 Grove Park Road has been removed and the resultant gap provides an entrance to the industrial land to the west.
- 8.24 At the southern end of the road, Nos. 2a-8 Grove Park Road form a partly rebuilt terrace, which is broadly similar in form to the aforementioned groups. The properties have a traditional London stock brick ground floor level with an orange brick first floor level and red brick banding and lintels. Their facades include canted bay windows at ground floor level and triangular gables and dormer windows set within the slate roofscape. The windows are ill-proportioned, especially at first floor level, and the dormers/gables sit uneasily above a prominent white parapet line. The group makes a neutral contribution to the streetscene. The adjacent property, No. 2 Grove Park Road, is an unattractive property, which is constructed of London stock brick with a clay-tiled roof and unsympathetic windows.
- 8.25 On the western side of the road, Nos. 3-7 Grove Park Road comprise a terraced of three-storey Victorian dwellings constructed of London stock brick with red brick banding. The properties have been significantly altered and make a limited contribution to the character of Grove Park Road. The adjoining properties, Nos. 1a-1d Grove Park Road, form a terrace of two and three storey buildings, which are constructed of pale brick and have a hipped slate roof and contemporary fenestration. The dwellings, which are of late 20th century origin, have a neutral role in the streetscene.

9.0 SUB-AREA 4: WEST GREEN ROAD

- 9.1 West Green Road is a busy commercial street, which forms the southern boundary to the Clyde Circus Conservation Area. It is primarily lined with relatively consistent terraces of two and three storey late Victorian properties with retail units at ground floor level. Whilst the street is busy and vibrant, the majority of its buildings are in a relatively poor state of repair and incorporate unsympathetic retail frontages, which include a plethora of poorly integrated signage. The elevated railway line, which forms the eastern boundary to the Conservation Area, also has a dominant influence on the character of the eastern section of the street.
- 9.2 The majority of the section of the northern side of West Green Road within this sub-area is fronted by terraces of three-storey Victorian buildings, which are constructed of London stock brick (Nos. 56-66, 70-88, 96-98 and 100-114). Several of the properties have white, rendered lintels and banding and a projecting cornice at parapet level. The majority, however, have unsympathetic modern windows and/or painted facades and poorly integrated shop frontages. Between these groups, Nos. 90-94 West Green Road comprise a group of three-storey infill properties with pale brick facades and modern windows, which make a neutral contribution to the West Green Road streetscene. The junction with Beaconsfield Road is defined by The West Green Public House (No. 68 West Green Road) - a three-storey building, which is constructed of London stock brick and has a traditional cream painted façade at ground floor level. The public house has a prominent role in the West Green Road streetscene and is of some architectural merit.
- 9.3 At the western boundary of the sub-area, Nos. 116-126a West Green Road form a terrace of three-storey Edwardian properties, which are constructed of red brick and have slate roofs. Historic maps show that this terrace replaced Montague Villas, a group of six Victorian dwellings with long gardens. This group is stepped in relation to the road, although their single-storey retail units provide a curved frontage at ground floor level, which replicates the curve of West Green Road. The properties' façades include stucco window surrounds, which are surmounted by triangular stucco motifs. Whilst the group's retail units are of limited interest and several of the buildings facades have been painted, Nos. 116-126a comprise the most architecturally distinguished and consistent of the terraces fronting West Green Road. To the rear of the group, Nos. 1 and 2 Lawrence Yard comprise a two-storey building with a green painted Lawrence Road elevation, which is of no architectural merit, and detracts from the character and appearance of the Conservation Area.
- 9.4 The majority of the southern side of West Green Road is fronted by three-storey terraces of buildings (Nos. 43-49 and 59-95) which are similar in form, condition and appearance to the aforementioned Victorian groups on the northern side of the road. Whilst the properties form relatively consistent terraces, the majority have been detrimentally altered and are in a poor state of repair. Accordingly, they make a neutral contribution to the streetscene. These groups are interspersed with groups of two-storey Victorian buildings (plus attic levels), which are primarily constructed of London stock brick and are set back from West Green Road behind bungalow retail units (Nos. 51-57 and 97-111 West Green Road). Again, these groups make a neutral contribution to the character and appearance of this part of the Clyde Circus Conservation Area.

10.0 AUDIT

Introduction

- 10.1 An audit of the fabric of the Clyde Circus Conservation Area has been undertaken to identify listed buildings, unlisted buildings that contribute to the character and appearance of the Conservation Area, buildings and streetscape and other elements that detract from its character and appearance are also identified.

Listed buildings

- 10.2 There are no buildings or structures on the statutory list of buildings of architectural or historic interest within the Clyde Circus Conservation Area.

Locally Listed Buildings

- 10.3 Seven buildings or groups of buildings within the Conservation Area are locally listed.

Sub – Area 1: Dorset, Summerhill and Bedford roads

Summerhill Road 5-11 (odd)

Sub-Area 2: Philip Lane

Philip Lane 117-141 (odd);
128-174 (even);
159-161 (odd);
278.

Sub-Area 3: Clyde Circus and Adjoining Streets

Clyde Circus 1-19 (consecutive);
74-76 (even);
78-84 (even).
30 (including 30a).

Buildings that make a positive contribution to the Conservation Area

- 10.4 In addition to the buildings that are locally listed, 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*'.

Sub-Area 1: Dorset, Summerhill and Bedford roads

Dorset Road 1-29 (odd); 2; 14; 32-38 (even).
Summerhill Road 2; 5-11 (odd); 10; 14; 13-15 (odd); 17; 21-23 (odd); 23A;
24-26 (even); 25; 27-29 (odd); 28; 31-33 (odd); 35; 42-44
(even); 46; 47-51 (odd); 52-60 (even).
West Green Road 125-127 (even) (*The Fountain* Public House); 138-152
(even); 166.
Bedford Road 6-12 (even); 1-11(odd); 14-30 (even); 13-19 (odd); 23-
31(odd).

Sub-Area 2: Philip Lane

Philip Lane 89-99 (odd); 117-141 (odd); 130-174 (even); 143-145 (odd) (*The Botany Bay* Public House); 147-157 (odd); 159-161 (odd); 165-167 (odd); 169-171 (odd); 197 (*The Lord Palmerston* Public House); 199-211 (odd); 215-225 (odd); 227-229 (odd); 228-244 (even); 231-233 (odd); 260-278 (even); Church of St Philip the Apostle.

Sub-Area 3: Clyde Circus and Adjoining Streets

Jansons Road 1-2 (consecutive); 4-16 (consecutive); 19; 21; 27.
Clyde Circus 1-19 (consecutive); 61 (odd); 63-67(odd); 69-77(odd); 74-76(even); 78-84 (even); 79-87 (odd).
Clyde Road No. 30; 53-59 (odd); No. 86; 104-106 (even); 108-114 (even).
Loobert Road 1-19 (odd); 2-26 (even).
Grove Park Road 9-29 (odd); 31-39 (odd); 10-14 (even) 20-34 (even) 33-53 (odd); 40-56 (even); 62-70 (even); 59-69 (odd) 77-95 (odd).

Sub-Area 4: West Green Road

West Green Road 68 (*The West Green* Public House; 116-126a (even); 116-126a (even).

Shopfronts of Merit

10.5 None of the shopfronts within the Clyde Circus Conservation Area are considered to be of merit. The following four public house frontages, however, are of townscape merit.

Sub-Area 1: Dorset, Summerhill and Bedford roads

West Green Road 125-127 (*The Fountain* Public House).

Sub-Area 2: Philip Lane

Philip Lane 143-145 (*The Botany Bay* Public House); No. 197 (*The Lord Palmerston* Public House).

Sub-Area 4: West Green Road

West Green Road No. 68 (*The West Green* Public House).

Elements of streetscape interest

10.6 The character and the appearance of the Conservation Area is not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage and vegetation contribute greatly to the area’s quality, character and appearance.

Sub-Area 1: Dorset, Summerhill and Bedford roads

Dorset Road Kerbstones; granite sets lining the street; granite sets at the vehicle entrance adjacent to 10 and 12; stone wall and sets at the entrance to Bysouth Close.
Summerhill Road Kerbstones; granite sets; mature deciduous trees; historical signage surmounting the entrance to No. 38.
West Green Road Kerbstones.

Bedford Road Kerbstones; granite sets at the entrance to the mews; isolated trees.

Sub-Area2: Philip Lane

Philip Lane Kerbstones; isolated mature trees; traditional ‘Hovis’ signage at No. 207; cast iron bollards.

Sub-Area 3: Clyde Circus and Adjoining Streets

Jansons Road Kerbstones; granite sets; rear boundary wall to No. 89 Philip Lane; mature trees at the northern end of the road; raised beds containing deciduous trees.

Clyde Circus Kerbstones.

Clyde Road Kerbstones; traditional post box; mixed deciduous trees; boundary wall to No. 30.

Nelson Road Kerbstones; granite sets lining street; granite sets at the eastern and western ends of the street.

Collingwood Road Kerbstones; granite sets.

Loobert Road Kerbstones.

Beaconsfield Road Kerbstones; granite sets; isolated deciduous trees; signage at the entrance adjacent to 30 and 32.

Grove Park Road Kerbstones; granite sets; raised bed containing mature vegetation; mixed deciduous trees.

Sub-Area 4: West Green Road

West Green Road Kerbstones; cast iron bollards; isolated deciduous trees.

Detractors

- 10.7 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.

Sub-Area 1: Dorset, Summerhill and Bedford roads

Dorset Road Vacant sites at Nos. 4-6 (even); 28-30 (even).

Summerhill Road 3; 4-8 (even); warehouses and forecourts at Nos. 30-32 (even); 45.

West Green Road 156-164 (even).

Bedford Road Garages at the southern end of the road.

Sub-Area2: Philip Lane

Philip Lane 101-103 (odd); 128; 177-179 (odd); 197a; yard occupying No. 213; mews properties to the rear of Nos. 223-225;

Sub-Area 3: Clyde Circus and Adjoining Streets

Jansons Road 3; 17.

Clyde Road 88-90 (even); 89; 98-102 (even).

Nelson Road 7; 31-33 (consecutive).

Collingwood Road 2-3 (odd); 19; 22; 23a.

Loobert Road Block of maisonettes at the northern end of the road.

Beaconsfield Road 2; 7; 21; 41; 49; 58; 75; 117; 118.

Grove Park Road 2 (Winns Mews); 7; 31; 55; 57; 71-75 (odd) .

Opportunity Sites

- 10.8 The vacant site on the eastern side of Dorset Road (Nos. 4-6), the former access road to the works depots from Grove Park Road (No. 31) and No. 30 Summerhill Road are sites which provide potential opportunities for development. Their development would result in an enhancement of the streetscape of Dorset, Grove Park and Summerhill roads.

Development Control Issues

- 10.9 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 Clyde Circus 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.

i) Residential areas

- 10.10 The primary cause of change to the character and appearance of residential streets has been incremental changes to domestic properties. Much of the development that has occurred does not, however, fall within the remit of planning control. The main issues are set out below.
- 10.11 **Original features:** There is evidence across the Conservation Area of the loss of original features such as timber sash windows, timber panelled front doors, decorative timber porches and brackets, chimney stacks and pots, ridge tiles and finials and decorative plasterwork. Again, although this can be undertaken without planning permission in the case of domestic properties (not flats), it can diminish the quality, richness and visual cohesion of the frontages.
- 10.12 **Painting:** The rendering and painting of brickwork within consistent streets with brick elevations has occurred in a number of areas within the Conservation Area. This has had a detrimental effect on the integrity and consistency of frontages in a number of locations. Other changes that have affected the consistent appearance of the frontages include the re-cladding of roofs in non-original materials, and to a lesser extent the infilling of recessed doorways and porches.
- 10.13 **Dormers:** In a limited number of locations, dormers were introduced or enlarged on front roof slopes of terraces, prior to the designation of the Conservation Area. These are prominent and disruptive in the street scene unless they are part of the original design. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views to rear elevations from nearby streets.
- 10.14 **Hardstandings:** The introduction of hardstanding within the front gardens of properties to enable parking (where space allows) has led to the loss of front garden walls and a reduction in the amount of vegetation on the frontage in a number of locations. The effect is to disrupt the visual continuity and enclosure of the frontage. This can erode the character and appearance of the street but can be undertaken without planning permission.

ii) Commercial areas

- 10.15 **Shopfronts and Public House frontages** : Within the Conservation Area, all of the original shopfronts have been lost. They have inappropriately proportioned fascias (too wide, too deep or covering arched openings), inappropriate signage on the fascias (internally illuminated boxes, over sized lettering/ signboards), a visual clutter of advertisements, prominent shopfront security (externally fixed roller shutters), or fixed plastic canopies. Nonetheless, several of the public houses retain their original features and contribute to the interest along the street.
- 10.16 To preserve and enhance the character and appearance of the commercial frontage the public house frontages of merit, and other elements of interest should be retained wherever possible. New shopfronts and fascias should be sympathetic to the proportions and balance of the overall frontage. Signage should have clear simple lettering of an appropriate size and be contained within the fascia. Prominent shopfront security (roller shutters), fixed plastic canopies and internally illuminated box signs should be avoided.

11.0 CONSERVATION AREA BOUNDARY REVIEW

Introduction

- 11.1 The boundary of the Clyde Circus 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.
- 11.2 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.
- 11.3 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.
- 11.4 The following tests have been applied in reviewing the boundary of the Clyde Circus 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 similarly, ‘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

- 11.5 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;

¹ Conservation Area Practice – English Heritage

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).

Review

- 11.6 The Clyde Circus Conservation Area comprises a mix of mid-Victorian villas and later Victorian and Edwardian terraces together with commercial streets to its northern and southern edges. The Conservation Area is relatively well-defined by main roads and the railway. The northern and southern edges are formed by Philip Lane and West Green Road respectively. The eastern edge is defined by the boundary formed by the railway cutting. To the western edge the boundary is partly defined by the distinction between Victorian housing and mid to late 20th Century housing on Mansfield Road.
- 11.7 Within this area the core, namely Lawrence Road, Clyde Road and Elizabeth Place were radically redeveloped in the mid 20th Century. This area does not possess any buildings of architectural or historic interest.
- 11.8 Essentially the Clyde Circus Conservation Area has four components:
- i) The western residential streets of **Bedford Road, Summerhill Road and Dorset Road**. These contain some good quality semi-detached mid-Victorian and terraced dwellings interspersed with later properties;
 - ii) **Philip Lane** which comprises shops and villas of Victorian origin along its southern side and Edwardian residential and commercial terraces along the northern side;
 - iii) **Clyde Circus and adjoining streets**. These primarily late Victorian streets are lined by long terraces of two-storey dwellings.
 - iv) **West Green Road** is a busy commercial street lined by three-storey late Victorian properties.

Recommendations

- 11.9 The potential boundary changes to the Clyde Circus Conservation Area have been considered. However, there no suggested alterations to the boundary at this stage.

12.0 POTENTIAL FOR ARTICLE 4 DIRECTIONS

Introduction

- 12.1 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.
- 12.2 There are currently no Article 4 Directions within the Clyde Circus Conservation Area.

Current Permitted Development Issues

- 12.3 We identified in Section 5.0 that in residential areas some of the main causes of change that is having an impact on the character and appearance of the Clyde Circus 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.
- 12.4 These changes are permitted for houses under Schedule 2; Parts 1 and 2 of the 1995 GPDO.

Impacts on the Character and Appearance

- 12.5 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.
- 12.6 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.
- 12.7 The special architectural and historic interest of the Conservation Area arises from the consistency of 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 either behind low boundary walls or railings.

- 12.8 The elements that contribute to the special, and to a degree unaltered, character of parts of the Clyde Circus 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.
- 12.9 We conclude that there is the potential for the erosion of the special interest 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

- 12.10 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.
- 12.11 It is regrettable that there have already been a significant number of unsympathetic alterations previously carried out to the residential properties in the conservation area. It would, therefore, not be appropriate to introduce Article 4 directions in this area.

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