



London Borough of Haringey

**Conservation Area No. 4
Muswell Hill**

Conservation Area Character Appraisal

Committee Draft February 2008

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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 Muswell Hill Conservation Area, designated on 1 March 1974 and extended on 16 September 1991, 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 the 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 Muswell Hill 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.

General Identity and Character of the Conservation Area

1.10 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.

1.11 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.

- 1.12 Muswell Hill is an essentially Edwardian suburb that developed around a once rural village settlement on high ground on one of the main routes into and out of London. It has a considerable consistency of character and appearance that derives from the development of the majority of buildings and laying out of the streets over a period of less than 20 years (1896-1913).
- 1.13 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 is 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.

Designation

- 1.14 Muswell Hill was first designated a Conservation Area on 1 March 1974. Designation sought to protect the area's generally unspoilt character and noted that with the exception of the demand for the conversion of houses into flats, pressure for development was moderate. The boundary covered the central shopping area at Broadway and extended to Page's Lane in the north and to Hillfield Park in the south. The eastern and western boundaries respectively were defined by Elms Avenue and Birchwood Avenue/Twyford Avenue. The description contained in the report recommending designation identified an area that has developed as a *"remarkably well-preserved example of an early Edwardian shopping centre"*. The report further added that the architectural interest of the residential streets lies mainly in *"the continuity of the development and detailing of gables, windows, porches and similar features"*. This quality of detailing *"contributes a great deal to the street scene"* but it was acknowledged that it is these features that are *"particularly subject to erosion over the years"*.
- 1.15 The importance of the vistas created by the topography of the area is also noted. However the report concludes that there is *"considerable visual intrusion caused by shopfronts, fascias and signs which are unsympathetic to the unity of the shopping facades"*.
- 1.16 The conservation area was extended on 16 September 1991 to include several roads towards the north east and west that reinforce the Edwardian character of the of the core area. The report also recognised that *"to extend this area further into areas of more varied styles and of less architectural merit could lead to a severe dilution of the Conservation Area as a whole, particularly on appeals following refusal of applications for development."*

Context of the Conservation Area within the Wider Settlement

- 1.17 The Muswell Hill Conservation Area (No. 4) is located in the north west corner of the Borough, approximately 9km north of the River Thames on an area of high ground to the north of Highgate and Crouch End. The current boundary of the Conservation Area is shown on Plan 1. It shares part of its south east boundary with the adjoining Alexandra Palace & Park Conservation Area (No. 13).

Topography

- 1.18 The overall topographical characteristics of the area show the relatively elevated nature of the centre of Muswell Hill and the ridge of high land extending west (along which Fortis Green runs). This area of high ground also extends a little way to the south along Muswell Hill Road. These locations are in excess of 100m AOD. The land falls away to the north, east and south providing the long views along streets and between buildings that are characteristic of the area. The gradient of the falls to the east of Muswell Hill Broadway, between St James Lane and Muswell Hill is the steepest with gentler gradients to the north and south.

2. DEFINITION OF SPECIAL INTEREST

- 2.1 Within Haringey, Muswell Hill is a notable and well-preserved example of an Edwardian suburb of considerable consistency and quality. The distinctive three and four storey red brick Edwardian parades of shops and apartments, and their hard streetscape that form the heart of the area, provide a vibrant focus that contrasts with the mature planted front gardens and substantial trees within the quieter residential streets that surround it. There are differences in the grain, scale and density of development across the conservation area, the highest density being along the streets within the central area, Muswell Hill Broadway and Fortis Green Road that radiate from the traffic island. Most of the streets are laid out in a modified grid pattern that follows, or is perpendicular to, the contours of the site. The surrounding residential areas have a mixture of two and three storey red brick semi-detached and terraced buildings. The majority of the buildings are either statutory or local listed and have a variety of elaborate details in stone, stucco and pargetted plaster, all of which add to the high quality of the architecture and character of the conservation area.
- 2.2 The pattern of development over time, and the influence of factors such as land ownership boundaries, has inevitably resulted in some buildings and spaces differing from the overriding character of the area. In addition, where changes in character occur between buildings in adjoining, but different, sub-areas their contribution to both areas is important in views between them.
- 2.3 The conservation area can be split into sub-areas for the purposes of the Appraisal in order to distinguish areas of similar character and similar periods of development. The following seven sub-areas have been identified, and are shown on Plan 1:-

1. **The Core Area: Muswell Hill Broadway**
(including the commercial part of Fortis Green Road)
2. **Fortis Green**
(including Spring Lane and part of Twyford Avenue)
3. **Queens Avenue**
(including Princes Avenue; Kings Avenue and Woodberry Crescent)
4. **Collingwood Avenue to Hillfield Park**
(including Leaside Avenue; Fortismere Avenue; Birchwood Avenue; Firs Avenue; Church Crescent and part of Muswell Hill Road)
5. **Tetherdown**
(including part of Page's Lane)
6. **Page's Lane**
(including part of Colney Hatch Lane)
7. **Muswell Avenue & Wellfield Avenue to The Avenue**
(including Dukes Avenue; Donovan Avenue; Elms Avenue; and Grove Avenue; Lansdown Road; Rosebery Road; Muswell Road; Coniston Road; Curzon Road; Cranbourne Road; Cecil Road; Alexandra Park Road; Windermere Road; Grasmere Road and Thirlmere Road; and Methuen Park)

3. **ASSESSING SPECIAL INTEREST**

Historic Development

- 3.1 The following section provides a brief overview of the social and historical development of the area and is based on historic maps and the sources acknowledged within the Bibliography. An understanding of how and why the area has evolved helps the understanding of its present day character and appearance.

Archaeology

- 3.2 Muswell Hill Village is identified as an Area of Archaeological Importance (AAI) in the Council's UDP. It marks the convergence of several medieval roads associated with the settlement. Its history indicates that there is considerable likelihood that archaeological remains will be found in this area.
- 3.3 Historically, as Lords of the Manor of Hornsey, the Bishops of London were the principal land owners of the present day Conservation Area. The first recorded evidence of development in the area dates from the 12th Century when Richard de Belmeis, Bishop of London (1152-1161), granted 64 acres of land to the nuns of the Priory of St Mary (Clerkenwell)¹. The land given to the nuns surrounded a spring (in the area of Muswell Road and Wellfield Avenue) which was thought to have curative powers. It is from this spring that the name Muswell Hill, - meaning 'mossy well' – is believed to have originated. Following the Dissolution, this land transferred into private hands and became part of the Parish of Clerkenwell Detached. The remainder of the Conservation Area lay within the Parish of Hornsey.

Before 1815

¹ Gay

- 3.4 Until the 19th Century Muswell Hill was heavily wooded, sparsely inhabited and rural in character. The heavy clay soil was unsuitable for arable farming so the land was used as pasture. Large areas of common land were used for grazing, including Muswell Hill Common (between Muswell Hill and St James Lane) and Hornsey Common (to the west side of Tetherdown). The hilly topography, (Muswell Hill stands at the edge of a plateau formed in the last Ice Age), and the streams that ran off the plateau, acted as a deterrent to development.
- 3.5 A major route out of north London passed through Muswell Hill along what are now Muswell Hill and Colney Hatch Lane. This road is visible on John Roque's Map of Middlesex of 1754. Other routes also in evidence at that time were a track along the alignment of the present day Fortis Green and Fortis Green Road (leading to the Great North Road); and a track leading north in the approximate location of Tetherdown. Sporadic development can be seen along Fortis Green (identified as Forty Green) and a small settlement of a few houses can be seen at the top of Muswell Hill (at the present day junction of Muswell Broadway and Muswell Hill). Coppetts Farm can also be identified.
- 3.6 At the beginning of the 19th Century development consisted primarily of a limited number of private estates developed by wealthy and aristocratic landowners, together with the larger established farms (Coppetts Farm and Upton Farm, which had been located on Muswell Hill Road). The estates consisted of substantial residences within landscaped grounds and included Grove Lodge Estate; Avenue House; The Elms; Fortismere and The Firs. There is also evidence of an 'alehouse' at the top of Muswell Hill that had been serving travellers through the area since the mid 16th Century, and the site is still occupied by the Green Man Public House.
- 1815 - 1896**
- 3.7 In the early to mid 19th Century the passing of the Enclosure Acts signalled the transfer of common land into private ownership. The Hornsey Enclosure Act was passed in 1813. Despite the Enclosure Acts development only occurred gradually until the middle of the 19th Century.
- 3.8 Development progressed so that a number of additional roads can be seen on the 1865 Ordnance Survey Map. Page's Lane is evident between Colney Hatch Lane and Tetherdown, and Muswell Hill Road and St James Lane had also been formed by this time. Large villas set in grounds had been built sporadically along road frontages and further development had occurred to create a 'village centre' at the top of Muswell Hill. A cluster of smaller dwellings can also be seen along St James's Lane.
- 3.9 The growth in population resulted in demand for a church and school in Muswell Hill. Land at the top of St James's Lane was donated by Henry Warner, a local landowner, and in 1842 a church designed by Samuel Angell was consecrated. The new church had a number of structural problems and too small to serve its expanding population, so was replaced by a larger building in 1874. A school was opened in 1850 close to the junction of Fortis Green and Tetherdown.

- 3.10 The Muswell Hill village pond, that had been located at the junction of Muswell Hill and Colney Hatch Lane, was removed in 1858 following concerns about hygiene and replaced by a tank with a tap and pump.
- 3.11 The first attempt at property development in the area came in the second half of the 19th Century, when in 1865 the 'London and Country Land Building Company' purchased The Limes and its estate which lay at the centre of Muswell Hill and auctioned it for building lots. However, this came to nothing, as the whole estate was bought by the neighbouring Soames family, who lived at Fortismere in order to keep the area around their own estate rural.
- 3.12 The comparatively remote location of Muswell Hill; its difficult topography; and the influence of private ownership; prevented the wholesale residential development during this period that is evident in areas closer to London. The limited late Victorian building development that occurred at this time did not significantly affect the relatively rural character of Muswell Hill, as can be seen on the 1894 Ordnance Survey Map.
- 3.13 The major change to the area was the construction in the 1870s of Alexandra Palace and the railway serving it which connected Muswell Hill via Highgate to Finsbury Park, King's Cross and other city stations. To reach Alexandra Palace a seventeen-arch railway viaduct had to be formed across St James's Lane. Built to rival Crystal Palace, Alexandra Palace opened to the public in 1873 but burnt down sixteen days later. A replacement was constructed and opened to the public in 1875.
- 3.14 During the 1880s the sale of some park land led to residential development. Muswell Road; Muswell Avenue and Middleton (now Coniston) Road were subsequently laid out in 1885 and some examples of late Victorian development can still be seen along them. Alexandra Park Road was marked out in the 1880s to provide a connection to the station at Wood Green (now called Alexandra Palace). Three substantial villas were also built north of the railway line (where it crossed Muswell Hill Road). Norton Lees was built in 1875 followed by Roseneath and Leawood on a cul-de-sac that later became Woodside Avenue. Smaller terraces and semi-detached properties were built along Tetherdown to provide housing for the builders and craftsmen working in the area. 'Mus Well' is still identified on the 1894-6 Ordnance Survey Map.

1896 – 1914

- 3.15 James Edmondson, a builder and developer, bought The Limes and Fortis House in 1896. These estates were located at the centre of the village on relatively flat land. His intention was to develop shops and large family houses for people working in Central London. The sale of these estates to a developer prompted other nearby landowners to sell, with Edmondson purchasing the further estates of Hillfield; The Elms; Wellfield and North Lodge.

- 3.16 The majority of the core of present day Muswell Hill was established by Edmondson in this period, the first plans for development being agreed by the District Council in 1896. Edmondson contributed £1,000 towards making up the road, and agreed to build Fortis Green Road at a width of 60 feet (rather than 40 feet). A large cedar tree was also retained at the corner of Fortis Green Road and Prince's Avenue.
- 3.17 The first to be built were the parades of three storey terraces, with ground floor shops and apartments above, (now known as Muswell Hill Broadway) that were constructed along the frontages to Fortis Green Road, Muswell Hill Road and Colney Hatch Lane. Prince's Avenue and Queens Avenue were the first of the residential streets to be built, followed by Hillfield Park at the end of the 1890s. To the south of Muswell Road, Edmondson developed Wellfield Avenue; Elms Avenue; and Dukes Avenue with a path between Nos. 26 and 28 Dukes Avenue to give easy access to the station. Woodberry Crescent was developed on the North Lodge Estate between 1906 and 1910.
- 3.18 The developers of the expanding suburb provided land for community facilities in addition to the shops and houses. Edmondson gave land to establish three churches close to the centre. The Congregational Church built in 1898 was designed by P.R.M. Horder (1870-1944) on the corner of Queens Avenue and Tetherdown. The Baptist Chapel in Dukes Avenue and the Presbyterian Church in Broadway both opened in the early years of the 20th Century and were designed by George Baines (1852-1934). In addition, St James Church was rebuilt in this period to a design by J.S. Alder (1847-1919). It was consecrated in 1902 but not completed until 1910. St Andrew's Church, further to the north-east, was also built by J.S. Alder and dates from 1908. In 1902 the Tollington School for Boys was built in Tetherdown; followed by a girls school in Grand Avenue (now Tetherdown Primary).
- 3.19 A site for a fire station (now the library) and a community hall known as the Athenaeum (now Sainsbury's) were also provided by Edmondson, and a theatre was built in Summerland Gardens by another developer, Thomas Finnane.
- 3.20 William Jefferies Collins (1856-1939) was another influential developer during this period, developing to the south and east of the centre of Muswell Hill. He began developing land purchased from Upton Farm in around 1897, with the frontages of Muswell Hill Road and Church Crescent. He had purchased Fortismere and The Firs estates in 1896 and plans for development were approved in 1899 and 1901. Grand Avenue formed the main spine in the new estate, with roads leading north to connect to Fortis Green Road. These roads were built in the period 1901-1909. Because of the extent of shops planned by Edmondson, Collins concentrated his development

primarily on apartments along the main road frontages of Leaside and Birchwood. However, he did provide two small parades of shops at Midhurst Parade on the Fortis Green frontage and Firs Parade on Fortis Green Road. The houses on St James Lane were built as part of Collins' development of the Avenue House Estate.

- 3.21 Edmondson and Collins were not the only developers operating within the Muswell Hill area. To the north-east of Muswell Hill, the builder Charles Rook constructed architect-designed houses on Coniston Road; Curzon Road; Cecil Road and part of Cranbourne Road. Josiah Brondson took some of the plots on Cranbourne Road and Dukes Avenue as well as developing Muswell Avenue and Donovan Avenue; Methuen Park and Rosebery Road. Land to the north of Alexandra Park Road, that had been briefly laid out as a golf course, was subsequently developed as Windermere Road; Grasmere Road and Thirlmere Road. In 1896 the builder, J Pappin began construction of Kings Avenue and the east side of Tetherdown and in 1904 Summerland Mansions was built on the junction of Muswell Hill Broadway and Muswell Hill by Thomas Finnane.
- 3.22 By the end of this intensive period of building the present day street pattern of Muswell Hill was largely established as can be seen on the 1913 Ordnance Survey Map.
- 1914 – 1945**
- 3.23 By 1914 the suburb was substantially complete. Empty plots were filled and some of the earlier Victorian development was replaced. The Cedar tree that had formed a feature along Fortis Green Road had to be removed in 1918 but the land remained open.
- 3.24 Notable new buildings constructed in the centre of Muswell Hill in the 1920s included St James's Church Hall (1925), by the architect George Grey Wornum; Lloyds Bank on the Broadway (1927) and Tetherdown Hall (1928).
- 3.25 William Collin's son, Billy continued to develop apartment blocks along Fortis Green Road and Fortis Green. Fortis Court and Woodside were built on the sites of former villas in the 1920s and Twyford Court was built either side of Twyford Avenue in 1933. Collins also developed the group of houses at the eastern end of Twyford Avenue.
- 3.26 Other residential redevelopment occurred at Dorchester Court (1927), and Whitehall Lodge (1937) on the site of some Victorian almshouses.
- 3.27 During the 1930s two cinemas and a library were developed. The Odeon Cinema (designed by architect George Coles) replaced Victorian terraced houses on the corner of Fortis Green Road and Muswell Hill in 1936. The Ritz Cinema also opened in 1936, on the south side of Muswell Hill close to the junction with the Broadway. The public library in Queen's Avenue was designed by Borough Architect, W H Adams replacing the Edwardian fire station.

- 3.28 The church of Our Lady of Muswell, on Colney Hatch Lane, was designed by T.H.B. Scott and built in 1938.

1945 – Present Day

- 3.29 The main changes to the area during the Post War period have resulted from the rebuilding of bomb damaged sites. Other redevelopment has been slight.
- 3.30 WWII bomb damage was suffered in Collingwood Avenue; Leaside Avenue; Firs Avenue; Princes Avenue; and Queens Avenue and Fortis Green Road. St James's Church was damaged by a fire bomb in April 1941 and restored in 1952. The John Baird Public House in Fortis Green Road was built in 1959 on a bomb site.
- 3.31 Changes to schools during the Post War period led to new development. The closure of the railway line to passengers in 1954 led to the demolition of the station in 1960 and the construction of Muswell Hill Primary School on its site in the 1960s. The National School moved to new premises in 1968 and was replaced the following year by Charles Clore House. The former Tollington School in Tetherdown was expanded to become Fortismere School.
- 3.32 In 1959 Chester House was constructed on the corner of Page's Lane and Colney Hatch Lane as a Methodist Centre and Hostel. Other significant changes include the construction of a Clinic on the site of the former fire station; the building of a Synagogue on Tetherdown in 1965 and the replacement of The Ritz Cinema at the top of Muswell Hill by offices in 1978.

4. SPATIAL AND CHARACTER ANALYSIS

Sub Area 1. The Core Area: Muswell Hill Broadway

Overall character and appearance

- 4.1 This commercial centre at the heart of Muswell Hill is characterised by a high density of development, predominantly three storeys, with a mixture of retail, commercial and leisure uses at ground floor. Residential apartments on the upper floors are accessed from common doorways between the shopfronts. The mix of uses generates significant levels of daytime activity both in terms of pedestrian and vehicle movements, with the numerous restaurants and bars within the centre extending the vibrancy of the shopping area into the evenings.
- 4.2 The buildings are generally in the form of adjoining consistent parades, and at junctions the parades are curved to turn the corner. The combination of the height of the buildings and their continuous frontages provide a strong sense of enclosure to the streets. The series of terraces, each of which has slight variations in the detailing of their elevation treatment, are unified by their common materials. The result is that the shop units and their upper floors create an attractive rhythm along the street making a positive contribution to the quality of the core of the conservation area.
- 4.3 Above the shopfronts the parades are constructed in red brick with contrasting stone and plasterwork features. The variety between the parades results from different combinations of common architectural details includes quoins, string courses, banding, decorative window hoods and surrounds, corbelled eaves and capping stones. The contrasting materials give strong horizontal emphasis to the elevations. This is balanced by a combination of vertically proportioned window openings (originally all timber vertical sliding sashes with multi-paned upper sections, some of which have since been altered), full height bays and dormers and Dutch style gables projecting above the height of the parapet.
- 4.4 The parades either have pitched or mansard roofs visible from street level above their parapet. Party walls with chimney stacks are expressed at roof level and sometimes in the elevation treatment to break up the mass of a block. The use of turrets or other features to turn corners and add interest at road junctions is a common theme.
- 4.5 The widths of individual shopfronts are defined by large decorative corbels and pilasters, each shopfront relating to a single bay of the elevation above. Some of the parades have shopfronts within cambered arched openings, although many of the arches are now hidden behind unsympathetically designed fascias. Other parades feature original curved glass in their shopfronts, and some have paired recessed doorways serving two units.
- 4.6 The appearance of the leisure and community buildings in the streetscene, strikingly different to the parades in term of materials and elevation treatment, emphasise their landmark qualities.

4.7 Long views to the south and the east are available where road junctions provide a break in the frontage.

4.8 The quality of surfacing within this core of the conservation area is generally poor. There is, therefore, potential to improve the public realm throughout the sub area.

Fortis Green Road

4.9 Queen's Mansions is a local listed building that makes a positive contribution to the character and appearance of this part of the conservation area, signalling the beginning of the central shopping area at the north side of Fortis Green Road at the junction with Queens Avenue. It has ground level shops with two main residential storeys above and an attic storey with decorative Dutch style gables and pedimented dormers. Built in red brick with contrasting stone banding to the window heads and sills, added interest is provided by first floor level balconies with stone balustrade and colonnade. The corner is emphasised by an arcaded octagonal cupola surmounted by a copper clad, bell shaped dome that acts as a focal point in views along Fortis Green. The shops in Nos. 224 to 228 (even) are set within arched openings, Nos. 224 & 226 having curved glazing either side of a recessed central doorway. These shopfronts are identified as being of merit because of their original features and should be retained and repaired where necessary. Where inappropriate canopies have been applied and brickwork has been painted, to the detriment of the character and appearance of the buildings, the Council will encourage their removal.

4.10 The adjoining parade of shops, Nos.124 to 222 (even) are also buildings that make a positive contribution to the streetscape, extending to the small open space at the junction with Princes Avenue. This plot was occupied by a large Cedar tree at the time that the terrace was built. The tree was retained as an attractive feature in the streetscape but was, unfortunately, removed. It has now been replaced by a new tree under a recent scheme between the Council and English Heritage. The terrace has two storeys of residential accommodation above ground level shops, with wide bay windows above each cambered arched shopfront that provide articulation to the elevation. The bays are terminated at roof level by alternating pairs of hips or gables. Round headed arched entrances to the flats are located centrally beneath the paired bays, between every second shop. Some of the shopfronts within this parade retain their original detailing including central recessed doorways, curved glazing, coloured glazed top lights and delicately carved mullions.

4.11 South of the junction is the John Baird Public House, a smaller two storey brown brick Post WW II building that replaced the bomb damaged end of the adjoining parade (No.122). It is a neutral element in the street scene because of its differing scale, the impact of which is somewhat reduced by the open space on the adjoining corner of the junction.

4.12 Nos. 22 to 120 (even) are the remnants of a terrace known as 'St James Parade' that originally extended from No. 12 to No. 122. The terrace has a 1900 date stone, is of the same design as Nos.124 to 222 and together with

its outrider No. 12 is considered to be a positive contributor to the conservation area. The two parades lend a consistent rhythm and appearance to the north-east side of the road that, unfortunately, has been interrupted by the insertion of the modern building currently occupied by Sainsbury's on the site of the original Athenaeum concert hall at Nos.14 to 20 (even). It is a taller, five storey unsympathetic brown brick building dating from the 1960s the height and bulk of which detracts from the otherwise uniform appearance of this frontage. Its intrusive nature has been worsened by the continuation of its shopfront across the ground floor level of No.12 with the subsequent loss of its original cambered arched shopfront. The elevation to the narrow Athenaeum Place is plainer, constructed in stock brick with contrasting red brick heads to the windows and doors.

- 4.13 The shopping area on the south-west side of Fortis Green Road only extends to the south-east of the junction with Firs Avenue. This parade, Nos. 5 to 121 (odd), is also made up of buildings that are positive contributors. It has three storeys of flats above the ground floor shops, the top one within an attic storey with stepped gables at mansard roof level. Further interest is provided at roof level by the prominent positioning of tall chimney stacks on the façade either side of the gables, and by the corner turret with its lead clad octagonal conical roof that forms an important feature at the junction with Firs Avenue. There is consistency in use of materials with the terraces on the opposite side of Fortis Green Road, as well as the continued architectural themes of cambered arched shopfronts and bays windows. Several original shopfronts of merit remain within this parade.
- 4.14 Nos. 1 to 9 (odd), four small shop units that probably date from the 1930s, adjoin the end of the terrace. On their other side, the access road to the car park of the adjoining Odeon Cinema cuts diagonally across the rear of these buildings, restricting their site. No. 1 is a two storey building, whereas Nos. 3, 5 & 9 are all single storey, with the result that the blank gable of No. 11 is prominent beyond these lower buildings in views north-west along Fortis Green Road. These lower buildings are neutral elements within the street scene.
- 4.15 There are some low planting beds around the edge of pavement around the junction of Muswell Hill Broadway and Fortis Green Road that separate the pedestrian pavement from the vehicular carriageway, enhanced by the semi-mature trees in the reservation in front of the cinema. These late 20th Century environmental works help to green this junction, softening the effect of the heavy vehicular traffic.

Muswell Hill Road

- 4.16 The Odeon Cinema was built in the Art Deco style in 1935-36 to a design by George Coles. Its austere curved exterior has a cream faience tiled centrepiece with vertical fins stepped up to the centre between blind projecting end bays clad in contrasting black faience. This, linked to the shopping parade curving around the corner, is an important local landmark.

It is a Grade II* statutory listed building because it was the fifth, and best example in this cinema chain to be built by Coles and retains the most elaborate interior of any Odeon cinema to survive, an elegant design of unusual imagination and crispness more lavish than was usual in demonstrating the influence of German expressionism. Its double-height foyer and circular inner foyers on two levels leads to the double-height cinema auditorium with balcony set to the rear.

- 4.17 Nos. 107 to 123 (odd), the adjoining three storey curved parade of shops, is a Grade II statutory listed building also designed by George Coles along with the cinema. The original design for the site had the cinema entrance in this location, but objections from local residents led to its repositioning away from the church with the parade of shops constructed in place of the cinema entrance. The ground floor has black and white faience tiling, the upper floors with banded brown and red bricks. Each shop unit is separated by curved projecting ribs clad in faience reflecting the style of the adjoining cinema. Unfortunately, some of the original metal shopfronts with horizontal glazing bars now have unsympathetic replacements or have been partly obscured by fascias.
- 4.18 The semi-mature trees on the frontage to the cinema add to its setting, but in contrast the entrance to the car park at the rear presents an unattractive view of the plain brick flank elevations of the cinema and Nos. 1 to 7 Fortis Green Road. This un-surfaced driveway, with its clutter of concrete bollards and concrete and metal fence posts has an untidy appearance that detracts from the setting of the listed building and the visual quality of this part of the conservation area.
- 4.19 St James's Church, in a prominent position at the junction of Muswell Hill Road and St James's Lane, is also a Grade II statutory listed building, the foundation stone is dated 1900. The original modest white brick church built in 1840-46 by S Angell was replaced by the current larger and more dignified building designed by J S Alder in the Perpendicular style from coursed rubble with freestone dressings. It is an important landmark within Muswell Hill, the tall stone tower and spire, completed in 1910, and facades with large traceried windows are the focus for the views looking south-east along Fortis Green Road as well as south-west along Muswell Hill Broadway. It was restored with a new roof by Carøe & Partners after World War II damage, who also built the adjoining church hall in 1994-5.
- 4.20 St James's Vicarage, at the top of St James's Lane, is also listed Grade II, built by F Cottrell to the designs of the architect W E V Crompton in 1915. It is two storeys in red brown brick with an attic storey in a hipped pantiled roof with round headed dormers and Gothic-style tracery and a prominent tall central chimney stack. The front elevation has a forward projecting central bay with a shallow stucco pediment and a doorcase under a tiled arch with a stucco radiating fan of ribbed panels. Windows are a mixture of sashes with glazing bars and leaded light casements. The building is set well back from the front boundary within a large garden. Views are substantially filtered by

mature trees and vegetation along the frontage that are important elements in the street scene.

Muswell Hill Broadway (north side)

- 4.21 There is very strong consistency in the height and appearance of the parades on the north side of Muswell Hill Broadway between Fortis Green Road and Queen's Avenue, all of which are positive contributors to the character of the conservation area. They are three storeys with an additional attic storey in the slate mansard roof with windows in shaped Dutch style gables. The repeated pattern of the gables is a feature of this side of the street.
- 4.22 Nos. 1 to 89 (odd) form a curved block overlooking the junction with Fortis Green Road and terminate the view north-east along Muswell Hill Road. Nos. 1 to 7 (odd) is a wide unit identical in detailing to Nos. 45 to 89 (odd) at the other end of the terrace. All were added to the slightly earlier symmetrical terrace of Nos. 9 to 43 (odd).
- 4.23 Nos. 9 to 43 (odd) is made up of paired units, their subdivisions emphasised by slim full height brick pilasters on the front elevation and raised party wall with chimney stacks at roof level. Each paired unit is surmounted by two gables, the symmetry emphasised at roof level by the central feature of a single large shared gable over Nos. 37 to 43 (odd) that contains an open round headed balcony. Originally all of the symmetrical units had a stone balustrade along the eaves between their gables, but unfortunately this is now missing from Nos. 9 to 17 (odd). The visual effect of the symmetry of the terrace has been further diminished by the brickwork of the two gables over Nos. 37 to 43 (odd) having been painted. The first and second floors have two twin sash windows set in stone dressings with pediments. Each shopfront spans the paired units with a continuous fascia, giving a double width appearance between the corbels and pilasters of the shop surrounds. It is important that the shopfronts maintain this subdivision at ground level.
- 4.24 Nos. 45 to 89 (odd) is an adjoining symmetrical terrace continuing the north side of the Broadway as far as the former United Reform Church at the junction with Princes Avenue. Each unit has a single pointed gable with flanking stone scrolled corbels at eaves level. The central unit, Nos. 59 to 63 (odd), has a gable with a shallow pediment, similar to the one at Nos. 1 to 7 (odd), behind which is very tall steep pitched slate pyramidal roof. The first and second floors have triple windows with stone dressings and pediments. All of the shop surrounds with their pilasters, corbel brackets, fascia and cornice remain largely intact although few of the original shopfronts remain unaltered. The decorative iron wall-mounted clock on No. 71 is an attractive feature in the street worthy of retention and protection.
- 4.25 The former United Reformed Church (listed Grade II) is a landmark building within the street and in views from the south-western end of Princes Avenue. It was built in 1902 by George & R P Baines in Art Nouveau late Gothic style using striking materials. The walls are of rough white flint rubble with proud black pointing and contrasting intensely red brick and terracotta dressings. The corner location is emphasised by a tower of four stages with shaped

parapet surmounted by a small conical spire and flagpole. The Muswell Hill Broadway elevation has a lower one-bay section to the left under a slate roof with overhanging eaves supported on wrought iron angle brackets and a tall central gabled section with a huge traceried tripartite window at high level. At ground floor level there is a central doorway in a gabled projection and projecting side entrances, all with diagonal buttresses and many chamfered segmental arches fading into splayed jambs. The Princes Avenue elevation has two similar doorways and pointed arched windows, a tall wide gabled transept and deeply coved window architraves. The doors all have elaborate fishbone iron hinges.

- 4.26 Nos. 91 to 217 (odd) is a similar terrace extending between Princes Avenue and Queens Avenue that also makes a positive contribution to the conservation area. It was originally known as Queens Parade and bears an 1897 date stone. The terrace is three storeys with an additional attic storey in a slate mansard roof. Each unit is three windows wide, with a central round headed dormer in a shaped gable with scrolled brackets at parapet level. The corner units at Nos. 91 to 97 & 211 to 217 have their third window in a canted corner surmounted by an additional dormer and gable, the latter terminated with a tall steep sided slate hipped roof that adds to the visual attraction of the roofscape in views across the roundabout. The first and second floor sash windows have stone surrounds with pediments and are separated by full height projecting stone banded brick pilasters. Shopfronts span the full width of each unit with most surrounds intact with pilasters, capitals, corbel brackets and cornices above their fascias. No. 135 Martyn's traditional grocer retains its complete interior fittings.

Muswell Hill Broadway (south side)

- 4.27 There is more variety in the heights, scale, age and appearance of the buildings along the south side of the Broadway between St James's Lane and Muswell Hill. None of the buildings has the gabled features evident on the north side of the Broadway, but generally they are of red brick with contrasting stone and plasterwork details and have the same pattern of pilasters, upstand party walls and chimney stacks separating the properties.
- 4.28 Nos. 2 to 36 (even) forms a curved terrace of five three storey red brick buildings on the corner of the junction with St James's Lane. They terminate the view looking south-east from Fortis Green Road, making a positive contribution to the character and appearance of this part of the conservation area. The unit Nos. 26 to 30 is included in the Council's local list of buildings of merit. Each has a slate pitched roof with a deep plain stucco eaves cornice, four cambered headed sash windows at second floor and two stuccoed canted bays at first floor, linked above the window heads by a deep stucco string course. Most windows still retain the original glazing bars and multiple panes in their upper sashes. The vertical divisions between each unit are emphasised by simple full height brick and stone pilasters. The ground floor shops retain their original shop surround pilasters, console brackets and some cornices, but unfortunately most of the fascias have been enlarged to mask the originals and some of their cornices. No. 2 appears to retain its original well proportioned shopfront.

- 4.29 Nos. 38 to 78 (even) is an adjoining symmetrical terrace of seven units of similar height and roof form. The central unit (Nos. 58 to 62) is picked out at roof level by a shaped gable with a stone round headed pediment and roundel. They have a much more elaborately decorative façade treatment. Each unit has a single wide canted bay through first and second floors, capped by a shallow lead covered cambered domed roof. At first floor the centre sash is surmounted by a pointed pediment, at second floor it has a round headed top section. Each bay is topped by a wide cambered brick and stone arch just below eaves level, supported by flanking slim brick and stone pilasters that are linked at second floor sill level by a small cambered arch with a key stone from which the pilaster continues up as the party wall. The upper sashes of the windows in these blocks are generally subdivided into smaller panes although unfortunately a number have been replaced with inappropriate modern windows. The units retain their original shop surrounds with prominent projecting console brackets and copings that rise above first floor sill level as noticeable features in the street scene.
- 4.30 At the junction with Hillfield Park is a matching corner building (Nos. 80 to 84) that has an octagonal turret surmounted by a tall conical slate covered roof which forms a notable feature in the street.
- 4.31 There is a long view from the Hillfield Park junction down towards Central London to the south-east that serves as a reminder of the elevated location of Muswell Hill.
- 4.32 Nos. 86 & 88, on the opposite corner of Hillfield Park, echoes the turret with a rounded projection surmounted at roof level by a circular belvedere and cupola. This local listed bank building is of similar height and materials to the adjoining terraces, but has a mansard roof with tall dormers above a large projecting stucco eaves cornice. The first and second floor windows are twin sashes on the main elevation, single on Hillfield Park. The ground floor bank windows are arched, providing variety to the otherwise standard pattern of shopfronts.
- 4.33 Nos. 90 to 118 (even) the adjoining terrace of five units, is of identical appearance to Nos. 38 to 78 (even).
- 4.34 The uniformity in appearance of the Broadway is disrupted at this point by Nos. 120 to 138 that are smaller in scale and height to the other buildings and introduce a break in the otherwise continuous building line. No. 120 is a single storey shop with a traditional shop surround with tiled pilasters and corbel brackets. Its low elevation exposes the flank wall of Nos. 114 to 118 in views south along the Broadway, and unfortunately this has been used as a site for defacing graffiti and a large high level advertisement hoarding, both of which have seriously damaged the character and appearance of this part of the conservation area. No. 122 is a modern single storey building at the rear.

- 4.35 Nos. 124 & 126 are the oldest buildings on this part of the Broadway, originally a semi-detached pair of Mid 19th Century Villas. They are two storeys, built of Gault brick with a shared hipped slate roof, projecting bracketed eaves and central chimney stack. Each building has a small dormer with decorative barge boards and finial. The first floor windows have Gothic pointed arched heads and are linked at sill and springing points by brick string courses. Unfortunately, their original front gardens, ground floor elevations and most of the form of their ground floor plans have been lost by the introduction of single storey shop units at the front and their incorporation into the large Marks & Spencer retail store that now surrounds them on three sides. The front doorway to No. 124 and the staircase to the upper floors behind it are the only remnants at street and ground floor level.
- 4.36 The former gap between No. 126 and Nos. 140 & 142 has been filled by the flat roofed three storey link building Nos. 128 to 138 that tries, rather unsuccessfully, to copy the simple Neo-Georgian details of its neighbour.
- 4.37 Nos. 140 & 142 are a three storey yellow stock brick Neo-Georgian building with a stucco eaves cornice, hipped tiled roof and tall chimney stacks built at the junction with Summerland Gardens for Lloyds Bank in 1927 to a design by the architect Edward Maufe. It is of a similar height to the majority of the other buildings in the Broadway, but the elevation treatment is plainer, having traditional sash windows with glazing bars, red brick dressings and keystones. The ground floor arched windows echo those of the bank building at the junction with Hillfield Park.
- 4.38 Nos. 144 to 150 (even), is a four storey corner building on the opposite side of the junction with Summerland Gardens. It is built of red brick with stone string courses and has an octagonal corner turret topped by an onion-shaped dome. The windows have stone pilaster capitals and lintels on the main street elevation and blank windows on the return to Summerland Gardens. The building terminates the adjoining curved terrace of six symmetrical four storey blocks, Nos. 152 to 256 (even), that extends along the southern side of the junction with Muswell Hill.
- 4.39 Nos. 152 to 256 (even) are an attractive series of four storey red brick buildings with slate roofs that have been designed to follow the curve of the road as double fronted mansion blocks above ground floor shop units. The elevation is articulated by six forward projecting residential entrances that are emphasised by slender full height brick and stone pilasters and at roof level by a small scalloped parapet, except at the grander entrance to Nos. 192 to 202 that is surmounted by a square tower with bracketed cornice and a steep hipped slate roof and acts as a local landmark in views south along the northern part of Muswell Hill Broadway. The change in orientation of each double fronted block is also marked with a full height slender brick and stone pilaster that continues up to subdivide the slate pitched roofs with upstand party walls and chimney stacks. The staircase windows above the entrances are plain twin sashes with shared cambered heads, whereas the principal windows on the upper floors are triple sashes with small panes formed by decorative glazing bars in the upper parts and stone pilasters and

continuous stone lintels that extend the full width of the elevation between pilasters. Below these are a ground floor shopfront each side of the residential entrances. The shop surrounds have polished granite pilasters and substantial corbels brackets that extend up to the sill level of the first floor windows.

- 4.40 The continuous four storey frontage is disrupted as the road turns towards Muswell Hill where the buildings begin to step down the slope, the scale changing to one and two storeys. Nos. 258 & 260 are a single storey public house that was formerly a milk depot and is included on the Council's register of local listed buildings of merit. The depot had an 'Express' tea room set back from the road behind a paved area, boundary walls and railings, currently incorporating seating in association with the pub. It has a hipped tiled roof with a prominent central gable-end dated '1900' with a window and balustrade reminiscent of a Swiss chalet. A half-hipped gable on the right side, with a wide timber cambered arched brace, originally formed the vehicular entrance to the dairy at the rear, but has since been enclosed as additional pub space. The small forecourt space is now the main open amenity area in this part of the Broadway as the roundabout no longer has pedestrian access.
- 4.41 No. 262 is a two storey rendered building that has an upper floor with simple vertically proportioned openings and ground floor shopfront. It is one of the earliest buildings remaining in Muswell Hill, a survival of the little hamlet shopping area clustered near the Green Man and probably dates from the 18th Century. It is believed to have an interesting timbered interior. No. 264 the adjoining small single storey shop unit has no architectural interest.

Muswell Hill

- 4.42 No. 77 is a late 20th Century light brown/red brick office building immediately to the south-east of No. 264 Muswell Hill Broadway. It has a three storey frontage with horizontally proportioned windows and wide bays. The site was previously occupied by the 1936 Ritz cinema demolished in 1980. The bulk and mass of the current building to some extent echoes that of its predecessor, dominating views into and across the conservation area. Its unsympathetic design detracts from the character and appearance of this elevated gateway into the core area.
- 4.43 No. 56 (formerly The Green Man Public House) is built on the site of a medieval alehouse mentioned in records of 1552. These historical associations, and the continuous use of the site as a hostelry, have resulted in it becoming a local landmark that makes a positive contribution to the character and appearance of this part of the conservation area. Old photographs in "Images of London: Haringey Pubs" by Chris and Hazel Whitehouse 2004, show the pub. The earlier photograph shows a late 17th or early 18th Century low two storey brick building with a plain clay tiled roof and three brick stringcourse that had been 'modernised' by the introduction of sash windows and a canted bay window through both floors on which the pub signs have been mounted. This could have included fabric of the original 16th Century tavern. Just to the south was an already derelict building soon to be demolished. The other photograph shows the newly built taller late

19th Century brick hotel extension on the right of the earlier pub building that had undergone another 'modernisation' in the form of a rendered ground floor and roughcast and half-timbering of the first floor. The current buildings appear to be a further rebuild or reworking of these buildings. The pub still appears as two distinct units of different architectural styles, both of which are of two storeys with an additional attic storey with dormers in a tiled roof. The taller red brick building at the east end retains much of its original appearance, having a flank elevation onto a small car park linking to Dukes Mews that is the more prominent when viewed from the east along Muswell Hill. It has three large pointed gabled dormers in the red tiled roof above three large square bays with casement windows and a forward projecting pub front with balcony and railings. The street elevation has a half-hipped roof and a projecting red brick chimney breast topped by a stack and terracotta pots at its eastern end, but has lost its original large square bay window. The lower building to the west appears to retain the original roof profile and front elevation but is now rendered with wide flat topped dormers and smaller casements and has a modern pub front.

Muswell Hill Broadway (east side)

- 4.44 No. 268 is a three storey rendered building with a parapet and two sashes now replaced with modern windows. It is one of the oldest remaining buildings in Muswell Hill, possibly dating from the late 18th Century. It is important as a remnant of the earlier fabric of the centre and as such deserves some attention and restoration. Unfortunately, the render has recently been painted blue to the visual detriment of the building and this part of the conservation area.
- 4.45 There is a general consistency in the appearance of the development around the junction of the Broadway with Muswell Hill, although the heights and detailed treatment of the blocks varies. All the properties have ground floor shops with residential accommodation above. Nos. 270 & 276 (even) is a three storey red brick and stone building with an attic storey in a gable-ended roof topped by a stone cambered headed pediment and with a bulls eye window. It has a large shallow canted bay with four sashes on first and second floors with a stone pediment at first floor and parapet with ball finials. All of the top sections of the sashes have geometric glazing bars including those of the additional single sash to the right of the bay.
- 4.46 Nos. 278 to 308 (even), the adjoining curved three-storey parade, is similar in style and materials but each unit is two canted bays wide with continuous stone banding at window head, sill and transom levels. It was originally built as a symmetrical terrace with the centre unit, Nos. 290 to 294 (even), emphasised by the introduction of arches and balconies linking the canted bays at first and second floor levels with a parapet above. The four flanking units each had round headed gables above the bays, with scrolls sweeping down to eaves level. The remnants of these remain at Nos. 296 to 302 (even) but the others have been replaced by a simple parapet. A tall full width mansard roof extension with large dormers has since been added above the central element, further emphasising this as a focal point at the junction. The first floor canted bays all have decorative stone pediments

over the central windows, and all upper sashes originally had distinctive geometric patterns in the glazing bars. The shop units are two bays wide and subdivided by substantial pedimented corbel brackets and some retain their original polished granite pilasters.

- 4.47 Nos. 310 to 314 (even) is a building in matching style that terminates the terrace at Dukes Mews on the junction between Muswell Hill Broadway and Dukes Avenue, but with the addition of an attractive full height corner bay surmounted by a tall tiled pyramidal roof.

Dukes Avenue

- 4.48 Muswell Hill Baptist Church is a Grade II statutory listed building built in 1900-01 by G & R P Baines in a free Perpendicular style. It is a red brick building with gable ended slate roofs with tile and terracotta dressings and decorative stone banding, traceried windows, door and window dressings. The plan is in the form of a Greek cross with a squat tower at the street entrance, vestries at the rear and a basement meeting room. The three stage tower has many buttresses and is surmounted by a hexagonal bell chamber, finials, gargoyles and a small lead clad faceted spire with flagpole that act as a local landmark that can be seen in views across the junction, and provides a transition between the town centre and adjacent residential area (sub area 7).

The Roundabout

- 4.49 At the major intersection of five roads a traffic roundabout was created as a focal point, in the centre of which a small red brick single storey building with a red tiled hipped roof and arcaded entrance was built in 1923 replacing an earlier building. This building contained public conveniences for use in association with the adjoining bus waiting area and is positioned so as to be visible in views towards the junction from all five roads. This once useful facility was a visually attractive feature, enhanced by the surrounding planting beds. However, in the years since the toilets were built the volume of vehicular traffic has increased to such an extent that they are now marooned in a position inaccessible to all but the most intrepid pedestrian. As a result they are no longer available for public use and the planted areas have become unkempt. The junction has become dominated by a wide swathe of tarmac road surfacing, heavy vehicular traffic and ever waiting buses, all of which impinge on its character to the visual detriment of this most central part of the conservation area. The need for a good public convenience on a flat site remains an urgent requirement for Muswell Hill, as access to the ones in the car park behind Marks & Spencer is difficult for elderly and disabled users.

Muswell Hill Broadway (north east side)

- 4.50 Nos. 316 to 370 (even), the curved three-storey parade on the north side of the Dukes Avenue junction, was built as a mirror image of Nos. 278 to 314 (even), but because of the shape of the site it contains one additional unit. Fewer alterations at eaves level have left this terrace with most of its original appearance, retaining five of its shaped gables, remnants of two others and only four lost. Also, the roof of the central unit, Nos. 290 to 294 (even), has

no mansard addition, but its design still defines it as the main feature of this terrace. The original shop surrounds with their polished granite pilasters and substantial pedimented corbel brackets are largely intact, as are some original shopfronts.

- 4.51 Nos. 372 to 388 (even) form a short terrace of three buildings of similar height and materials to their neighbours, but each is narrower with a single canted bay window with twin central sashes surmounted by a wide stone pediment, a simple gable at roof level and a single shop at ground floor level. The sash windows all originally had geometric glazing bars in the top sections but some are now missing.
- 4.52 The continuous three storey terraces are broken here by a varied group of earlier 19th Century residential buildings of two storeys set back from the frontage behind a later continuous frontage of ground floor shop extensions. They add historic interest to this part of the conservation area by their variety of materials, heights and details and their relationship to the street.
- 4.53 Nos. 390 & 392 are a late 19th Century pair of three storey houses built in red brick with stone quoins, window dressings and bracketed parapet. The first floor windows have round headed stone hoods over what were originally triple sashes, but now have modern replacements. The front gardens, boundary treatment and ground floor elevations have now been lost to a modern single storey shop extension.
- 4.54 No. 394 is a small single storey infill shop unit. Nos. 396 to 402 (even) are included in the Council's Register of Local Listed Buildings of Merit. They were originally built as a semi-detached pair of early 19th Century yellow stock brick villas with an attic storey in a slate mansard roof. The original decorative brick dentil eaves cornice remains, as does a left side gable ended side wing, but unfortunately the buildings have been altered by the introduction of sheer face roof extensions and changes to the original fenestration that have eradicated most of their original elegant Victorian character. The front gardens, boundary treatment and ground floor elevations have now been lost to a modern single storey shop extension.
- 4.55 No. 404 is a two storey late 19th Century yellow stock brick building, two sashes wide, with a hipped slat roof that was originally detached until it was incorporated into the surrounding retail units. The front garden, boundary treatment and ground floor elevations have now been lost to a modern single storey shop extension.
- 4.56 No. 412 is a 1960s building with a simple elevation that returns to the predominant building line and pattern of three storey development along the street. Built in a light brown brick, it has a parapet with simple concrete copings, projecting concrete surrounds to the windows, a wide frontage and a blank rendered flank wall that is prominent in views north along the street. It replaced a smaller Woolworths building of 1935 and adjoining builder's yard.

- 4.57 Nos. 414 to 418 (even) is an early 20th Century three storey red brick building with an attic storey in a slate mansard roof, shaped brick cornice and a central pediment. First and second floor windows are triple sashes with depressed arches, stone string courses and keystones. The ground floor has a traditional style shopfront with pilasters and corbel brackets.
- 4.58 No. 420 is an Edwardian post office building by Edmondson, re-fronted in 1936 with a now obscured date stone. It is of similar height to the adjoining parade but of Neo Georgian design and has 5 sash windows with glazing bars. It is built of red brown brick with red brick quoins and window dressings, stone ground floor, keystones, sills and parapet cornice. The ground floor has a stone-clad shopfront and large round headed right side entrance doorway with elaborate fanlight.
- 4.59 Nos. 422 to 492 (even) is a long three storey red brick terrace similar in scale and materials to Nos. 372 to 288 (even) at the other end of the Broadway, but the canted bays do not have stone pediments at first floor level. Most of the original curved stone pediments above the central part of the bays have been replaced by simple parapets. The sash windows all originally had geometric glazing bars in the top sections but many are now missing. The shopfronts were all originally set within arched openings with rusticated stone voussoirs most of which remain, though a number are now hidden by fascia boards.
- 4.60 Palace Mansions, Nos. 494 to 522 (even), is a three storey curved terrace of mansion flats that turn the corner into Muswell Road, forming the northern end of the commercial part of Muswell Hill Broadway. Built of red brick with stone string courses, parapets and window aprons, the top section of the building has been altered and simplified at roof level to the visual detriment of the terrace and this part of the conservation area. The main entrance to the upper floors is positioned within the centre of a symmetrical three bay section, Nos. 500 to 516 (even), and has double doors with a round headed fanlight within a stone surround of Baroque columns supporting a curved canopy above which is a curved two storey bay window with carved stone aprons and lead clad domed roof. Above this, beyond parapet level, rises a rendered gable containing flues and a chimney stack that forms the dominant feature of the building, but is now sadly plain and utilitarian in appearance. The elevations each side of the entrance have wider two storey canted bay windows with lead clad domed roofs above which the parapet extends as a cambered brick arch. No. 498, to the right, has a similar canted bay with the remnants of a curved gable, while the elevations of Nos. 494 & 496 and 518 & 520 are each has two pairs of sashes between which, beyond parapet level, rises a plain rendered gable containing flues and a chimney stack. The end building, No. 522, is a building in matching style that terminates the terrace on the junction between Muswell Hill Broadway and Muswell Road, but with the addition of an attractive full height corner bay surmounted by a tall lead clad ogee roof that is a feature in the views looking south-west along Muswell Road. All of the upper sashes are sub-divided by geometric glazing bars. Several of the shopfronts in this terrace retain some of their original features.

Muswell Hill Broadway (north west side)

- 4.61 Nos. 219 to 223 (odd), at the junction with Queens Avenue, is a three storey wedge shaped bank building with an attic storey in a steep slate mansard roof. The building has a banded stone ground floor elevation with a classical entablature at fascia level above which are red brick upper floors overpowered by a mass of stone ornamentation that includes window dressings with pedimented hoods at first floor level, Corinthian pilasters through first and second floors supporting an entablature with bracketed eaves cornice, above which, at roof level, is a stone balustraded parapet incorporating tall dormer windows in stone surrounds topped by curved pediments. The splayed corner of the roof is emphasised by a tall stone chimney stack that forms the focal point of the building in the same way as the corner tower of Nos. 211 to 217 (odd) on the adjoining corner of Queens Avenue.
- 4.62 On the footpath on the Queens Avenue side of the bank building is a Grade II listed late 19th Century cattle trough. It is in the form of a rectangular granite water trough with a chamfered base on two granite supports. One end has an ogee shaped gable containing a semi-circular bowl for a drinking fountain with a dog trough below. It is inscribed 'Metropolitan Drinking Fountain and Cattle Trough Association'.
- 4.63 Nos. 225 to 333 (odd), the adjoining three storey red brick terrace, extends north along Muswell Hill Broadway as far as the junction with Woodberry Crescent. It is identical in design and materials to Nos. 91 to 217 (odd) on the other side of the junction with Queens Avenue. It also makes a positive contribution to the conservation area. The terrace is three storeys with an additional attic storey in a slate mansard roof. Each unit is three windows wide, with a central round headed dormer in a shaped gable with scrolled brackets at parapet level. The first and second floor sash windows have stone surrounds with pediments and are separated by full height projecting stone banded brick pilasters. Shopfronts span the full width of each unit with most surrounds intact with pilasters, capitals, corbel brackets and cornices above their fascias, but now with some poorly proportioned shopfronts that detract from the appearance of this part of the street.
- 4.64 The corner unit at Nos. 329 to 333 (odd) has a full height turret in the form of a corner bay surmounted by a tall tiled pyramidal roof similar to those at Nos. 80 to 84 (even), 310 to 314 (even) and 316 to 330 (even). This terminates the commercial terrace on this side of the street and forms a notable feature that adds to the visual attraction of views south along Muswell Hill Broadway.

Summerland Gardens

- 4.65 None of the buildings in Summerland Gardens is of conservation interest. The value of this area, consisting of steeply sloping ground, is in the long views out from this part of the conservation across the Thames Valley. The area to the rear of Nos. 120 to 142 (even) Muswell Hill Broadway is occupied by a large car park, south of which are two 1960s flat roofed buildings in leisure use and an area of garages.

- 4.66 Stepping down the slope at the rear of Nos. 144 to 256 (even) is Summerland Grange, a three storey late 20th Century staggered block of flats. Despite their size, their location is such that they are not immediately visible in views from the Broadway or from other parts of the conservation area. The rear elevations of the properties on the Muswell Hill frontage are prominent beyond a line of single storey lock-up garages which front a narrow service road.

5. SPATIAL AND CHARACTER ANALYSIS

Sub Area 2. Fortis Green

Overall character and appearance

- 5.1 This area is characterised by residential development interspersed with community and retail uses. It was initially developed in a 40 year period between 1896 and 1936. Much of this development was undertaken by the Collins family.
- 5.2 The residential development along the Fortis Green frontages and the south side of Fortis Green Road is made up of substantial three and four storeys blocks of flats occupying large plots. Much of the development has a building line set well back behind small communal areas of semi-private space, the front boundaries of which are defined by a combination of railings, walls and hedgerows. The trees along these road frontages are consistent elements that reinforce the sense of enclosure to the street and filter views in the summer months. Although quieter than the central area the heavy traffic is notable.
- 5.3 There are a variety of walling materials, the most common of which is red brick, although yellow brick and render are also used. The majority of the roofs are covered in red clay tiles. Architectural styles show predominantly Arts and Crafts and Neo Georgian influences, with prominent chimneys, many of which are expressed at the ends of blocks, windows subdivided into small panes and mansard roof forms.

Fortis Green Road

- 5.4 The buildings along the south side of Fortis Green Road north-west from Firs Avenue vary in height and style, but are consistent in their use of red brick and red clay tiles.
- 5.5 Nos. 123 to 169 (odd), Birchwood Mansions, is a Grade II statutory listed block of flats built in 1907 by William Brannan (Billy) Collins in an interesting Arts and Crafts style. It is three storeys with an attic storey with a mixture of dormer windows in mansard roof sections and casements in gable ends. The street elevation is symmetrical around the central of three entrances, all of which are set within a red brick section that has a recessed porch within a cambered brick arch above which is a first floor with continuous leaded light casements and a jettied forward projecting tile clad second floor with gable end. Between the three entrance sections are two roughcast rendered sections each with two gable ends. The corner sections are of plain red

brick with a part mansard, part pitched roof with a gabled flank elevation. Prominent tall chimney stacks with terracotta pots rise either side of the arched entrances punctuating the roofscape amongst steeply pitched roofs and gables. Windows are all timber casements in a variety of forms, some as continuous glazing with leaded and Art Nouveau coloured motifs, others as simple cross casements with timber glazing bars, square bays, oriels or corner windows. The paired entrance doors are panelled with half-glazing.

- 5.6 There are views of the rear elevation of Birchwood Mansions from Birchwood and Firs Avenues. A recently refurbished stable block to Birchwood Mansions, also built in 1907 by the same architect in a vernacular Arts and Crafts style, and also listed Grade II, is accessed from Firs Avenue. It has a red brick boundary wall and a small forecourt leading to a single storey roughcast rendered entrance building that has a steep tiled roof containing dormer windows and a right side half-hip, gablet and tall chimney stack, below which is the former coachman's accommodation. A central archway leads to the stable block proper at the rear, built in the form of a triangular shaped courtyard, still paved with its original blue brick stable tiles, around which are a collection of single storey yellow stock brick buildings with stables and coach houses on the ground floor and haylofts in the roof above.
- 5.7 No. 171, St James's Memorial Hall, is a Grade II listed building located at the junction of Fortis Green Road and Birchwood Avenue. Designed by the eminent architect Grey Wornum in 1925, it is in the form of two adjoining pinkish red brick halls in stretcher bond with slate roofs. The larger double-height hall located on the corner of the site has shaped Scandinavian style gables and a large nine-light mullioned window within a Baroque style broken pedimented stone surround. The Birchwood Avenue elevation has a row of clerestory windows below projecting eaves. The adjoining two storey hall at right angles to Birchwood Avenue also has a shaped gable and a smaller window within a matching stone surround. The two halls are connected by a link section containing a gabled porch with a pair of panelled doors with half-glazing also set within a Baroque style stone surround. This group of highly characterful buildings add to the quality of the exceptional enclave of early 20th Century suburban buildings in this part of the conservation area.
- 5.8 Nos. 1 to 26 (consecutive) Fortis Court is a symmetrical arrangement of three linked red brick blocks of flats that front the junction of Fortis Green and Fortis Green Road in a Neo-Georgian style. The central building, Nos. 10 to 17 (consecutive), is four storeys with an attic storey with small dormers in a hipped tiled roof. There is a central projecting entrance porch with Tuscan columns surmounted by a metal balcony balustrade. It has a contrasting stone stringcourse above ground and second floors and a stone eaves cornice. Most windows are multi-paned timber sliding sashes, but three arched French windows with stone surrounds at first floor level and two round windows at third floor level provide additional interest to the elevation. The flanking wings, Nos. 1 to 9 & 18 to 26 (consecutive), are two storeys with an attic storey of large sliding sash dormers in a tiled mansard roof and a central pedimented gable. They have a stone stringcourse running through at first floor sill level and keystones over the ground floor windows. The entrance is

centrally located within each block and there are large two storey canted bays and tall red brick chimney stacks with recessed panels at each end. The development includes a garage court and mews 'Cottage' at the rear.

Fortis Green (south side)

- 5.9 Fairport, on the east side of Fortismere Avenue, currently a surgery, was designed with Arts and Crafts influence and is included on the Council's register of local listed buildings. It is two storeys with an attic storey in a steeply sloping half-hipped and gabled tiled roof and has three prominent tall red brick chimney stacks. The elevations are rendered with tile hanging on the front gable end that incorporates the entrance within a recessed corner porch with timber posts and braces. The curve of Fortis Green makes this building especially prominent in views looking east.
- 5.10 Nos. 1 to 18 (consec.) The Gables, is a Grade II listed three storeys red brick block of flats built in 1907 in a style inspired by Arts and Crafts and Jugendstil by the architects Herbert and William Collins who also designed the nearby Birchwood Mansions in the same year. It is also of symmetrical elevation, in three sections the centre of each having a wide elliptical red brick arched recessed entrance with a pair of tongue and grooved panelled doors with small paned upper lights. The red tiled roofs have half-hips and gable ends and there are tall plumb coloured brick chimney stacks with terracotta pots and chequer pattern tiling on the flank elevations and each side of the three entrances. Further interest is given to the elevations by the use of two storey bays, gables, balconies, roughcast render and tile hanging set within the brickwork. The windows are a mixture of timber vertical sliding sashes with glazing bars and continuous casements with glazing bars and some leaded lights. Views of the rear of the block are prominent from both Leaside Avenue and Fortismere Avenue. Unfortunately, the outstanding quality of the building has been somewhat marred by the replacement of some windows and the reduction and capping off of some of the chimney stacks.
- 5.11 Nos. 1 to 18 (consec.) Leaside Mansions is seen together with The Gables in views along the south side of Fortis Green. This three storey red brick block of flats is of similar height and massing and repeats features such as prominent chimneys used to highlight the entrances, canted bays and gables. The elevation treatment differs in its use of deep stone window heads, corner turrets with lead covered pyramidal roofs and mullioned windows.
- 5.12 Nos. 1 to 6 (consec.) Midhurst Mansions is a slightly plainer three storey Edwardian red brick block of flats with an attic storey in a steep slate mansard roof with a central gable feature and tall red brick chimney stacks. Parts of the second floor elevation have roughcast render. All windows are timber sashes with the top sections subdivided with glazing bars. The ground floor has a parade of shops, all of which retain their original shop surrounds with angled fascias, tiled pilasters and corbels and several retain original shopfronts with attractive curved glass either side of the central residential entrance and leaded top-lights.

Fortis Green (north side)

- 5.13 The United Reformed Church forms a local landmark in this part of the conservation area. Built between 1897 & 1900 on the east side of the junction with Tetherdown it was design by P Morley Horder in a nicely detailed Perpendicular style. It has a slate roof with gable ends and its walls are faced in roughcast render with stone quoins, window surrounds and tracery. Vestries, a lecture hall and parlour are incorporated behind the east end.
- 5.14 Nos. 1 to 26 (consec.) Woodside, on the west side of the junction with Tetherdown and Fortis Green, is a substantial four storey block of flats built of red brick with a tiled roof and tall chimney stacks that are prominent features of the building in views north west along Fortis Green Road. It has a canted corner one window wide and has Neo-Georgian details identical to those of the central block of Fortis Court on the opposite side of Fortis Green.
- 5.15 At the rear of Woodside is a courtyard accessed from Tetherdown that has garages ranged around three sides with a two storey mews 'Cottage' in the middle of the centre range opposite the entrance drive that are included on the Council's local list of buildings of merit. The Cottage is red brick with a clay pantiled roof, two small chimney stacks and a central louvred octagonal ventilator cowl. The first floor elevation has four multi-paned casement windows and central arched recess containing a stone plaque. The ground floor has a central timber doorcase with pilasters and projecting bracketed hood and four pairs of timber garage doors. The adjoining single storey blocks of garages are in matching style and materials.
- 5.16 Immediately to the west of Woodside is a group of late 20th Century buildings built around Spring Lane, an access road. No. 170, 'Spring Lane', is a five storey block of flats built in red brown brick with a flat roof formerly known as Charles Clore House. Built on the site of the former St James School, its mass and poor design lacks the attractiveness of the larger Woodside. A two storey clinic building of similar design was built on the site of the former fire station. Jubilee Court was built in the early 1990s on the site of the former council depot. It is a two storey yellow stock brick residential development with red brick dressings and grey concrete tiled roof. The plan form of Jubilee Court follows an irregular shape, the elevations articulated with alternate forward projecting sections with gable ends and recessed sections with first floor balconies. All of these buildings in the group are considered to detract from the character and appearance of this part of the conservation area, either because of their excessive height and bulk; unsympathetic design and materials or lack of continuation of the enclosure to the frontage resulting from the car park. The wall on the eastern side of the clinic marks an earlier property boundary with the former school.
- 5.17 Nos. 1 to 7 (consec.) Fireman's Cottages, is a group consisting of a terrace of five and a separate pair of cottages that provided accommodation for the fire station that once occupied the site of the clinic. Located to the west of Jubilee Court, they are two storey symmetrical red brick buildings with slate roofs with gables and arched casement windows.

- 5.18 Further west along the north side of Fortis Green are Nos. 14 to 32 and 33 to 51 (consec.) Twyford Court, two symmetrical blocks of flats either side of Twyford Avenue. They are three storeys, built in yellow stock brick with an attic storey in red clay tiled hipped mansard roofs with large sash dormer windows and tall brick chimney stacks on the flank elevations. The front elevations are articulated with forward projecting centre and end bays and are further enlivened by a stone stringcourse at first floor level and some first floor projecting metal verandas with tented canopies and French windows. Other windows are vertical sliding sashes and all have glazing bars and red brick window dressings. The central ground floor entrance doors have projecting Tuscan porticos surmounted by metal balconies and French windows set within arcading.

Twyford Avenue

- 5.19 To the north of the Fortis Green frontage, development is of a smaller, more domestic scale. This part of the area is also predominantly residential but quieter in character and less dominated by mature trees than the frontage. The properties in this area differ in form and appearance as a result of their differing ages.
- 5.20 Nos. 74 to 86 (even) and 63 to 75 (odd) Twyford Avenue is a group of substantial two storey semi-detached and detached houses, built by Billy Collins. Although the house types vary they form a consistent group with steeply sloping, hipped, red tiled roofs with tall chimneys, deep overhanging eaves and small dormers. The elevations are built in dark red brick with tile hanging to bay windows and gables. They have white painted casement windows subdivided into small panes. The front gardens of the properties are defined by a combination of hedgerows, low walls and vegetation. There is a notable long view to the north from Twyford Avenue across the playing fields of Fortismere School which serves as a reminder of the relatively elevated nature of the area. The rear of Twyford Court is prominent in views to the south.

6. SPATIAL AND CHARACTER ANALYSIS

Sub Area 3. Queens Avenue

Overall character and appearance

- 6.1 This is an area of speculative, predominantly residential development built between 1896 and 1910 to the north of the main shopping area. There are community buildings and some small scale commercial uses close to the central shopping area. It is characterised by substantial properties fronting broad, mainly curved avenues, many of which are lined by mature trees. There is strong consistency within the streets given by the repeated pattern of two storey, predominantly semi-detached or linked semi-detached forms

and common building lines. The use of consistent front boundary walls gives further unity to the frontages and helps to define the street.

- 6.2 The short time period during which the properties were built has resulted in general consistency in the architectural style and the use of common features and elements that contribute to the distinctive appearance of this area. Such features include gables; dormer windows; projecting bay windows and decorative timber porches; white painted windows with upper sashes subdivided into small panes and doors with stained glass panes.
- 6.3 The predominant building material is red brick, although render is used in the houses along Woodberry Crescent and Muswell Hill Broadway. Tile hanging and decorative plasterwork can be seen in small areas such as on dormers and gables.

Queens Avenue

- 6.4 Queens Avenue is significantly wider than the other avenues in this sub-area and acts as a direct link between Fortis Green and Muswell Hill, avoiding the busy shopping areas on Fortis Green Road and Muswell Hill Broadway. As a result, Queens Avenue is relatively busy and the vehicular traffic impacts, to a degree, on the character of the street. The buildings are substantial properties developed by Edmondson that have two main storeys and an attic storey with gables and dormers at roof level. Although the predominant use remains residential, a number of the properties at the eastern end of Queens Avenue have been converted to hotels and many houses have been subdivided into flats.
- 6.5 The large mature trees contribute significantly to the character of these streets, particularly during the summer months when the views of the frontages are filtered by foliage and there is a greater sense of enclosure. The front walls and piers along Queens Avenue are particularly notable and are important elements in the street scene that should be retained. Unfortunately, the character of the street has been eroded in some locations where these boundary walls have been removed to form parking within the front garden areas.
- 6.6 Where the units are paired they have wide frontages separated by small gaps which are important in defining their form in the street. The elevation treatment of the properties is generally symmetrical about the party wall. There is strong consistency in the repeated pattern of two storey projections with gables above, set-backs at first floor to provide timber balconies and central chimneys. The upper sashes of the windows are sub-divided into small panes although some have been replaced by unsympathetic PVCu windows. Fortunately, many of the original attractive front doors remain. The houses are built in brick, mostly with slate roofs, and have contrasting white painted timber.

- 6.7 Nos. 41 to 55 (odd) and 42 to 56 (even) Queens Avenue are a consistent group with notable semi-circular porches; slate roofs with fish-scale bands; decorative plasterwork to the gables and single storey bays. Nos. 57 & 58 at the west end of the avenue are detached houses, but share similar elevation treatment. All of these buildings are included on the Council's local list of buildings of merit.
- 6.8 Nos. 1 to 39 (odd), 2 to 16 (even) and 24 to 48 (even) Queens Avenue are of two different slightly taller house types, with two storey bays with a gable above, dormer windows and semi-circular arched doorways. No. 2 at the east end of the avenue has a substantial side extension that is over-dominant in the street scene.
- 6.9 Nos. 18 & 20 Queens Avenue are a 1950s smaller pair of two storey brown brick replacement buildings with an attic storey in a concrete tiled mansard roof. No. 22 is a three storey post war brown brick replacement building with an attic storey in a concrete tiled roof with central gable end. It is of similar height and proportions to its original neighbours.
- 6.10 The Public Library at the east end of Queens Avenue is a Grade II listed building designed by W H Adams, Hornsey Borough Architect and built in 1931. It is Neo-Classical in style, of two storeys with a flat roof with a central raised attic and skylights, and built in brown brick with full height red brick pilasters and Portland stone plinth, capitals, entablature with pediment, and door and window surrounds. The symmetrical front elevation has a central doorway with double panelled doors and a rectangular fanlight with metal glazing bars representing 'Roman' style crossed tracery and is flanked by two original electric lanterns on brackets. Above the hood of the doorcase is a Portland stone panel bearing the Hornsey Borough Council arms and '1931'. All of the windows are metal casements with metal glazing bars in matching diagonal tracery and those at first floor level have raised stone apron panels. The flank elevations have clerestorey glazing in the raised attic. Internally an elaborate staircase with metal balustrade leads up to the children's library on the first floor which has original panelling and murals of local events painted by members of the Hornsey School of Art in 1937-8. This building forms a visual landmark and is an important local community facility at this end of the avenue.

Princes Avenue

- 6.11 Princes Avenue runs parallel to Queens Avenue and links the centres of Muswell Hill Broadway and Fortis Green Road. It is a shorter, narrower avenue than Queens Avenue, but its buildings are also of consistent design. The front boundary walls along Princes Avenue are less grand, but remain important in defining the frontages where they are retained.
- 6.12 At the western end, No. 38 is a three storey stucco faced property that is shown on an old photograph to have been the 19th Century coach house to Fortis House mansion. Like the huge Cedar tree that stood on the adjoining corner site, it survived the demolition of the mansion as part of Edmondson's development. The upper floors of the front elevation retain their original

stucco quoins, stringcourse, moulded cornice and window surrounds, but the original sashes have been lost to unsympathetic modern replacements. The building has a modern forward projecting single storey front extension that greatly detracts from its character and appearance, as does the loss of the front garden and boundary wall to accommodate a paved vehicular parking area. These unfortunate changes detract from the quality of the property and this part of the conservation area.

- 6.13 Nos. 18 to 32 (even) and Nos. 9 to 19 & 23 (odd) Princes Avenue are two consistent groups of semi-detached red brick houses with slate roofs and two storey gabled projections, first floor balconies and ground floor bays. Some of the houses retain their distinctive timber semi-circular headed porches supported on brackets. No. 21 is a mid-20th Century red brick replacement building with a much simplified elevation treatment. It has a flat roof but otherwise its massing and form reflect that of its adjoining original semi-detached property.
- 6.14 Nos. 2 to 16 (even) Princes Avenue are a group of semi-detached properties that are articulated with a central set back and a half-hip roof to each house giving the impression of detached houses in views along the street. Some of them have an oriel window below the hip, projecting bays with decorative coving and decorative timber work to the entrances.
- 6.15 Nos. 34 & 36 and Nos. 1 to 7 (odd) are similar houses, but have a different treatment to their bays and porches. Unfortunately, some have now been removed or altered.
- 6.16 The former club at the eastern end of Princes Avenue on the entrance to Avenue Mews is an unusually designed detached three storey building with a red brick front elevation in the form of a full width three storey canted bay, the second floor having a continuous band of windows between two projecting tile clad eaves. Above and behind the bay is a gable end with shaped barge boards. Unfortunately, the front garden and boundary walls have been removed and replaced by a vehicular parking area. The rear elevation is yellow stock brick with a hipped slate roof.
- 6.17 Nos. 1 to 10 Old Chapel Place are now flats, but was built as a church hall used by the Presbyterians on the opposite side of Princes Avenue adjoining the rear of the former United Reformed Church (listed Grade II) in Muswell Hill Broadway. It is built in red brick with contrasting stone detailing and is aligned with its gabled end to the road. The cupola is an interesting roof level feature. The gap between the hall and No. 1 enables a distant view of the spire of St James's church.
- 6.18 Queens Lane, Athenaeum Place and Princes Lane are narrow service culs de sac providing access to the rear of the buildings along Muswell Hill Broadway and Fortis Green Road, the latter being used by lorries delivering to Sainsbury's. Avenue Mews provides the same function, but is a through road. There are views into these roads from Queens Avenue and Princes Avenue showing the utilitarian, but generally uniform, rear elevations of the

Muswell Hill Broadway and Fortis Green Road buildings, unattractive two storey mews buildings adjoining the rear of the club on Princes Avenue, and lock up garages. Some of these small scale buildings are in poor condition and contain commercial uses. A small open area at the rear of the public library is used for parking. The mature tree at the southern end of Avenue Mews is of amenity value, important in filtering views along the road.

Kings Avenue

- 6.19 The houses on Kings Avenue and the east side of Tetherdown were built by a developer named Pappin. Most of the properties are semi-detached and remain in residential use except for a dentist surgery and a nursery. The gaps between the houses are important in maintaining the uniformity of the pattern of development.
- 6.20 The repetition of similar house types along Kings Avenue gives consistency in character and appearance. They are red brick semi-detached houses, symmetrical about their party wall, and are two storeys with an attic storey. The front elevations have a two storey forward projecting shallow square bay with a parapet above eaves level and a ground floor canted bay and entrance porch with attractive white painted turned timber detailing. A wide triple sash gable ended dormer in the slate roof aligns above the bay. The first floor triple sash windows in the projecting bays are set within a cambered arch opening. The original windows have the upper parts of the top sash subdivided by glazing bars into small panes and the panelled front entrance doors have attractive stained glass in the vision panels. Unfortunately, the otherwise consistent appearance of the street scene is disrupted by a few rendered and painted frontages and some replacement windows.
- 6.21 There is a bowling green with two pavilions to the rear of Nos. 2 to 36 (even) Kings Avenue accessed from a narrow alleyway adjacent to No. 36.
- 6.22 The numerous mature street trees are important to the character of this part of the conservation area where they help to enclose and filter views. Most of the properties still retain their front boundary walls which help to reinforce the continuity and unity of the streetscene. Unfortunately, in some cases where driveways have been introduced this character has been eroded.

Tetherdown

- 6.23 Tetherdown is more dominated by vehicular traffic than the quieter Kings Avenue. Nos. 2 to 12 (even) Tetherdown are included on the Council's local list of buildings of merit. They are, together with Nos. 14 to 34 (even), of the same design as the houses in Kings Avenue. However, Nos. 40 to 48 (even) on the north side of the junction with Kings Avenue, are a consistent group of different house types that have two storey bays and half-hips to the dormer windows.
- 6.24 The main variation in the house types is where the units have been designed to turn the corners as a feature to mark the junctions. Nos. 36 & 38, the houses either side of the junction with Kings Avenue, have their two storey bays splayed at the corner of the junction, and are surmounted at roof level by an octagonal bay window with a steeply sloping slate pyramidal roof that

acts as a turret feature. The symmetrical effect of this pair of houses has been reduced by the addition of painted render to the elevations of No. 36. Nos. 18 to 22 (even), situated on the sharp bend of King's Avenue, have been designed to accommodate the restricted shape of their plots. They have two storey bays, gables, separate porches and pitched roofs.

- 6.25 Tetherdown Hall, built in a Tudor style in 1928-9 by Stanley Griffiths at the south west end of Tetherdown is included in the Council's register of local listed buildings. It is a red brick two storey building with a tiled roof and has stone quoins, and surrounds to doors and mullioned windows. The double-fronted elevation has a central doorway above which is an oriel window and a gable end.
- 6.26 Nos. 1 to 7 (odd), on the west side of Tetherdown, are two pairs of two storey 19th Century yellow brick semi-detached houses set back from the road frontage by small front gardens. Nos. 1 & 3 have a pitched slate roof with overhanging bracketed eaves and gabled flank elevations. Unfortunately, No. 1 has had the proportions of its windows altered by the introduction of unsympathetic metal casements. Nos. 5 & 7 have a hipped slate roof and ground floor bays. They have simple sash windows with stone heads and sills and a stringcourse below the first floor sills.
- 6.27 The numerous mature street trees are important to the character of this part of the conservation area where they help to enclose and filter views. Most of the front boundary walls and fences are intact, reinforcing the continuity and unity of the street.

Woodberry Crescent

- 6.28 Woodberry Crescent consists of early 20th Century two storey red brick houses with roughcast rendered upper floors and some half-timbering. Most of them are linked semi-detached buildings, with slight variations on a similar style. The houses all have red tiled roofs with decorative ridge tiles, most of which have either a half or full gable with a finial, and prominent red brick chimneys with rendered panels and terracotta pots.
- 6.29 Most ground floors have a forward projecting entrance porch supported on a variety of timber posts and a canted bay window under a tiled roof. Both main roofs and porch roofs have overhanging eaves with exposed rafter ends giving a dentil effect. First floors have a sash window and a smaller square bay. The majority of the houses retain their original panelled front doors with stained glass panels and original sash windows with upper sections subdivided into four smaller panes.
- 6.30 Nos. 2 & 12 have hipped roofs without gables, No. 12 having lost its original windows and porch to later unsympathetic alterations. Nos. 16 to 30 (even) have two storey curved bay windows and a first floor oriel window. The rear elevations of Nos. 49 to 61 (odd) are visible in views south along Colney Hatch Lane. No. 61, on the corner of Colney Hatch Lane, has a two storey circular bay that is a prominent terminating feature continuing the traditional treatment of older end of terrace buildings within this conservation area.

- 6.31 All of the houses in Woodberry Crescent have building lines very close to the back of pavement behind very small front gardens. The lack of street trees gives the frontages a dominating appearance on either side. The consistent appearance is reinforced by the relatively intact front boundary walls that are constructed from lava bricks with red brick capping.

Muswell Hill Broadway

- 6.32 Nos. 335 to 353 (odd) are a terrace of early 20th Century houses of similar scale and proportions to their neighbours in Woodberry Crescent, that are also built in red brick with roughcast rendered first floors and red tiled roofs. They are set at a slightly higher level than the pavement with steps up to the front entrance doors and are arranged in pairs that are slightly staggered along the street. The house types alternate in pairs, Nos. 335 & 337, 343 & 345 and 351 & 353 have gables, the central pair tile hung, some of which sweep from roof level down to form a roof over the entrance and have single storey curved bays. The intervening houses have two storey curved bays. Some of the original leaded light timber casement windows have been lost to modern replacements and No.335 has an inappropriately designed doorcase.

7. SPATIAL AND CHARACTER ANALYSIS

Sub Area 4. Collingwood Avenue to Hillfield Park

Overall character and appearance

- 7.1 This sub area is predominantly residential, developed primarily by William Collins during the period 1896-1909. The only area where the former 19th Century villas remain is along Woodside Avenue, where they form part of the hospital.
- 7.2 The area is characterised by mainly quiet, tree-lined residential streets. Where trees exist, these dominate the street particularly during the summer months, softening and filtering views and providing a leafy suburban feel to the area. Original front garden walls remain intact in many areas providing an important unifying element along the frontage.
- 7.3 The avenues leading north from Grand Avenue have a notable fall from north to south, which enables long views looking south from their northern ends. The topography necessitates the stepping of the buildings up the slope as a common feature in all these streets. This emphasises the subdivision of the plots through the roof level upstands and the repeated patterns of gables and bays. As along Grand Avenue, the mature street trees, small front gardens and original front boundary walls play an important part in the defining these streets.
- 7.4 There is a variety of linked semi-detached and terraced houses with varying elevation treatments along the roads. A set back articulates the form of the blocks in the street. Although the house types vary, there is a general homogeneity within the streets as a result of the constant heights, use of

contrasting materials, consistent fenestration and door details as well as the repeated forms of elements such as gables, bays, chimneys and porches. The properties have a consistent building lines, low front garden walls and small front gardens.

- 7.5 As the land falls to the south and east from the centre of Muswell Hill, topography is influential. A common theme moving around the area is the long views to the south and east that are obtained. The sloping ground means that roofs are prominent in views along streets and the stepping of properties is a characteristic feature.
- 7.6 A consistent sense of enclosure is maintained by a combination of the uniform height of the development, small front gardens and front boundary walls. Houses are predominantly two storeys, although some have dormers or gables to accommodate an attic storey. The properties are arranged in linked pairs or terraces that step down the sloping land.
- 7.7 The influence of a single developer and the short time period during which the area was developed means that although there are a wide range of house types, there is considerable consistency in architectural style, the use of materials and common details that make this area particularly distinctive. The predominant materials are red brick with red clay tile or slate main roofs. Red tiles are commonly used on porches, lean-to roofs and bays. The use of white painted render, white painted timber work and mullions creates a distinctive contrast with the red brickwork that is characteristic of this area.
- 7.8 Common themes used to enliven the elevations include projections, gables, bay windows and decorative render panels. A combination of pitched and mansard roof forms is evident. At roof level there is a repeated pattern of upstands at the party wall with chimneys, generally positioned between pairs of houses. Notable details include the use of timber doors with a variety of stained glass vision panels, decorative timber porches, and timber window frames subdivided by glazing bars. The repeated pattern of elements such as gables, bay windows and materials lends a homogenous character to the streets. This uniformity can be easily disrupted even by minor changes.
- 7.9 The statutory listed St James's Church is an important local landmark and is seen from a variety of locations throughout this area. The layout of the streets and houses results in a number of views of the plainer, utilitarian rear elevations of properties at road junctions.

Grand Avenue

- 7.10 Grand Avenue was planned as the main street within the estate developed to the west of Muswell Hill Road. Its slightly curved east-west alignment enables views of St James's Church and means that it is comparatively flat unlike the roads leading north. The view to the west is terminated by No. 75 Collingwood Avenue. There is considerable consistency along the street resulting from the uniform height of the properties, their relationship to the

street, elevation treatment and detailing. Further homogeneity arises from the street trees and the largely intact lava brick boundary walls and the hedgerows above. Where driveways have been introduced the character of the frontage is eroded.

- 7.11 The houses are mainly terraced, constructed in red brick with pitched slate roofs with rendered coving to the eaves and bays. They have similar elevation treatment which creates a pattern of single storey bays, two storey projections and gables along the street and generally consistent detailing of doors and windows. Nos. 7 to 67 (odd), the terraces on the north side of the road, are slightly raised in relation to the street level and the end houses adjoining the junctions are designed to turn the corners of the street and have gables to mark the ends of the terrace. On the south side there is a narrow access between Nos. 28 & 34 that leads to St Luke's – Woodside Hospital, although neither the access nor the buildings close to it are prominent in the street scene.
- 7.12 Tetherdown Primary school is a substantial three storey red brick building with contrasting stone detailing at the western end of Grand Avenue. The falling ground, the slight curve in the alignment of Grand Avenue and its location aligning with the properties along Collingwood Avenue mean that it is not prominent in views either along Grand Avenue or Collingwood Avenue.
- 7.13 At the eastern end of Grand Avenue is a group of properties dating from the 1930s comprising a two storey telephone exchange and two detached houses built in a pink- brown brick. The telephone exchange has a wide frontage, eaves level parapet and simple elevation treatment with vertically proportioned metal windows. The houses have steeply sloping hipped, tiled roofs.
- 7.14 Nos. 1 to 3 (consec.) Grand Avenue are slightly different, having wide dormers. Elsewhere, where front dormers have been introduced into a terrace of houses where they were not an original feature, they form a prominent and disruptive feature in the street scene.

Collingwood Avenue

- 7.15 Along Collingwood Avenue there is strong consistency in the appearance of the frontages. Despite the variety of house types they are all of a similar architectural style and have pitched, predominantly slate, roofs with decorative ridge tiles and upstands, bay windows and generally consistent rendered detailing, fenestration, doors and decorative timber porches. Common themes between the properties include bays and porches. Occasional gables along the frontage provide interest at roof level. Some of the double-fronted houses have introduced a garage into the frontage which disrupts the pattern of the fenestration along the elevation.

Leaside Avenue

- 7.16 There is greater variety in the roof forms of the houses along Leaside Avenue compared to the other streets in this area. Nos. 10 to 16 (even) and 29 to 35 (odd) are semi-detached and have tall mansard roofs with wide dormers that

have decorative plasterwork between the windows. Other house types have either hipped or pitched roofs. Notwithstanding this, there is general consistency in the appearance and treatment of the red brick elevations and the use of contrasting render and white painted timber. Common themes include two storey projections, single storey bays and porches with hipped roofs. Nos. 26 to 36 (even) are three pairs of later semi-detached properties in red brick and hipped tiled roofs and a less decorative treatment.

Fortismere Avenue

- 7.17 The properties along Fortismere Avenue differ in style to the adjoining streets and are generally plainer. The repeated linked semi-detached forms and the distinctive rhythm of two storey bays with either gables or hipped roofs give a generally uniform appearance in views along the avenue. The predominant materials are red brick with roughcast render and tile hanging. Nos. 29 to 35 (odd) are plainer, more recent additions. Nos. 6 & 44 are different house types with an interesting first floor corner window above the front door. No. 48 has a sweeping roof form of the same design as Nos. 343 & 345 Muswell Hill Broadway.

Birchwood Avenue

- 7.18 There is considerable consistency in the appearance of the development along Birchwood Avenue. Nos. 2 to 28 (even) & 3 to 31 (odd) are similar double-fronted house types built in red brick with rendered panels on the upper floors. They have a two storey projection and a lean-to roof extending across the ground floor bays and central porch that appears as a continuous band in views along the avenue. Nos. 33 to 39 (odd) and 30 to 36 (even) are four pairs of linked semi-detached units with hipped roofs that share consistent fenestration bays and porches with the other houses. Chimneys and occasional gables add roof level interest the full length of the avenue.

Firs Avenue

- 7.19 The houses along both sides of Firs Avenue have considerable consistency in appearance because of their common roof form, fenestration, materials, detailing and elevation treatment. The houses all have pitched roofs and roof level upstand party walls, some with dormers that add visual interest. There is a pattern of two storey projections with ground floor bay windows and limited use of render at eaves level and on the tops of the bays. A later insertion Nos. 4 & 6 assumed to date from the 1950s, have a similar form and materials and echo the gabled forms seen elsewhere in the avenue. They are a good example of 'modern' infill that is appropriate to its context. The roof level extension at No. 8 is an unfortunate alien feature in the streetscape. The listed mews buildings at No.1 Firs Avenue were built as part of the Birchwood Mansions development on Fortis Green Road and are included within Sub Area 2: Fortis Green.

Woodside Hospital and Woodside Avenue

- 7.20 This part of the sub area has a more open landscaped quality that differs in character to the adjoining residential avenues.

- 7.21 The hospital buildings are of variable quality, but are sited around a central garden and are linked across the garden by open loggias. The hospital grounds are included in the Council's List of Parks and Gardens of Local Historic Interest based on the London Historic Parks and Gardens Trust Inventory of Historic Green Spaces produced in June 1996. The garden, St Luke's Hospital (20), includes the remnants of the gardens of the three substantial mid to late Victorian mansions acquired with their grounds in 1927 that, together with the adjoining later hospital building, form a notable group on the Woodside Avenue frontage. Mature trees, both deciduous and evergreens, survive around the perimeter of the site, although none appear to be over 100 years old. Rockwork along the driveway to Norton Lees is probably Victorian. Later landscaping of interest includes the more formal garden and herringbone brick path in front of the neo Georgian central two storey hospital building dating from 1928-30 that has a wide symmetrical frontage with classical detailing. It is built in red brick with contrasting stone to the eaves and central colonnaded entrance and pediment above. The central clock tower, weathervane and chimney are attractive roof level features on the hipped roof. The Victorian villa Norton Lees, built in 1875 for the silversmith Harry Atkin is east of the central building and Roseneath to the west. Both are built in yellow stock brick with red brick detailing and have hipped roofs; Norton Lees is two storeys and Roseneath three storeys. However, Leawood, the westernmost villa on the frontage, is now known as Simmons House. It is a red brick building, two storeys with a hipped roof, but has had a number of modern extensions including what appears to be an observatory dome.
- 7.22 Some recent development has also been undertaken north of Leawood that is not readily visible from outside the hospital grounds.
- 7.23 The main hospital buildings at the rear were built in the 1930s and comprise two angled two storey wings with a pitched tiled roof surrounding a landscaped garden. They are not of conservation interest. The single storey temporary building to the south-west detracts from the entrance to the hospital site but is not prominent from the frontage.
- 7.24 The frontage to Woodside Avenue is dominated by mature trees, which filter views of the buildings and are important to the character of this part of the conservation area. There are views of the rear elevations of the properties on the south side of Grand Avenue across the open area to the south of the school. Views of the rear of properties on the west side of Muswell Hill Road are obtained across the rear of No. 73 Muswell Hill Avenue.
- 7.25 The school playing field to the west of the hospital grounds is identified within the Council's UDP as Significant Local Open Land and an Ecologically Valuable Site Grade II Borough interest.

Muswell Hill Road

- 7.26 Muswell Hill Road is a comparatively wide, heavily trafficked, tree lined road. It rises relatively steeply from the junction with Church Crescent to the curve in its alignment south of Grand Avenue. From this point there are views of St James's Church and a narrowing of the road which provide a feeling of transition approaching the town centre. The former railway bridge defines the southern boundary of the conservation area.
- 7.27 Nos. 160 to 166 (even) Muswell Hill Road are two pairs of red brick semi-detached houses with two storey gabled projections, square ground floor bays and contrasting stone quoins and door and window surrounds. The stone quoins and surrounds originally gave them a character with a 'Tudor' feel, but unfortunately this character has been devalued by the addition of white painted render on Nos. 160 & 162 and the loss of several of the original sashes to inappropriate modern windows. Most of the other houses along the road continue the theme of gables, two storey projections and ground floor bays. However, the gables in Nos. 168 to 200 (even), Nos. 73 to 81 (odd) & Nos. 83 to 93 (odd) are set back and the bays are splayed. Nos. 168 to 172 (even) & Nos. 182 to 200 (even) on the east side of the road are wider properties that have dormers at roof level aligning with the windows below. Nos. 83 to 93 (odd) on the west side of the road have two storey projections with hipped roofs. Nos. 95 & 97 are a pair of double-fronted houses with gables. No. 99 is a detached property with a large ground floor splayed bay. It is set much further back from the road than the adjoining buildings. Unfortunately, its character has been detrimentally affected by the loss of the front garden and boundary wall to allow for the entire frontage to be hard surfaced, and by the loss of the original windows and doors to modern replacements. This diminishes the interest of the property in the street scene. The properties on the east side of the road at the brow of the hill are elevated in relation to the street. Nos. 103 & 105 and Nos. 202 to 208 (even) north of the junction with Grand Avenue are slightly taller buildings of similar materials but with differing detailing.

Church Crescent

- 7.28 Church Crescent is a quieter, narrower residential street of two parts, the southern part steeply sloping and curved in its alignment, whilst the northern part is flatter and tree lined. There is a long view to the south west from the top of the hill and a notable view to the town centre from Bishops View Court. The mature tree on the frontage to Bishops View Court forms an important focal point along Church Crescent.
- 7.29 The buildings in Church Crescent are generally consistent in character and appearance, mostly being two storeys with an attic storey in slate roofs and built of red brick with stone window heads and white painted timber porches and window frames, although there are a number of different house types and stylistic variations.

- 7.30 No. 77 (The Friends Meeting House) at the southern end of Church Crescent is an early 20th Century single storey red brick building with a pitched tiled roof with a gable end on the road frontage. Nos. 69 to 76 (consec.) are a two storey Neo Georgian yellow brick block of flats with parapet cornice and red brick quoins and windows surrounds. The tiled mansard roof has dormer windows and prominent chimney stacks on the flank walls.
- 7.31 The other properties are all residential and of consistent appearance and details, although some rendering of frontages and the replacement of windows has occurred to the overall visual detriment of the street scene. The houses are arranged in terraced blocks of four units sub-divided into two by a central arched set back and have symmetrical elevation treatment. The ends of the terraces are emphasised by a combination two storey bays with gables above or a two storey gabled projection and single storey bays. There are single storey bays with pitched roof porches on the intervening blocks and small dormers at roof level. Nos. 26 & 28 are a semi-detached pair of houses of the same type, but the appearance of No. 28 has been diminished by the rendering of the brickwork and the replacement of the original windows. The buildings at the southern end of the crescent step up the slope so that their roofs become an important component in the views along the street adding visual interest to the street scene. Unfortunately, there has been substantial disruption to the visual quality of the frontages of the buildings by the removal of front boundary walls to allow for the creation of frontage parking where the slope is less pronounced.
- 7.32 Bishops View Court is a recent residential development built in red brick and is neutral in the street scene. The adjoining open area is the former railway embankment that originally lead to the Alexandra Palace station to the east. It is identified in the UDP as an Ecologically Valuable Site of Metropolitan Importance and a Local Nature Reserve.
- St James's Lane**
- 7.33 The steep slope of the land to the south-east of the town centre is influential in the character and appearance of St James's Lane and Hillfield Park. The long views towards London obtained from their north-western ends are a memorable feature. There is strong consistency along the frontages as a result of the grouping of repeated house types and consistent heights and small front gardens. St James's Church is a prominent feature in the views north along St James's Lane. Development is entirely residential and comprises terraces that are a combination of purpose built flats and houses.
- 7.34 Nos. 1 to 55 (odd) St James's Lane and Nos. 42 to 50 (even) Hillfield Park form two adjoining consistent terraces of two storey properties built in red brick with contrasting white painted timber windows porches and eaves brackets that support hipped slate roofs. They are arranged in pairs and have distinctive two storey canted bays with steeply sloping pyramidal roofs. The entrance doors have paired projecting timber porches with elaborate joinery including turned balusters and curved braces. The repeated forms and consistent details of the buildings set back behind small front gardens create a distinctive pattern along the streets.

- 7.35 The development on the opposite side of St. James's Lane is set further back and there is a greater influence of trees and landscape elements. Although the properties differ in style there is general consistency in their height and the use of red brick and hipped tiled roofs.
- 7.36 To the south is a group of two storey houses built in red brick and roughcast render with red tiled roofs. Nos. 8 & 10 are an asymmetrical semi-detached pair with pitched roof and forward projecting gable end set back within long front gardens. Nos. 12 to 36 (even) are terraced properties with an Arts and Crafts influence in their prominent hipped roofs and chimney stacks, multi-paned casement windows and bays. No. 12 has an elaborate tiled plaque in a panel between the first floor windows inscribed 'THE HOMESTEADS No 1'. There is a densely planted area of trees and shrubs in front of Nos. 22 to 36 (even) that contributes to the landscaped character of the west side of St James's Lane.
- 7.37 Views east out of the conservation area are terminated by the railway viaduct across the road that remains, now without its line, as a substantial brick structure. Beattock Rise, adjoining it on the southern side of the road, is a late 20th Century housing development that has no conservation interest.

Hillfield Park

- 7.38 Hillfield Park is made up of two roads in a 'T' shaped development. The east section contains three consistent two storey red brick terraces of similar scale, Nos. 42 to 50 (even), Nos. 39 to 61 (odd) and Nos. 63 to 75 (odd). They have two storey square projections with ground floor canted bays between which are pairs of porches creating a continuous pattern along the street. At roof level there is some variation. Nos. 39 to 45 (odd) & Nos. 63 to 75 (odd) have gables with decorative plasterwork over the projection, whereas Nos. 47 to 61 (odd) have hipped roofs. No. 75 at the end of the terrace has its entrance doorway and porch within an attractive flank elevation onto St James Lane that is of yellow stock brick with red brick dressings. No. 37 at the other end of the terrace is an unsympathetic modern addition. The view looking north along this part of Hillfield Park is dominated by the bulky office building on the south side of Muswell Hill that is overly prominent on the skyline. The adjoining Muswell Hill Centre and unattractive lock-up garages further detract from the view.
- 7.39 There is considerable consistency in the elevation treatment of Nos. 1 to 35 (odd) and Nos. 2 to 40 (even) along the west section of Hillfield Park as it rises up the slope towards the Broadway, although there is variation in the house types along the street. These red brick properties are two storeys with an attic storey with a large dormer in the slate mansard roof, many of which are in the form of a canted bay with pyramidal slate roof. They have contrasting white painted windows and occasional timber porches. Some of the dwellings have brick arched doorways, the form of which is echoed in timber panels to first floor windows and arched window openings. Each level is set back slightly further from the frontage than the one below. The

properties have small front gardens and low boundary walls, which define the street.

- 7.40 The attic storey gives a greater sense of enclosure and more urban feel to this part of the street. The stepping of the elevation and the variety of treatment and location of bays, dormers and porches lend a particularly distinctive appearance to this part of the street.
- 7.41 No. 35, at the end of the terrace, has a decorative plaster plaque at roof level in the gable on the flank elevation inscribed '1900' and a flight of steps to the front door protected by a projecting timber porch which are local features in the streetscape. No. 40, the two storeys end of terrace property on the other side of the street, is of the same age, without an attic storey but with an attractive coved eaves detail. Unfortunately, its elevations have all been rendered and painted white. It has a large two storey rear extension that turns the corner, clearly visible in views north from St James's Lane.
- 7.42 No. 1, at the west end of the street, is also a two storey building with white painted render and a large two storey rear extension that faces onto Hillfield Park Mews. The first floor corner canted bay is surmounted by a lead clad roof of ogee profile giving an attractive bell shaped dome. Unfortunately, all of the original windows and doors been replaced by inappropriately designed modern ones.

8. SPATIAL AND CHARACTER ANALYSIS

Sub Area 5. Tetherdown

Overall character and appearance

- 8.1 This area is predominantly two storey terraced development of a modest scale, much of which dates from the mid-19th Century. Most of the residential properties are yellow brick with slate roofs and are set back behind small front gardens. The properties within this sub area are generally smaller and plainer than those in other parts of Muswell Hill.

Coppetts Road and Tetherdown (east side)

- 8.2 The northern extension of Tetherdown beyond its junction with Pages Lane is known as Coppetts Road. Nos. 2 to 12 (even) Coppetts Road and Nos. 1 to 11 (odd) Page's Lane, together with Nos. 1 to 5 (consec.) Victoria Cottages, form a locally listed group of modest properties at the junction of Coppetts Road and Page's Lane. Nos. 6 to 12 (even) Coppetts Road are two pairs of yellow stock brick semi-detached houses with a front projection and central chimneys, whereas the other properties are red brick terraces. Built early in the second half of the 19th Century, they pre-date much of the other development in the conservation area. They have slate hipped roofs except for Nos. 10 & 12 which have been replaced by concrete tiles. The windows are vertical sliding sashes with arched brick heads. Most of the terraced houses retain their original slender glazing bars that subdivide each sash into six panes, whilst those on Nos. 6 to 12 (even) are wider, subdivided into eight panes. Unfortunately, the uniformity of the group has been compromised by

the rendering and painting white of the elevations of Nos. 3 & 11 Pages Lane.

- 8.3 Nos. 1 to 5 (consec.) Victoria Cottages (shown as Tetherdown Place on the 1894 Ordnance Survey map) are accessed via a narrow path between Nos. 11 and 13 Page's Lane.
- 8.4 Nos. 13 to 27 (odd) Page's Lane are a group of four pairs of Edwardian semi-detached houses that are taller and of a slightly larger scale than the earlier cottages. They are built of red brick with timber entrance porches, roughcast rendered first floors and tiled half hipped roofs with tall chimney stacks and wide central dormers.
- 8.5 Nos. 12 & 14 Page's Lane, opposite, are a semi-detached pair of 19th Century houses constructed in yellow stock brick. They have a pitched slate roof with chimney stacks at ridge level in the gables. The simple elevations are symmetrical about the party wall with paired four panelled entrance doors with rectangular fanlights, canted ground floor bays, and simple vertical sliding sash windows with rubbed brick heads.
- 8.6 Nos. 6 to 10 (even) are a three storey terrace on the south side of the junction of Page's Lane and Tetherdown, built in red brick with stone window dressings, that are seen as a consistent group. They have a small forecourt and the ground floor shopfronts that retain most of their original details.
- 8.7 The corner buildings, Nos. 2 & 4 and Nos. 80 to 86 (even) Tetherdown, are three storey in red brick with stone string courses at first floor window head and eaves level and stone window heads. The upper floors have stone canted bays and slate roofs with gables above the bays at roof level and on the flank elevation. There are shop units at ground level that project out slightly beyond the main façade.
- 8.8 Adjoining to the south are Nos. 70 to 78 (even) Tetherdown, a 1930s terrace of two storey white painted rendered 'Moderne' houses with steeply pitched tile roofs and overhanging eaves. They retain their characteristic curved bay windows with metal Crittall window frames and horizontal glazing bars with the exception of No. 78 which now has inappropriately designed casement windows with leaded lights.
- 8.9 Nos. 62 to 68 (even) are two pairs of two storey semi-detached houses with shared hipped roofs. Originally built in yellow stock brick, Nos. 62 & 64 now have white painted rendered frontages and ground floor canted bays, whereas Nos. 66 & 68 have contrasting red brick detailing including a large two storey red brick bay at No. 68.
- 8.10 Nos. 50 to 60 (even) are three pairs of semi-detached properties to the south. They are taller two storey houses with an attic floor within steep 'M' shaped slate roofs with prominent central chimney stacks and sash windows in large gables with elaborately shaped timber barge boards. Built around the end of the 19th Century the outer two pairs are in yellow stock brick, while in contrast

the centre pair are in red brick. They all have large two storey brick canted bays, ornate Gothic influenced detailing including red brick pointed arched heads to the windows, and gabled timber entrance porches.

Coppetts Road & Tetherdown (west side)

- 8.11 North of Eastwood Road, Nos. 1 to 7 (odd) Coppetts Road form a two storey red brick terrace of Edwardian houses with a shared hipped slate roof. They have been built as two adjoining symmetrical pairs, the building line of Nos. 1 & 3 set back on the party wall from Nos. 5 & 7. Each house has a full height square projection with a roof level gable and shaped timber barge board and a single storey canted bay. The recessed sections have paired timber entrance porches with decorative joinery.
- 8.12 No. 7A is a single storey commercial building with a central barn-like section with a tiled gambrel roof with oversailing eaves and a front elevation of painted brick with projecting brickwork forming Art Deco style frames around the outside of the elevation and of the double doors and two flanking narrow windows.
- 8.13 South of Eastwood Road, Nos. 55 to 67 (odd) form a two storey stepped terrace of less consistent appearance. However, they all have roof level gables, bay windows and projections. Unfortunately, the original character and appearance of the elevations of this group of houses has been much altered, in particular by the modern stone cladding on the frontage of No.55 which is prominent, out of keeping and detrimental to the character and appearance of this part of the conservation area.
- 8.14 Nos. 49 to 53 (odd) are a terrace of three similar properties south of the junction with Burlington Road that continue the pattern of gables, ground floor bays and porches.
- 8.15 Nos. 41 to 47 (odd) form a late Victorian terrace with small front gardens that is constructed in yellow stock brick and has contrasting arched red brick window heads and canted ground floor bay windows. The integrity of the group has been by compromised the addition of a modern mansard roof extension on No. 47.
- 8.16 Nos. 33 to 39 (odd) to the south, are seen as part of a group with Nos. 41 to 53 (odd), but are slightly taller pairs of Victorian semi-detached houses. They continue the use of yellow stock brick and the pattern of ground floor bay windows along the street, but have small gabled dormers at roof level.
- 8.17 No. 31 Tetherdown is the Muswell Hill District Synagogue, a tall single storey red brick and concrete building dating from 1965 that contains a double height hall. It has a flat roof behind a parapet with simple concrete coping, and a large centrally positioned cantilevered entrance porch extending to the back of the pavement.
- 8.18 No. 29, south of the Synagogue, is a large three storey red brick building with an 'M' shaped slate roof with a gable in the centre of the street elevation. It

was built as Tollington Boys Grammar School in 1901 and has now become part of Fortismere School.

- 8.19 Nos. 15 to 27 (odd) are two further terraces of modest two storey Victorian cottages with shared hipped roofs with upstands at the party walls. Nos. 21 to 27 (odd) are built in yellow brick and have round headed doorways, ground floor canted bay windows and arched window heads all with contrasting key stones. Nos. 5 to 19 (odd) are a slightly smaller Gault brick two storey terrace with a plainer flat fronted elevation.
- 8.20 Hedgerows are important in defining the frontages to these residential properties. In some locations boundaries are poor. Leylandii trees have been planted in some of the small front gardens. These are inappropriate in scale and detract from the character and quality of the frontage.

9. SPATIAL AND CHARACTER ANALYSIS

Sub Area 6. Page's Lane

Overall character and appearance

- 9.1 This sub area consists of predominantly large 19th Century buildings set well back from road frontages within large landscaped grounds containing mature trees and vegetation. The scale of buildings is much larger than those within adjoining sub areas and they are prominent in views along Pages Lane and Colney Hatch Lane. Their combination of church, community and residential uses give a notable sense of openness that is characteristic of this area. The main materials used are yellow stock brick or buff brick with slate roofs. Common themes in the treatment of the elevations of the houses are the use of bay windows and roof level gables, although there is considerable variety in style and shape.

Page's Lane

- 9.2 Page's Lane is a winding, undulating road linking Colney Hatch Lane and Tetherdown that was part of the early rural development pattern. It forms part of the northern boundary of the Conservation Area. Mature trees are prominent in views east from near the junction with Tetherdown.
- 9.3 No. 29, on the corner of Creighton Avenue, is the only property on the north side of Page's Lane in this sub area. It is a large detached two storey Edwardian house with an attic storey within a gabled tile roof. The elevations are white painted render with half timbering on the gables and ground floor square bays with hipped tiled roofs. The building is well screened by the dense vegetation within the front garden, with the tall red brick chimney stacks dominating views.
- 9.4 The former St Martin's Convent, now subdivided into three houses and renamed St Martin's Terrace, and Our Lady of Muswell Hill Primary school are substantial two storey buildings on the south side of Page's Lane. They are built of pale yellow brick with an additional attic storey and dormer windows in steep hipped slate roofs, and are both set back from the road and have an 'L' shaped layout. St Martin's Terrace occupies a building formerly

known as Springfield House, a large mid 19th Century property with a symmetrical elevation of five windows, projecting bracketed eaves and a central gable with timber bargeboards and a round headed window. Interest is given to the elevation by the use of contrasting red brick details, stone stringcourses and deep stone window heads. The adjoining school building, constructed between 1896 and 1913, has a simple elevation with tall multiple paned sash windows. At the rear is a large mid 20th Century extension of similar height, and the two sections have been recently linked at the corner with a new curved flat roofed extension to the frontage.

- 9.5 Whitehall Lodge is an impressive 'T' shaped six storey block of flats built in the 1930s in an international 'Modern' style set well back from the street frontage in landscaped grounds. It is included in the Council's local list of buildings of merit. The elevation is white painted render stepping forward in a symmetrical series of curved and flat planes from the central full height glazed entrance door and staircase tower surmounted by a small penthouse on the flat roof. The outer, most forward, projections are in the form of full height circular towers. All of the windows retain their original characteristic Crittall metal window frames with horizontal glazing bars.
- 9.6 The Muswell Hill Methodist Church occupies a large complex on the North Bank estate, comprising the substantial Victorian property set in large grounds that have been identified in the Council's UDP as an Ecologically Valuable Site of Local significance. The site was given to the Methodists by Guy Chester in 1924. The original North Bank house is also included in the Council's local list of buildings of merit. It is two storeys in height and built in a pale yellow stock brick and has a pitched slate roof with two gable ends with shaped barge boards on the front elevation. The adjoining 1984 church was added to the east flank Peter Knollt and Chris Lelliot incorporates stained glass from the previous Wesleyan Methodist church that had stood on the east side of Colney Hatch Road. It is of similar materials to the original building, with a tall pitched slate roof and gable ends with shaped barge boards.
- 9.7 No. 28, a large 'L' shaped two storey pale yellow stock brick former stable block, adjoins the east end of the Methodist Church frontage. It has an interesting stringcourse at first floor level that contains contrasting dark bricks and a hipped roof with modern concrete tiles with prominent plinth shaped brick chimney stacks. The tall boundary wall in matching pale yellow stock brick incorporates the former gate piers of the house, inscribed 'NORTH BANK' that remain as a feature of interest on the frontage although the gateway between them is now bricked up. The stable building together with the boundary wall are prominent features in the street scene.
- 9.8 Chester House is a large 'U' shaped three storey hostel building at the junction of Colney Hatch Lane and Page's Lane, built in the 1960s. It is of a similar pale yellow stock brick to the older buildings in Page's Lane, but the flat façade is plain and bulky, and its horizontal emphasis, shallow roof, small square windows and applied vertical timber boarding detract from the street

scene. The trees on the frontage are important elements that help to soften the impact of this building.

Colney Hatch Lane

- 9.9 Colney Hatch Lane is a busy traffic route lined with properties set well back from the road behind substantial front gardens, many of which contain mature trees and dense shrubs that are prominent elements of the street scene. The filtering effect of this foliage landscape in views of the houses is less pronounced at the edge of the conservation area near the junction with Page's Lane.
- 9.10 On the east side of Colney Hatch Lane there is variety in the materials and style of the houses. There is, however, general consistency in the heights of buildings (two to three storeys), the set back of the dwellings behind large front gardens and in common themes such as bay windows, gables and the use of contrasting stone surrounds to the windows.
- 9.11 Nos. 34 to 38 (even) are a three storey symmetrical terrace of three Victorian properties with a shared pitched slate roof. Built in yellow brick they have painted stone window dressings and a decorative tile string course at second floor sill level. The central house has a gable and a large square projecting bay through the ground and first floors, the two outer houses having canted bays. Their original front boundary walls and piers remain intact.
- 9.12 Nos. 24 to 32 (even) are a slightly later terrace to the south built in red brick with ground floor canted bays and stone surrounds to the windows. They are two storeys with an attic storey in a steep tiled mansard roof. The repeated use of tall shaped gables at roof level gives the impression of a consistent height of development along the street.
- 9.13 Nos. 20 & 22 are substantial two storey detached red brick properties with hipped tiled roofs and stone surrounds to the windows. No. 20 has a 'Tudor' style influence in its elevation treatment, whereas No. 22, which also has rough cast render on its upper elevations, has a more Arts and Crafts feel with a large gable end and attic storey with dormers.
- 9.14 Nos. 14 & 18 are a more recent house and bungalow of little conservation interest, whereas Nos. 10 & 12 continue the theme of red brick, hipped tiled roofs and bay windows across a wide frontage. They are two storeys with a shared hipped red tiled roof and gable ends with shaped timber bargeboards above two storey projections.
- 9.15 Nos. 6 & 8 have similar details but are three storey properties built in red brick and have tiled roofs and bays.
- 9.16 No. 4 is the remaining half of a three storey semi-detached pair of houses which continues the use of bays and gables but is built in yellow brick and has contrasting red sandstone detailing.

- 9.17 Dorchester Court, a four storey block of flats at the junction with Muswell Road, was constructed in the late 1920's on the site of the other semi-detached house and No. 2. The building is of pale red brick with contrasting heads to the windows. The most interesting feature of its simple elevations are the curved corners and the curved metal window frames.
- 9.18 The west side of Colney Hatch Lane contains Nos. 3, 5 & 7, a group of three two storey mid-19th Century detached villas that are some of the oldest buildings in Muswell Hill. These are flanked by Chester House at the north end and Our Lady of Muswell RC Church at the south end. All of these buildings are set well back into their sites behind a screen of mature trees and shrubs.
- 9.19 Our Lady of Muswell RC Church was built in 1938 in a plain Early Christian-Romanesque style to the designs of T H B Scott. It is of brown brick with pediments over the crossings, a red tiled roof and raised gable over the east entrance. The east elevation fronting Colney Hatch Lane has three circular windows with stained glass and a projecting copper roofed entrance porch. Its height and bulk emphasise its presence in the street scene.
- 9.20 No. 3 has a long low two storey elevation with a shallow pitched slate roof and tall chimney stacks. The right side has a forward projecting extension with a large canted bay and a gable end beyond which is a lower extension with a cat-slide roof and small gable end. Its original appearance has been significantly altered by unsympathetic rendering of the frontage, replacement bargeboards, side and porch extensions and the hard surfacing of the frontage, all of which have diminished its historic interest.
- 9.21 Nos. 5 & 7 are notable properties of consistent appearance. They are constructed in a yellow brick and have low pitched slate roofs and stucco surrounds to the windows. Both of the houses have a gable end with decorative fretted timber bargeboards that extend the full length of the eaves line, giving a most attractive 'cottage' like appearance to the buildings.

Meadow Drive

- 9.22 Meadow Drive is a private road to the south of Our Lady of Muswell RC Church leading to some 20th Century flats, open space and recreational facilities. None of the buildings are of conservation interest, but the mature trees make a substantial contribution to the landscape character that dominates the area.

10. SPATIAL AND CHARACTER ANALYSIS

Sub Area 7. Muswell Avenue & Wellfield Avenue to The Avenue

Overall character and appearance

- 10.1 This residential area has a notable consistency in character and appearance derived from its speculative development primarily over a period of less than

thirty years between 1896 and 1913 after an initial start in the mid 1880s. As a result, the buildings are of a relatively consistent architectural style and generally constructed from a common palette of materials with similarities in detailing throughout the differing house types. Most of the houses are terraced or in a linked semi-detached form and were built as family housing for the expanding workforce of London. The grid street pattern makes the best use of the land whilst still providing relatively wide streets and long plots with comparatively narrow frontages.

- 10.2 The buildings are generally of uniform two storey height with some attic storeys and a constant building line set back behind small front gardens. This gives a sense of enclosure to the streets, accentuated in areas where street trees have been planted. However, landscape elements are generally less pronounced in this part of the conservation area than in the residential streets within Sub Area 4. The retention of original low boundary walls along the frontages in some streets give greater consistency to their character and appearance. Houses at junctions of streets are generally designed to turn the corners with features such as circular bays, turrets and towers, creating the impression of a gateway into the street.
- 10.3 The predominant building materials are red brick with red clay tile or slate roofs. Red tiles are commonly used on porches and small roofs over bays. The use of white painted render, white painted timber work and mullions creates a distinctive contrast with the red brickwork that is characteristic of this area.
- 10.4 There is extensive use of forward projections, gables, bay windows and decorative render panels or coving with pargetting. The houses have either hipped roofs or pitched roofs with gable ends, with a repeated pattern of upstand party walls with prominent chimney stacks generally positioned between pairs of houses. Timber front entrance doors with a variety of stained glass upper panels, decorative timber porches, and timber window frames with the upper sashes subdivided by glazing bars are common features. The repeated pattern of such elements lends a homogenous character to the streets even though the individual house types may differ.
- 10.5 Topography is influential in the character of particular streets. Views of Alexandra Palace are obtained from a variety of locations within the area and are a common feature of these streets. Views south along Rosebery Road from its junction with Alexandra Park Road give glimpses of Alexandra Palace in the distance. There are also long views to the north-east from the west ends of Alexandra Park Road and Muswell Road.

Alexandra Park Road

- 10.6 Alexandra Park Road is a busy road, dominated by traffic that passes through the northern part of the conservation area. Together with its adjoining roads it was laid out in the late 19th Century and as a result there is greater variation in the age and the style of the properties than in the later parts of this sub-area. Alexandra Park Road has a notable fall from west to east that has led to the development along it being stepped down the slope.

- 10.7 On the north side of Alexandra Park Road there is variety in the style, materials and details of the houses. However, they are of a generally consistent height, have pitched roofs, gables and bays and have a common building line to the street.
- 10.8 Nos. 13 to 21 (odd) are a terrace of linked two storey red brick buildings with tiled roofs and rendered and half-timbered gable ends over forward projections. The ground floors have canted bays and timber hooded entrance porches. Nos. 23 & 25 are a similar semi-detached pair, but are slightly taller with an attic storey with windows in the gables. They both have a wide two storey square bay.
- 10.9 Nos. 27 & 29 are an unusually designed pair of semi-detached houses that would have originally been very attractive, but have both undergone some unfortunate alterations. No. 29 still retains its original clay tiled roof with decorative pierced ridge tiles and a small dormer with timber casement windows, a moulded timber cornice and pediment. Below this at first floor level is a canted oriel window. No. 27 has concrete tiles and a modern dormer, has lost its oriel window and all other windows have been altered. The houses share a prominent central diagonal chimney stack with terracotta pots in addition to a chimney stack at each end. Each house has a shaped 'Dutch gable across the outer half of its front elevation with a rendered first floor and red brick ground floor, now unfortunately painted at No. 29, and a canted bay. No. 27 retains its original attractive front entrance door and stone doorcase, the details of which have been painted out on No. 29.
- 10.10 Nos. 31 to 43 are variations of the same designs, all with gable ends except for No. 41 which now has a wide dormer in a concrete tiled roof. St Regis Close, adjoining No. 43, is a cul de sac of late 20th Century housing of no conservation interest.
- 10.11 At the bend in the alignment of Alexandra Park Road, on the western side of Windermere Road are the red brick St Andrew's Church and the adjacent church hall, both of which are local landmarks. Built in 1903 to a design by J. S. Alder, the church was gutted in World War II. The north, east and south walls were incorporated in the remodelled church by R S Morris in 1957. The church has tall pointed arched window above a curved porch on the main street elevation and a series of arched windows that run along the side elevation, clerestoried nave and shallow pitched roof. A large pointed arched doorway with a rose window above forms a focus in the side elevation. The church hall is of similar proportions to the church, but has a continuous pitched roof and a flat topped entrance porch between gabled wings. Windows are all pointed arched and the roof ridges have stone finials.
- 10.12 Nos. 51 to 65 (odd) Alexandra Park Road are a consistent red brick terrace with pitched slate roofs and contrasting plaster detailing emphasising the eaves bays and gables. They have mostly retained the original lean-to porches and have low boundary walls that define the street. The end

properties have octagonal bays with pargetted cornices and conical roofs that turn the corners onto the adjoining streets. The substantial dormer on the side of No. 51 and the mansard on the side of No. 65 are bulky and unsympathetic to the character of the properties.

- 10.13 Nos. 67 to 83 (odd) are a group of linked semi-detached properties built in the 1920s or 1930s between the junctions with Thirlmere Road and Grasmere Road. They are red brick with rendered upper floors and have hipped red tiled roofs, mostly with a half-gable within the front slope, tall chimneys and curved bays, around the corner of No. 83. They lack the Edwardian character of other properties within the conservation area.
- 10.14 On the south side of Alexandra Park Road Nos. 2 to 6 and No. 39 Muswell Avenue are two pairs of substantial houses that have highly articulated front elevations and also step progressively forward as they follow the curve of the road. They have two storeys of red brick with a third attic storey within a rendered gable end and tiled roofs. Each house has a front entrance doorway set back in a narrow right side part of the front elevation, a wider central section containing twin sashes with French windows and balcony at first floor level, and a left side forward projection beneath a gable with a ground floor canted bay.
- 10.15 Nos. 8 & 10, originally similar in detail to the adjoining terrace, now have such radically altered front elevations that they are no longer of any architectural merit. Nos. 12 to 26 (even) is a terrace of two storey red brick houses with a full height canted bay on a forward projection with a gable end. They have contrasting window sills supported on brackets and lean-to porches with decorative painted timber brackets. No. 28 on the opposite corner of Coniston Road is of the same design, but now have an additional attic storey within the raised roof space and the side section has been rebuilt with the main entrance moved to the centre of the bay window in a most unfortunate and visually detrimental way.
- 10.16 Nos. 30 & 32 are a pair of double fronted two storey houses with slate roofs. No. 30 is red brick with a central arched recessed entrance porch, left side canted bay and gable end and right side first floor balcony, while No. 32 is yellow stock brick and render with a central hooded hipped porch, left side curved bay and right side square bay. Unfortunately, part of the ground floor now has stone cladding.
- 10.17 No. 34 (St Andrew's Vicarage), at the junction with Curzon Road, was built in 1903 by J. S. Alder to accompany the church on the north side of Alexandra Park Road. It is similar in proportions to Nos. 30 & 32, but has two gable ends and canted bays on the front elevation.
- 10.18 Nos. 36 to 86 (even) is a long consistently detailed terrace of paired large two storey red brick houses with a third attic storey within a slate roof. They have a forward projection with a gable end and large ground floor canted bay. Some have arched recessed entrance porches, others have decorative timber hoods. Small dormers, porches and doors with decorative stained

glass panels are generally consistent features along the terrace. No. 86 is a double-fronted property that terminates the terrace, but has lost its gables.

Roads north of Alexandra Park Road

10.19 There is less consistency in the style and appearance of the properties in the roads to the north of Alexandra Park Road. However, they are generally two storeys in height and most have bays and gables on the front elevation.

10.20 The northern part of Muswell Avenue follows the line of an older road previously known as Weatherill Road. Its curving alignment results in changing views and properties with stepped frontages. Although the buildings have a variety of materials and styles they are of a similar height, scale and distance from the frontage, so there is a consistent sense of enclosure along the street.

Muswell Avenue

10.21 Along the west side, Nos. 41 to 59 (odd) form an irregular two storey late Victorian terrace constructed in pale yellow Gault brick with slate roofs, contrasting red brick and stone detailing and ground floor bays. No. 41 is a double-fronted house with a hipped roof and dormer windows to an attic storey. Nos. 43 to 53 (odd) are each three windows wide, No. 57 two windows wide and Nos. 55 & 59 have an attic storey in a gable end. To the north of this terrace the houses are a variety of semi-detached and terraced properties that are constructed in red brick with pitched slate roofs. Most have two storey projections with gables, deep contrasting stone heads and mullions and sash windows. Nos. 61, 63 & 63A were built with full width gable ends, but unfortunately No. 61 now has a parapet that detracts from the appearance of the frontage of the group. The houses have rendered upper floors and red brick and ground floor bays. Nos. 65 to 87 (odd) have mullions and recessed doorways, whereas Nos. 89 to 101 (odd) have ground floor bays and lean-to porches supported on decorative timber brackets. Nos. 101 to 109 (odd) form a similar house type, but with two storey bays with pitched roofs above.

10.22 The properties on the east side of Muswell Avenue are two storey semi-detached houses that step forward along the curve of the street. Their elevation treatment varies, although they are all symmetrical about the party wall, have pitched or hipped slate roofs and recessed doorways. Nos. 42 to 56 are constructed in red brick (Nos. 46, 50 & 52 now painted) and have two storey bays and sills with brackets. Nos. 42 & 44 have gables above large square bays with sashes in their flanks and deep stone heads, and an attic storey within the roof space, whereas Nos. 46 to 56 (even) have canted bays with pyramid roofs over. Nos. 58 and 60 are a slightly taller pair built in yellow Gault brick with ground floor bays and pitched roofs, each with a small gabled dormer. Nos. 62 and 64 are the same design as Nos. 81 to 89 (odd) on the other side of the avenue, but have been rendered. Nos. 66 & 68 are the same design as Nos. 46 to 56 (even) but have been rendered. Nos. 70 to 80 (even) and the detached No. 82 are all of the same large house red brick types as Nos. 42 and 44.

- 10.23 At the north end of Muswell Avenue the untidy garages and rear gardens of 37 to 75 (odd) Windermere Road detract from the character and quality of this part of the street frontage, their detrimental effect relieved in part by the mature trees along the street.
- 10.24 To the east of Muswell Avenue are Windermere Road, Grasmere Road and Thirlmere Road. These streets aligned north north-west to south south-east between Alexandra Park Road and Grosvenor Road and are characterised by small scale two storey terraced properties situated on wide tree lined streets. The properties have two storey bays with either pitched slate roofs or gables above. Each property is separated at roof level by brick upstands which together with the chimneys create a repeated pattern at roof level. The streets have a uniform appearance created by the consistency of building form, elevation treatment and roof lines. The houses are built in red brick with contrasting white painted timber windows and detailing. The front gardens are small and defined by with low boundary walls. Many of the original 'lava' brick boundary walls still exist and generally reinforce the uniformity of the frontages, although in places new walls have been constructed. Many properties retain their original sash windows and timber panelled doors with stained glass detail that add interest to the streets. However, some limited introduction of replacement doors or windows has taken place to the general detriment of the character and appearance of this part of the conservation area.

Windermere Road

- 10.25 This is a wide tree lined residential street that has a continuous sense of enclosure resulting from the small scale two storey terraces along it. Nos. 1 to 23 (odd) and Nos. 2 to 24 (even) form a uniform group of red brick houses with painted white detailing including window frames, sills and mullions. Each property has either a two storey square projection with gables over or a canted bay with a pyramid roof. The gables have painted timber barge boards and vertical timbering. Above the gables and pyramid roofs are finials and decorative ridge tiles. This group of properties has two types of distinctive white painted timber porches.
- 10.26 Nos. 25 to 75 (odd) and Nos. 26 to 48 (even) form a slightly different group of properties that have lean-to porches. The rhythm of canted bays along the street is maintained by the continuous modillion eaves cornice and pyramidal roofs. Nos. 25 to 35 (odd) have a decorative plaster apron detail under the upper floor windows. Access to the properties is slightly elevated with steps leading up to the doorways. Nos. 50 to 70 (even) are a similar house type but with arched doorways and wide doors designed with elaborate joinery and glazing to give the appearance of a pair of double doors.

Grasmere Road

- 10.27 Grasmere Road is a consistent street of small two storey terraced properties of similar house types with two storey canted bays with pyramid roofs except

for Nos. 1, 34 & 36, 37 & 39, 77 and 66, which have square bays with gables over. The houses are arranged in two long terraces with a continuous pitched slate roof, although some houses now have concrete tiled roofs. The gables above the bays have painted timber barge boards with vertical timber panelling. A continuous modillion eaves cornice extends along the entire terrace. Each property has an entrance door within an arched recessed porch and arched heads to the ground floor sash windows. The ground floors of the houses along the west side are elevated in relation to the pavement.

Thirlmere Road

- 10.28 This road also has a number of street trees and a wide appearance created by its two storey small scale properties. The properties have two storey bay windows which are arranged in alternating pairs of gables, pitched or flat roofs. These changes create a distinctive pattern at roof level that is also reflected in the detailed treatment at the elevation. The properties are constructed in red brick and have pitched slate roofs. Properties with a gable also have painted render at the first floor level. The repeated details of the sash windows, stained glass panel doors and window and door heads add interest to the elevations. On the west side of the street the property entrances are slightly elevated and access is gained via steps up to the door.
- 10.29 Nos. 1 & 3 and Nos. 2 & 4 are two pairs of larger houses that have two storey square bays with sashes in their flanks and gables above similar to some of the houses in Windermere Road. The gables have deep barge boards with an arched feature above the window. Nos. 1 & 2, at the end of each terrace, have a large prominent brick chimney stack with fluted brick detail that continues down the side elevation of the properties, and additional interest in the form of a dragon shaped finial on the apex of the gable.
- 10.30 Nos. 25 & 27 are a pair of houses that are slightly different in appearance to the remainder of the street, having two storey projections and balconies at first floor level. No. 29, probably dating from the 1920s or 1930s, has a rendered front elevation and curved bays.

Muswell Road

- 10.31 Along Muswell Road there is variety in the heights, materials, styles and details of the houses although the buildings have a consistent relationship to the street. The semi mature street trees give parts of this road a relatively leafy character during the summer months. On the north side of Muswell Road all the development is two storeys in height whereas on the south side there is a combination of two and three storeys.
- 10.32 Nos. 1 to 9 (odd), on the north side of Muswell Road, are a group of two storey late Victorian properties that are built in a yellow stock brick with contrasting red brick and stone detailing and have slate roofs with contrasting hip and ridge tiles. No. 1 Muswell Road is a double-fronted house with two large dormer windows in the front roof slope and ground floor square bays each side of a central pedimented recessed entrance porch. Nos. 3 to 9 (odd) form a terrace with a balanced, but not quite symmetrical, elevation the

end properties having large two storey canted bays surmounted by a gable end containing an additional attic storey. Nos. 11 to 21 (odd), east of Muswell Avenue, is a consistent group of two storey linked detached and semi-detached Victorian houses built in red brick with contrasting stone and pitched slate roofs. Unfortunately, the uniform appearance of the terrace has been damaged by No. 13 now having a painted elevation. They have the same Tudor-influenced window and doorcase detailing as at the adjoining No. 2 Muswell Avenue. Adjacent to them are Nos. 21A & B, a pair of 1920s or 1930s rendered two storey semi-detached houses with tiled roofs and gable ends. Their large flat roofed circular two storey bays, beyond which are the main entrances on the side elevations, are unusual features. East of the junction with Coniston Road, Nos. 23 to 39 (odd) and Nos. 41 to 79 (odd) include terraced and semi detached house types in a variety of styles. There is general consistency in heights and the use of red brick with contrasting stone and render. The repeated patterns of sash windows, gables, bays and chimneys stepping down the street and use of decorative porches give interest to the frontage. Roofs are generally pitched and covered in slate with upstands between the properties.

- 10.33 On the south side of Muswell Road the majority of properties are built in red brick with slate roofs. Nos. 2 to 8 (even) and Nos. 10 to 28 (even) are two early 20th Century terraces of similar appearance and detailing either side of the junction with Wellfield Avenue. The houses have a consistent pattern of fenestration, ground floor bays, a contrasting rendered (and in some cases pargetted) coving at eaves level and above the bay windows, hipped roofs to the ends of the terrace and large dormer windows with decorative gables on the intervening properties. The flank elevation of No. 10, facing Wellfield Road, incorporates an attractive rectangular carved stone panel with foliage, scroll-work and a central roundel containing 'AD 1901'. Nos. 30 to 38 (even) are a group of earlier three storey late Victorian properties with ground floor bays and doorcases with pilasters and pediments. Nos. 32 & 34 have rendered front elevations with prominent shaped Dutch style gables that project as architectural features high above the roof-line, the top section of which is now, unfortunately, missing from No. 34. The adjoining properties Nos. 40 to 44 (even) are part of a smaller scale two storey red brick terrace that forms a group with the properties at the north end of Methuen Park. They have two storey bays surmounted by a pyramid roof and contrasting keystones and sills supported on brackets. Rowan is a late 20th Century four storey block of flats at the junction with Methuen Park that is prominent in views along Curzon Road. Its flat roof, scale and massing is out of keeping with the adjoining development and as a result it is considered to detract from the character and appearance of this part of the conservation area. Nos. 52 to 90 (even) form a consistent two storey terrace of similar scale and appearance to Nos. 40 to 44 (even). Built in red brick with contrasting heads and sills supported on brackets, they have two storey projections with hipped roofs. This repeated house type creates a pattern of projections and fenestration along the street that is reinforced by the generally consistent front boundary walls and hedgerows.

Roads between Alexandra Park Road and Muswell Road

- 10.34 The houses are of a relatively consistent style and, although of differing designs, have common themes along their frontages include the use of red brick, deep stone heads, bay windows and pitched slate roofs with gable ends.

Muswell Avenue

- 10.35 South of Alexandra Park Road the alignment of Muswell Avenue is straight and there are some semi-mature trees. Most of the development is two storeys and set back from the pavement by small front gardens giving a generally consistent sense of enclosure. The majority of houses are constructed in red brick with slate roofs and have contrasting stone or plaster detailing and white painted sash windows. Common themes along this part of Muswell Avenue are the use of gables, bay windows and recessed doorways.
- 10.36 Along the west Nos. 1 & 3 Muswell Avenue are double-fronted detached Victorian houses with two storey bays and stone surrounds to the windows and banding that form part of a group of properties of similar style including No. 2 Muswell Avenue on the opposite side of the road. Nos. 5 & 7 are a semi-detached pair constructed from similar materials, which have two storey square bays and smaller gables. To the north of No. 7 is a U-shaped three storey flat development known as The Close. It is of a 1950s style, with a mixture of red brick, render and tall red tiled mansards and large metal casement windows. The three sides of the development surround a small central garden that extends onto the otherwise built up street frontage. No.11 is a large double-fronted Victorian property with ground floor bay windows and a pitched slate roof. Nos.13 to 17 (odd) are an adjoining terrace of three large Edwardian houses that continues the use of ground floor bays. Their elevation treatment includes projections and roof level gables within a mansard roof and pitched roof timber porches. The rhythm of gables and ground floor bays is continued along the frontage of Nos. 19 to 37 (odd), a consistent terrace that extends to the junction with Alexandra Park Road. These properties have rendered gables and a repeated pattern of timber sliding sashes with multi-paned top sections along the frontage.
- 10.37 Along the east side of Muswell Avenue No. 2, on the corner of Muswell Road, is a two storey red brick building with an attic storey in a gable end. It has a central entrance with a pedimented recessed porch, a left side ground floor canted bay and a right side two storey canted bay with stone dressings. Craigie Lea is a two storey flat roofed building with yellow stock brick ground floor with red brick dressings and painted rendered first floor. Rosedale and Camsie are a pair of two storey rendered houses from the 1920s or 1930s with slate roofs, curved two storey bays and forward projecting hipped porches. These three buildings are neutral in the street scene. Nos. 6 & 8 are a pair of brick built semi-detached houses with contrasting stone and brickwork details. They have two storey square bays with pedimented and scrolled dormers above. No. 10 is a large two storey detached property with a rendered front elevation and is currently known as Norfolk House School.

It has an attic storey with tall dormers within its slate mansard roof that continue the pattern of the gables along the street. Nos. 12 to 40 (even) form a consistent red brick terrace with pitched slate roofs and gables. The repeated gables, two storey bays and deep contrasting stone heads give a uniform appearance to this part of the frontage. This is reinforced by the generally consistent front garden walls.

Coniston Road

10.38 Coniston Road was initially laid out in the 1880s and known as Middleton Road. It is lined with street trees and there is variation in the heights, scales, and styles of the houses, although they are all two storeys and have repeated themes of ground floor bays, red brick and deep contrasting window heads. On the west side Nos. 1 to 9 (odd) were built in the 1920s or 1930s and form part of a group with Nos. 21A & 21B Muswell Road. They have rough-cast rendered elevations, hipped tiled roofs and full height curved bays. Nos. 11 to 17 (odd) are two pairs of red brick Victorian houses, Nos. 11 & 13 now rendered and painted. They have square bays, stone heads, sills and mullions, mansard roofs and dormer windows. No. 19 is a detached double-fronted red brick property that is slightly lower and has a two storey projection with a gable end and a ground floor square bay. No. 21 is narrower with a rendered frontage, but has a similar eaves level and a ground floor bay. Nos. 23 to 45 (odd) are a consistent stretch of similar double-fronted house types with pitched roofs and shallow two storey projections, deep stone heads to the windows and recessed doorways. Some have hipped roofs over their projections. The prominent dormer window on No. 25 detracts from the consistency of this part of the street. Nos. 47 to 57 (odd) echo the two storey canted bays and lean-to porches with decorative painted joinery on the opposite side of the road but have gables rather than pyramidal roofs over the bays. Adjacent to No. 57, and set slightly further back from the street, is a single storey garage building currently used for commercial car repairs that has a circular window in its gable end.

10.39 The east side of Coniston Road is generally consistent in appearance with a repeated pattern of small red brick family houses with pyramid roofs over two storey bays that are in pairs along the frontage. They have decorative timber porches between and doors and windows have deep stone heads. The front boundary walls reinforce the continuity in the development along this side of the street. Nos. 32, 50 to 56 (even) & 80 have been rebuilt, but they maintain the materials scale and form of the original terraces. The removal of the roofs from some of the bays has had a disruptive effect on the pattern of development in places along the road.

Curzon Road

10.40 Curzon Road is a wide residential street with strong consistency in the materials and detailing of the two and three storey development along it. The houses are constructed in red brick with slate roofs and have common themes of two storey square bays and gables creating a repeated pattern in the street. The houses are set back behind small front gardens with generally uniform front boundary walls, which together with some mature

street trees, define the street. Some of the front doors and windows have elaborately detailed joinery, coloured glass panels and timber porches.

10.41 On the west side, No. 1 is a substantial detached property with a two storey square projection, three sashes wide, topped by a rendered and half timbered gable containing a small window to an attic storey. It has a gabled porch supported on timber columns and braces and windows with contrasting heads, mullions and sills. The adjoining three pairs of semi-detached houses, Nos. 3 to 13 (odd), are of a similar house type that repeats the form of the projection, gable, pattern of fenestration and the contrasting stone details, but they have entrance doorways within recessed porches. Nos. 15 to 25 (odd) have consistent materials and similar details but have twin sash windows in a gabled dormer at roof level behind the square bays. Nos. 27 to 49 (odd) also have similar materials to Nos. 3 to 13 (odd), but are more elaborately detailed. They have a pediment over the central sash of the projection, above which is a circular attic storey window in a steeper gable. They also have elaborately decorative projecting bracketed and balustraded painted timber entrance porches, generally consistent decorative windows and doors that contribute to the interest of the area and a raised ground floor in relation to the street. Nos. 51 to 61 (odd) also have two storey projections and repeat the decorative timber porches, stone heads and matching doors and windows, but are slightly lower with coving at eaves level, a tile hung gable and a bay at ground floor level. No. 63 is double-fronted and of a slightly different design with a rendered first floor and gable and a first floor canted bay with a pyramid roof.

10.42 On the east side of Curzon Road, Nos. 2 to 10 (even) form a terrace of properties that have two storey projections, bays at ground floor level, windows in the gables above and a lean-to porch. The loss of some of the original front boundary walls and the replacement of the windows in Nos. 2 & 4 has had a visually detrimental effect upon the interest of these properties. No. 40 Cranbourne Road turns the corner and addresses the junction with a two storey gabled projection. Nos. 12 to 26 (even) are paired house types in a terraced form that continue the pattern of ground floor bays and two storey projections. Unlike the other houses, these have small first floor balconies above entrance porches that are supported on columns with bases and capitals. Their gables have scalloped bargeboards and smaller attic storey windows. Nos. 28 to 46 (even) are the same house types but have a lean-to porch instead of a balcony.

Cecil Road

10.43 The development of the properties in Cecil Road by a single developer, Charles Rook, has resulted in considerable consistency in the style, detailing and treatment of their frontages along the relatively steep slope down from Curzon Road to Rosebery Road. There are long views to the north-east that act as a reminder of the elevated location of Muswell Hill. The houses in this short road are constructed in red brick and have pitched slate roofs with prominent gable ends and upstands between the properties. White painted stone heads, mullions and sills provide contrast with the brickwork. All of the houses have decorative pargetted plasterwork on their gables, timber

porches, multi-paned door and window details. The repeated pattern of projections, bays and gabled forms, give a rhythm to their stepped elevations and a considerable homogeneity to the street. This is reinforced by the street trees, largely intact mature soft landscaping of the front gardens and original front garden walls. The removal of these features of interest would result in a loss of the character and quality of this street and should be resisted.

- 10.44 Of particular note is No. 33; a large double-fronted property understood to have been the builder's own house that has an exuberantly detailed elevation treatment. It has an additional attic storey with many tall gabled dormers in a steeply pitched slate roof. The eaves has a deep pargetted frieze, gables and window heads have matching carving and there are pargetted plaster panels between the first floor windows. The entrance has an elaborate painted timber porch and bays have cast iron balconies at first and second floor levels. Nos. 19A & 19B are two additional dwellings built on land at the rear that are of the same style and similar elevation treatment and are accessed through the arch between Nos. 17 & 21.

Cranbourne Road

- 10.45 The properties along Cranbourne Road lack the elaborate pargetted decoration of those in Cecil Road but still exhibit consistency in their style, form and detailing. They are constructed in red brick and have pitched slate roofs with party wall upstands. The houses are similar to those seen along Curzon Road and as a result a repeated pattern of gables above two storey projections and ground floor bay windows are seen along the street. Other consistent details are small windows in the gables, scalloped bargeboards and contrasting window heads, mullions and sills on brackets.
- 10.46 The houses on the north side of the street have lean-to porches with decorative timber and more ornate glazing bars than the houses on the south side, which have recessed doorways with contrasting heads to the openings and plain sash windows. The gap at the eastern end of the terrace on the south side of the street allows views of the plain yellow stock brick rear elevations of the properties on the west side of Rosebery Road.

Dukes Avenue

- 10.47 Dukes Avenue is a long wide road that extends in a winding route down from the town centre in the west to Alexandra Park in the east. The residential development along its southern edge forms the conservation area boundary. There is considerable variation in its horizontal and vertical alignment, which gives rise to changing views and vistas along its length. Of particular note are the long views of Alexandra Palace obtained from the brows of the hills. The roofs of the houses are prominent in views along the street and the patterns created by chimneys and gables are notable components of the character of the area.
- 10.48 Although there are a variety of different house types, development is predominantly two storeys in height and terraced. The properties are generally constructed in red brick with a pitched slate roof and have

contrasting coving, decorative plasterwork and timber work. Common themes in the houses include the use of bays and gables to provide interest along the street. Features such as circular bays with conical roofs are used to mark the junctions and turn the corners. There is a general consistency and interest in details that have been retained such as the timber doors with stained glass panels and the pattern created along the street by repeated use of window frames with upper sashes subdivided by small glazing bars.

- 10.49 Much of the development is elevated in relation to the street which increases the sense of enclosure in some areas. Front boundary walls are important elements in defining the street, although this feature has been eroded in some areas where vehicle hard-standings and frontage parking have been introduced.
- 10.50 At the western end of Dukes Avenue there is considerable consistency in the style and elevation treatment of the development. On the north side, Nos. 1 to 9 (odd) and Nos. 11 to 23 (odd) have decorative pargetted plaster coving at eaves level, porches with hipped roofs on timber brackets, and a pattern of paired gables (also with pargetting), two storey projections, ground floor bays and arched heads to the ground floor windows. In addition, Nos. 9 & 11 and Nos. 25 & 27 have pyramidal roofs forming corner features at the junctions with Wellfield Avenue and Elms Avenue. Nos. 11 to 25 (odd) have stepped elevations that follow the curve of the street, and Nos. 13 to 23 (odd) show a variation in treatment that includes chimney breasts decoratively expressed on the front elevation.
- 10.51 The less decorative yellow brick rear elevations of the houses on the east side of Elms Avenue and west side of Methuen Park are clearly visible where there is an open frontage along the end of their rear gardens when viewed from this part of Dukes Avenue. As a result, alterations and additions to these rear elevations would be prominent and could be detrimental to the character and appearance of this part of the conservation area. Nos. 33 and 40 Methuen Park, at the junction with Dukes Avenue, both have a side extension onto Dukes Avenue and a bulky three storey rear extension with a mansard roof.
- 10.52 Between Methuen Park and Grove Avenue there is greater variety in the detailing of the house types. On the north side, Nos. 29 to 33 (odd) is a two storey terrace of three houses with consistent detailing that reflects the hipped roof forms and porch details of the houses on the opposite side of Dukes Avenue. However, they differ in that they are narrower houses with interesting oriel windows on the upper floors and have semi-basements that elevate them in relation to the street and make them taller than the adjoining terrace. Nos. 35 to 51 (odd) is a two storey red brick terrace with a rough-cast rendered strip at the height of the top section of the first floor sashes, below the eaves coving and has pitched slate roofs with gable ends and shaped barge boards. The paired gables are set back in relation to the first floor canted bay, which is in turn set back from the ground floor canted bays below. This creates the appearance of the stepping back of the terrace on the upper floors. A lean-to porch with decorative timber work extends the

tiling from above the ground floor bay. Recessed sections between the porches give the impression of pairs of semi-detached houses. Towards the junction with Rosebery Avenue the terrace steps up in relation to the street, but it retains its rhythm of gables, bays and fenestration along the street. Unfortunately, No. 35 has lost much of its architectural interest as a result of the loss of its original multi-paned timber sash windows and porch to inappropriate modern replacements. No. 90 Rosebery Road at the other end of the terrace is designed to turn the corner with a two storey bay and gable. An attic floor has been provided in the roof space by raising the height of the gable on the Dukes Avenue frontage to accommodate a prominent full-width dormer window.

- 10.53 No. 125 Rosebery Road turns the corner with Dukes Avenue with a large circular bay and a tall pyramidal roof. This building forms part of the adjoining consistently designed terrace Nos. 53 to 79 (odd) Dukes Avenue, which extend to the junction with Grove Avenue. No. 79 has a similar bay and pyramidal roof at the junction with Grove Avenue. This terrace is built in red brick and has contrasting deep stone heads, mullions and white painted timber, including decorative sash windows, porches and bargeboards. The pitched main roofs and the roofs to the bay and lean-to porches are all slate. The pattern of two storey gabled projections with ground floor bays creates a rhythm along the street. The consistency of the terrace is further reinforced by the boundary walls and repeated door and window details. The dormer at no. 59 is a disruptive element that is overly prominent in the street.
- 10.54 Nos. 81 to 123 (odd), on the north side of the road east of Grove Avenue, are similar single-fronted houses that echo the pattern of bays and gables along the street. These are lower in height as a result of them being generally at grade with the road. There is, however, greater variation in the detailing of the elevations along this side. The terraces are constructed in red brick and have rendered upper floors and pitched slate roofs. All have pairs of two storey canted bays with lean-to porches with decorative timber between but have a variety of pitched and gabled roof above the bays. Some of the houses have wide half-timbered and rendered gable ends over full height splayed bays that are supported on timber brackets at each end. The terrace east of the junction with Lansdowne Road, Nos. 125 to 133 (odd), continues the scale and form of the development but the houses have a different half-timbered detailing, a smaller bay on the first floor and set back gable. The tiled roof over the porch extends across the ground floor bay. No. 135 continues the half-timbered detailing, but has a porch with a tiled roof and gable end and a first floor oriel window above.
- 10.55 On the south side of Duke Avenue Nos. 2 to 24 (even) have the same architectural details as the houses on the north side and Nos. 26 & 28 have similar architectural details to Nos. 13 to 23 (odd) opposite, with the addition of substantial porches with hipped tiled roofs supported on Tuscan columns, entablature and pedestal base. The two houses are a mirror image of each other and are located either side of the footpath to the school, which once provided access to the station.

- 10.56 Nos. 30 to 58 (even) continue the development along the south side of the street with repeated paired house types with pargetted coved eaves, two storey projections, and arched ground floor windows. These properties have half hipped roofs, rendered upper floors and porches with tiled lean-to roofs on timber brackets. The repeated fenestration and details of these houses create a rhythm and sense of continuity along the frontage.
- 10.57 Nos. 60 to 66 (even), are a terrace of four substantial properties between Methuen Park and Grove Avenue that continue the pattern of double fronted development and comprise two symmetrical pairs. No. 68 is an additional linked house with similar elevation treatment. They that are set well back at the bend in the road and are raised above the street above prominent steeply sloping gardens. They are built in red brick with pitched slate roofs and have two storey bays with gables above and decorative iron balconies supported on columns. Additional interest is given to the elevations by the contrasting coving under the eaves, deep heads to the bay windows and small circular (or arched) windows in the gables. Nos. 70 to 78 (even) comprise smaller scale single-fronted properties that terminate the view south along Rosebery Road. They are also elevated in relation to the street and continue the pattern of gables with circular windows within them. The gables align with two storey projections and ground floor bays below. The elevations have a rendered upper floor and decorative timber porches.
- 10.58 East of this terrace is a group of properties from the 1920s or 1930s, Nos. 80 to 102 (even), which extend to the entrance to Alexandra Palace Way. Most have rough-cast rendered elevations with red brick quoins, hipped tiled roofs and full height curved bay windows. Front eaves or gables project forward over the bays, supported on timber brackets. Some have porches with tiled roofs on timber supports with an oriel window at first floor level. These houses are also prominent in the street as a result of their elevation in relation to the road.
- 10.59 Between Nos. 102 & 110 is an open area containing a lock-up garage court and a group of elaborate cast iron gates and railings across the entrance to Alexandra Palace Way. This is the lowest part of Dukes Avenue, which starts to rise towards its eastern end.
- 10.60 Along the south side of the street between Grove Avenue and The Avenue there is a consistent terrace houses, Nos. 110 to 164 (even), that creates a distinctive pattern of paired projections with gable ends above. The houses have ground floor bays and are constructed in red brick with slate roofs, contrasting stone window heads, sills and white painted bargeboard, porches and windows. The ground floors are generally raised above street level with steps leading up to the front doors. Semi-mature trees line this part of the street. The enclosed porches at Nos. 124 & 126 are insensitive additions that detract from the architectural quality of the buildings and this part of the conservation area. East of this terrace, Nos. 166 to 172 (even). are another group of later 1920s or 1930s houses with rough-cast rendered elevations and curved bays.

Roads between Muswell Road and Dukes Avenue

- 10.61 These streets are aligned north-east to south-west between Muswell Road and Dukes Avenue and as a consequence the streets are generally level. They are relatively quiet residential streets although the proximity of Wellfield Avenue to the centre makes it the busiest.

Wellfield Avenue

- 10.62 Wellfield Avenue is a consistent street of large linked semi-detached properties with hipped slate roofs set back behind small front gardens. The repeated semi-detached forms and the pattern of two storey projections with gables and slate roofs above, first floor white painted timber balconies extending between them, ground floor bay windows and vertical sliding sashes with multi-paned upper parts on both floors create a distinctive rhythm along both sides of the street. The properties are red brick and have decorative pargetted plasterwork in the gables and above the first floor windows, eaves coving and lean-to porches supported on decorative columns on top of low walls. Frontage parking has been introduced within the gardens of a number of properties which disrupts the separation of private garden from public footpath created by the low front boundary walls. There are a number of semi-mature trees within the street, which filter views of the properties in the summer months. The lock-up garage at the rear of No. 10 Muswell Road intrudes on the otherwise uniform appearance of the street frontage.

Elms Avenue

- 10.63 The houses along Elms Avenue are smaller than those along Wellfield Avenue. Those on the west side of the street are semi-detached houses whereas those on the east side are mainly terraced. All of the houses are built in red brick and most have hipped slate roofs with upstands between the properties. There are some semi-mature trees along the street and the houses have a combination of low boundary walls and hedgerows along their front boundaries.
- 10.64 The semi-detached houses maintain a consistent eaves line along the street. In addition to the central chimney stacks some houses have chimney breasts on their front elevations. Some houses have stepped gabled flank walls, central two storey bays with a projecting square window at ground level with a distinctive central arched feature and hipped roof porches supported on columns.
- 10.65 The terraced houses have a generally uniform elevation treatment with a rendered band below eaves level, ground floor bays and a wide hipped roof porch supported on timber columns. The arched spandrels between the columns echo the ground floor window details opposite. At roof level the central houses within the terraces have decorative dormers with a central arched opening and a pediment over. Other features are the ground floor bays with tiled hipped roofs and projecting windows. No. 40 is a later

replacement building of consistent height and materials but with simpler Art Deco style elevation treatment including metal Crittall window frames with a horizontal emphasis in the glazing bars.

Methuen Park

10.66 There are mature pollarded street trees lining both sides of Methuen Park, which give a more landscape dominated character to this street during the summer months. There is a view to Alexandra Palace close to the junction with Donovan Avenue. The houses are generally terraced with pitched or hipped slate roofs. The properties on the west side are elevated in relation to the street. This has led to the creation of lower ground floor garages at some. No. 2 is the end house of the terrace that turns the corner from Muswell Road and has a two storey square bay with hipped roof and main entrance door on the Methuen Park frontage. Although there is a range of different house types along Methuen Park the repeated forms of two storey bays and projections, as well as consistent storey heights, give an informal rhythm to much of the frontage.

10.67 On the west side, Nos. 4 to 10 (even) are red brick and have full height canted bays with pyramidal roofs above and contrasting keystone and bracket detailing. The large modern sheer-faced dormer at No. 8 is poorly designed and overly prominent, detracting from the streetscape. Nos. 12 to 24 (even) have hipped roofs over square bays and are larger house types with first floor balconies. No. 24 has an unsympathetic side extension. No. 26 has an attractive first floor oriel window with a pyramidal roof in front of a gable. Nos. 28 to 40 (even) have square windows projecting from the two storey bay with gable features to Nos. 28, 30, 36 & 38. The properties on the east side have repeated themes of ground floor bays and a paired gables and porches supported on decorative timber brackets. Nos. 23 to 31 (odd) are linked semi-detached houses with a square ground floor projection with an oriel window above, whereas Nos. 1 to 21 (odd) form a consistent terrace with paired, two storey projections, each with an ornamented pargetted plastered gable and scalloped bargeboards above and a ground floor canted bay.

Donovan Avenue

10.68 There is more variety in the style and detailing of the properties along Donovan Avenue. Despite the difference in the house types, however, there is consistency in the use of red brick, the pitched slate roofs with upstands and chimney stacks between the properties and the pattern of two storey projections, gables or bays along the front elevations. The generally continuous front boundary of low garden walls is a unifying element in the street.

10.69 At the western end of the north side of the road are Donovan Court and Nos. 1A & B, a group of late 20th Century properties of no conservation interest. Nos. 3 to 13 (odd) are three pairs of two storey red brick semi-detached houses with large full height canted bays with pyramidal roofs over them and contrasting heads to the windows. Nos. 1 & 3 and 11 & 13 all have unusually designed projecting arched timber porches. Nos. 19 to 47 (odd)

form a consistent group that have paired two storey canted bays with either pyramidal roofs or gables over them depending on their location in the terrace. The upper floors are part rendered, the window heads are arched and there are distinctive tiled lean-to porches between the bays. In between these terraces are two incompatible buildings. No. 15 is a tall late 20th Century three storey building with a gable end, rendered upper floors and expressed brick chimney breasts on the flank elevation. Its gabled form and the sloping ground mean that it does not significantly disturb the frontage in views along the street and as a result is a neutral element in the streetscene. However, No. 17, a single storey block of lock-up garages with a steeply sloping tiled gambrel roof disrupts the scale and pattern of the street.

- 10.70 On the south side of Donovan Avenue the style of the properties is more consistent with a repeated double fronted house type stepping up the street. They have a two storey gabled projection with a ground floor bay, a central doorway and a balcony at first floor level above a projecting ground floor section and porch. The porches have decorative timber supports and there is consistency in the pattern of the window frames and the doors along the street.

Palace Court Gardens

- 10.71 Palace Court Gardens is a cul-de sac of consistent two storey semi-detached houses with hipped tiled roofs that were built on a former tennis court during the 1920s or early 1930s. They are built in a red-brown brick and have a rough-cast render on the first floor and flank elevations, brick quoins and tall chimney stacks, full height curved bays with an oversailing gable above, main entrance doors within recessed arched porches with oriel windows above.

Rosebery Road

- 10.72 This is a long wide street that has a consistent frontage of two storey terraced family houses that are built in red brick and have pitched slate roofs and upstands and chimneys at the party walls. They have repeated patterns of bays, sash windows with multi-paned upper sections, lean-to porches and gables mostly with decorative pargetted plasterwork that lend consistency to the street. They have consistently designed window, porch and door details, which add to the particular interest of this part of the conservation area. The consistency of the front boundary walls and the timber front gates is also important in unifying the frontage. Along the west side of the road the terraces are broken by the roads leading to the west.
- 10.73 Nos. 4 to 10 (even) and No. 14 are single-fronted house types with a rendered upper floor, two storey bays below a gable end stepping in on the upper floor with a tiled roof to the ground floor bay projection and porch. Each of the gables has a different pargetted design and decorative bargeboards. No. 12 is a similar house type that turns the corner onto Cecil Road. It has a two storey square projection with ground floor bay and a decorative gabled and pargetted dormer window above. Nos. 16 to 36 (even) and Nos. 38 to 58 (even) are single-fronted houses at a slightly higher level than the street. They have a two storey projection with a gable above

and ground floor bay window. They have an attic storey with a small window in the gable and deep heads to the windows. Nos. 1 to 63 (odd) on the eastern side are pairs of similar house types with shared details. Nos. 65 to 91 (odd) are of a different single-fronted house type that has two storey canted bays with a slate pyramidal roof over the bay. These properties repeat the deep heads to the windows that are evident on the opposite side of the street and have consistent lean-to porches. Nos. 93 & 95 are the same house type except they have gables above the bays. Nos. 97 to 133 (odd) are double fronted house types with a two storey projection with a gable above and a bay below that have consistent detailing of the porches, windows and doors. Between Muswell Road and Donovan Avenue there is a row of lock-up garages on the frontage beyond which there are views of the rear elevations of the nearby properties on the south side of Muswell Road and the north side of Donovan Avenue. The trees in the rear gardens provide some partial screening of these views. Nos. 26 & 47 Donovan Avenue are of different designs but both turn the corners and address the frontages to both streets. Nos. 62 to 86 (even) are of the same house type as Nos. 4 to 10 (even) at the other end of the street. No. 88 has the same detailing but is a double-fronted version. No. 80 Rosebery Road has a corner octagonal bay with a gabled roof that signals the junction with Palace Court Gardens. At the southern end of Rosebery Road, there is a view east across the plain rear elevations of Nos. 53 to 79 (odd) Dukes Avenue of Alexandra Palace in the distance.

Parkham Way

- 10.74 Opposite the entrance to Palace Court Gardens, between Nos. 121 & 123 Rosebery Road, is a public footpath and a narrow access road leading to lock-up garages and to Grove Avenue. There is no development of conservation interest in this area, but it provides a view of Alexandra Palace.

Grove Avenue

- 10.75 Grove Avenue is a relatively quiet wide residential street with some street trees. It has considerable consistency in the style and house types within the southern end of the street. This gives rise to continuity in the height of the development, the materials and the repeated forms of gables, projections, bays and porches. The semi-detached or terraced houses have hipped roofs and decorative ridge tiles and a repeated pattern of upstands and chimney stacks between the houses. Nos. 2 to 16 (even) and Nos. 1 to 15 (odd) are built in red brick with slate roofs and have a rendered strip below a band of coving at eaves level. They have two storey projections with decorative pargetted plasterwork in the gables above. The small ground floor canted bays below have a tiled roof that extends across the decorative white painted timber lean-to porches. No. 2 is a double-fronted house with an additional full height canted bay with a pyramidal roof.
- 10.76 Nos. 18 to 28 (even) are similar semi-detached house types with tiled roofs that have rough-cast rendered upper floors and gables, circular bays and oriel windows over the doors. These houses form a group with Nos. 17 to 31 (odd) on the opposite side of the road.

Lansdowne Road

- 10.77 Nos. 1 to 15 (odd) and Nos. 2 to 14 (even) Lansdowne Road form two consistent terraces at the southern end of the road. These two storey terraces are built in red brick, have rough-cast rendered upper floors, tiled roofs with decorative ridge tiles and gable ends with half-timber details. The repeated forms of the gables above the wide bays, the lean-to porches and the oriel windows above the doors give uniformity to the frontage that is repeated at roof level in the pattern of upstands and chimney stacks. The properties on the east side of the road are elevated in relation to the street and as a consequence appear taller. The original front boundary walls are largely intact and are a further unifying element in the street.

The Avenue

- 10.78 The Avenue was built as the main processional way south east to Alexandra Palace with the original park entrance gates at the junction with Alexandra Park Road. The parkland either side of the road was later sold for development. Alexandra Palace is within the adjacent Alexandra Palace and Park Conservation Area (No. 13) which gives a landscape edge to the south east part of the street.
- 10.79 The houses along the frontage have repeated patterns of detailing and forms lending homogeneity to the street. The continuous low front boundary walls give further uniformity to the frontage.
- 10.80 Nos. 1 to 31 (odd) are a consistent terrace of two storey properties overlooking the park. They are constructed in red brick and have a slate roof that is hipped at the Dukes Avenue end. Upstands at the party wall and the associated chimney stacks create a pattern along the street at roof level. The elevations have two storey canted bays with either a pyramidal roof or a gable over them, depending on their location within the terrace. The ground floor windows have cambered heads and the entrance doors have a small stone hood with brackets and pediment aligning with a moulded string course at first floor level. Nos. 33 to 43 (odd) are a later two storey terrace that is set slightly lower than the road. The houses have tiled roofs with prominent chimney stacks and projecting gables. The first floor elevations are rough-cast rendered with an oriel window above a curved ground floor bay and a projecting painted timber porch with a tiled hipped roof. Nos. 2 to 8 (even) are two pairs of semi-detached houses have similar materials and detailing including similar moulded string course integrated with the curved bracketed hood over the entrance door. Nos. 6 & 8 have gables above the two storey bays containing a small window to an attic storey.

11. PLANNING POLICY FRAMEWORK

National

- 11.1 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."
- 11.2 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.
- 11.3 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.

11.4 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.

11.5 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 onboard 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

11.6 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.

11.7 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.”

11.8 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.”*

11.9 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.”*

11.10 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)

11.11 Policy 4B.15 ‘London View Protection Framework’ contains strategically important views, of which London Panorama I (from Alexandra Palace to central London) Landmark Viewing Corridor centred on St Paul’s Cathedral, passes through the western part of the Borough.

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

11.12 Policy 4C.3 ‘The natural value of the Blue Ribbon Network’ has relevance to the Borough through the River Lee Navigation and Moselle Brook.

“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*

11.13 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.”

11.14 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.”

11.15 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.”*

11.16 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

11.17 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 insuring 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.”

11.18 Policy G1: Environment:-
“Development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources.”

11.19 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.”

11.20 Policy G10: Conservation:-
“Development should respect and enhance Haringey’s built heritage in all its forms.”

11.21 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.”*

11.22 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.*

11.23 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.*

11.24 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.”

11.25 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.”*

- 11.26 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.*
- 11.27 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.”
- 11.28 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.”
- 11.29 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.”

Supplementary

- 11.30 Supplementary Planning Guidance (SPG2) ‘Conservation and Archaeology’ is a draft consultation document available in association with the UDP providing additional information.
- 11.31 A leaflet produced by the Victorian Society supports the importance of conservation and highlights the continuing threat to historic buildings:-

“It’s hard to believe that not so long ago people thought that Victorian buildings were ugly and old fashioned. They said that they were not suited to modern requirements, and so they tore them down and put up new ones. They ripped the heart out of our historic city centres and dispersed the communities who lived there, and soon many places looked much the same as anywhere else.

But today we have found that many of the new buildings lasted less well than the buildings they replaced, and are now themselves being torn down.

Would you really want to lose the attractive Victorian terraces in your neighbourhood, the Victorian church at the end of your road or the ornate pub on the high street? Yet still today many such buildings are threatened with demolition or insensitive alteration. Victorian buildings reflect the history of places and their occupants, and too often it is only after they have gone that people recognise their value.

Still there are many good Victorian buildings at risk. Neglect is bad enough, but sometimes well-meant ‘improvements’ such as plastic windows or stone cladding may destroy a building’s historic character and create maintenance headaches for the future. The Victorian Society produces a number of publications about the proper care of Victorian and Edwardian houses to enable owners to be custodians of their buildings for the future.

Worse still is the threat of demolition, as developers do not stop to understand what is special about Victorian buildings, and how they are cherished and valued by their communities. No one would tear up a 100 year-old book, but 100 year-old buildings are often pulled down without a second thought, and all these years of history lost.

Most buildings are perfectly capable of re-use: often imagination is the key ingredient to give an old building new life. Yet people often forget that demolishing and rebuilding in energy-hungry materials such as glass and aluminium is very wasteful. It also destroys the special character that old buildings impart to areas, and a sense of local distinctiveness is lost.

We are not against all change. We think there is a place for good modern design too – indeed high quality new developments can make a positive contribution to the setting of historic buildings. But building for the future should not ignore the importance of the past.”

12. AUDIT

Introduction

- 12.1 An audit of the fabric of the Muswell Hill Conservation Area has been undertaken to identify listed buildings, local listed buildings of merit, unlisted buildings that make a positive contribution to the character and appearance of the conservation area, shopfronts of merit, and elements of streetscape interest. In addition, elements that detract from its character and appearance have been identified.

12.2 STATUTORY LISTED BUILDINGS

Address	Date First Listed	Grade
Dukes Avenue Baptist Church	11.09.03	II
Firs Avenue No. 1 (Stable block to Birchwood Mansions)	28.05.87	II
Fortis Green The Gables	11.09.03	II
Fortis Green Road Nos. 123 to 169 (Birchwood Mansions) No. 171 (St James Church Hall)	28.05.87 11.09.03	II II
Muswell Hill Broadway Former United Reformed Church	06.07.76	II
Muswell Hill Road Church of St James Odeon Cinema Nos. 107 to 123 (odd)	10.05.74 06.03.84 19.09.97	II II* II
Queens Avenue Muswell Hill Public Library Cattle trough	07.02.94 17.10.95	II II
St James's Lane Vicarage of St James's Church	10.08.04	II

12.3 LOCAL LIST OF BUILDINGS OF MERIT	Date First Listed
Address	
Colney Hatch Lane Nos. 3 to 7 (odd)	29.03.73
Coppetts Road Nos. 2 to 12 (even)	27.01.97
Fortis Green Fairport	01.09.76
Woodside Cottages (Nos. 1 to 4 consec.)	27.01.97
Muswell Hill Broadway Nos. 26 to 30 (even)	27.01.97
Nos. 86 & 88 (Midland Bank)	01.09.76
Nos. 258 & 260 (United Dairies)	01.09.76
Nos. 396 to 402 (even)	01.09.76
Page's Lane Nos. 1 to 11 (odd)	27.01.97
Nos. 1 to 5 (consec.) Victoria Cottages	01.09.76
Whitehall Lodge	01.09.76
North Bank (now part of Methodist Church)	01.09.76
Queens Avenue Nos. 41 to 57 (odd)	01.09.76
Nos. 42 to 58 (even)	01.09.76
Nos. 1 to 7 (consec.) Queens Mansions, including Nos. 224 to 230 (even) Fortis Green Road	27.01.97
Tetherdown Nos. 2 to 12 (even)	27.01.97
Tetherdown Hall & cottages to the rear	11.06.73
Woodside Avenue Woodside Hospital (St Luke's) Leawood, Roseneath, central hospital block & Norton Lees	01.09.76

POSITIVE CONTRIBUTION BUILDINGS

- 12.4 In addition to those buildings that are on the statutory list and local list of buildings of merit there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Muswell Hill Conservation Area as a whole. Even though some of these buildings may have experienced minor alterations over the years they still make a positive contribution to the conservation area 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 Appendix 2 of 'Guidance on Conservation Area Appraisals'; English Heritage, February 2006.

Alexandra Park Road

Nos. 13 to 43 (odd)
St Andrew's Church and Hall
Nos. 51 to 65 (odd)
Nos. 2 to 6 (even)
Nos. 12 to 26 (even)
Nos. 30 & 32
St Andrew's Vicarage
Nos. 36 to 86 (even)

Birchwood Avenue

Nos. 2 to 36 (even)
Nos. 3 to 39 (odd)

Cecil Road

Nos. 1 to 33 (odd)
Nos. 2 to 52 (even)

Church Crescent

Nos. 1 to 47 (odd)
Nos. 2 to 26 (even)
Nos. 30 to 68 (even)
Nos. 69 to 76 (consecutive)
No.77 (Friends Meeting House)

Collingwood Avenue

Nos. 1 to 75 (odd)
Nos. 2 to 28 (even)
Nos. 32 to 52 (even)

Colney Hatch Lane

Our Lady of Muswell RC Church
Nos. 4 to 12 (even)
Nos. 20 to 38 (even)

Coniston Road

Nos. 11 to 19 (odd)
Nos. 23 to 55 (odd)

Nos. 2 to 30 (even)
Nos. 34 to 48 (even)
Nos. 58 to 78 (even)
Nos. 82 to 90 (even)

Coppetts Road

Nos. 1 to 7 (odd)

Cranbourne Road

Nos. 1 to 31 (odd)
Nos. 2 to 38 (even)

Curzon Road

Nos. 1 to 53 (odd)
Nos. 57 to 63 (odd)
Nos. 2 to 46 (even)

Donovan Avenue

Nos. 1 to 13 (odd)
Nos. 19 to 47 (odd)
Nos. 2 to 24 (even)

Dukes Avenue

Nos. 1 to 33 (odd)
Nos. 37 to 135 (odd)
Nos. 2 to 78 (even)
Nos. 110 to 164 (even)

Elms Avenue

Nos. 1 to 23 (odd)
Nos. 2 to 38 (even)

Firs Avenue

No. 2
Nos. 8 to 20 (even)
Nos. 3 to 27 (odd)

Fortis Green

Nos. 1 to 6 (consec) Midhurst Parade & Mansions
Nos. 1 to 18 (consec) Leaside Mansions
Nos. 1 to 7 (consec) Firemen's Cottages

Fortis Green Road

Nos. 11 to 121 (odd)
Nos. 2 to 12 (even)
Nos. 22 to 120 (even)
Nos. 124 to 222 (even)

Fortismere Avenue

Nos. 1 to 27 (odd)

Nos. 37 to 47 (odd)
Nos. 4 to 48 (even)

Grand Avenue

Nos. 1 to 6 (consecutive)
Nos. 7 to 67 (odd)
Nos. 10 to 28 (even)
Nos. 34 to 44 (even)
Nos. 50 to 60 (even)
Tetherdown Primary School

Grasmere Road

Nos. 1 to 69 (odd)
Nos. 2 to 66 (even)

Grove Avenue

Nos. 1 to 31 (odd)
Nos. 2 to 28 (even)

Hillfield Park

Nos. 1 to 35 (odd)
Nos. 39 to 75 (odd)
Nos. 2 to 50 (even)

Kings Avenue

Nos. 1 to 51 (odd)
Nos. 2 to 36 (even)

Lansdowne Road

Nos. 1 to 15 (odd)
Nos. 2 to 14 (even)

Leaside Avenue

Nos. 1 to 47 (odd)
Nos. 2 to 24 (even)
Nos. 38 to 48 (even)

Methuen Park

Nos. 1 to 33 (odd)
Nos. 2 to 40 (even)

Muswell Avenue

Nos. 1 to 7 (odd)
Nos. 11 to 39 (odd)
Nos. 41 to 63 (odd) & 63A
Nos. 65 to 109 (odd)
Nos. 2 & 6 to 40 (even)
Nos. 42 to 82 (even)

Muswell Hill

No. 56 (former Green Man Public House)

Muswell Hill Broadway

Nos. 1 to 89 (odd)

Nos. 91 to 333 (odd)

Nos. 335 to 353 (odd)

Nos. 2 to 24 (even)

Nos. 32 to 84 (even)

Nos. 90 to 118 (even)

Nos. 124 & 126

Nos. 140 & 142

Nos. 144 to 256 (even)

No. 262

Public Conveniences in traffic roundabout

Nos. 266 & 268 (former Old Post Office)

Nos. 270 to 314 (even)

Nos. 316 to 394 (even)

Nos. 404 to 410 (even)

Nos. 414 to 418 (even)

Nos. 422 to 522 (even)

Muswell Hill Road

Nos. 73 to 97 (odd)

Nos. 103 & 105

Nos. 160 to 208 (even)

St James's Church Hall

Muswell Road

Nos. 1 to 21 (odd)

Nos. 23 to 51 (odd)

Nos. 57 to 79 (odd)

Nos. 2 to 44 (even)

Nos. 52 to 90 (even)

Page's Lane

Nos. 13 to 27 (odd)

Nos. 2 to 14 (even)

St Martin's Terrace (former St Martin's Convent)

No. 28 (former stables to North Bank)

Princes Avenue

Nos. 1 to 10 (consecutive) Old Chapel Place (former church hall)

Nos. 1 to 19 (odd)

No. 23

Former Club, at the junction with Avenue Mews

Nos. 2 to 38 (even)

Queens Avenue

Nos. 1 to 39 (odd)

Nos. 2 to 16 (even)

Nos. 24 to 40 (even)

Rosebery Road

Nos. 1 to 135 (odd)

Nos. 4 to 90 (even)

St James's Lane

Nos. 1 to 55 (odd)

Tetherdown

Nos. 1 to 7 (odd) 5A & 7A

Nos. 15 to 27 (odd)

No. 29 (former Adult Education Centre)

No. 31 (Muswell Hill Synagogue)

Nos. 33 to 53 (odd)

Nos. 59 to 67 (odd)

Muswell Hill United Reformed Church

Nos. 14 to 48 (even)

Nos. 50 to 86 (even)

The Avenue

Nos. 1 to 47 (odd)

Nos. 2 to 8 (even)

Thirlmere Road

Nos. 1 to 27 (odd)

Nos. 2 to 32 (even)

Twyford Avenue

Nos. 63 to 75 (odd)

Nos. 74 to 86 (even)

Wellfield Avenue

Nos. 1 to 19 (odd)

Nos. 2 to 20 (even)

Windermere Road

Nos. 1 to 75 (odd)

Nos. 2 to 30 (even)

Nos. 34 to 70 (even)

Woodberry Crescent

Nos. 1 to 61 (odd);

Nos. 2 to 30 (even)

SHOPFRONTS OF MERIT

- 12.5 Within the Muswell Hill Conservation Area there are a number of shop frontages that are of townscape merit.

Fortis Green

Nos. 3 & 4 Midhurst Parade

Fortis Green Road

Nos. 2 & 4

Nos. 40 to 46 (even)

No. 56

Nos. 124 & 126

No. 164

Nos. 176 & 178

Nos. 192 to 198 (even)

No. 222

No. 228

No. 13

No. 27

No. 33

No. 55

Nos. 79 & 81

No. 107

Muswell Hill Broadway

Nos. 316 (Mulberry) & 330 (G. M. Blyth)

No. 500 (Keats)

ELEMENTS OF STREETScape INTEREST

- 12.6 The character and the appearance of the Muswell Hill Conservation Area are not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage and planting and mature trees contribute greatly to the area's quality, character and appearance. Most of the streets within the conservation area contain granite kerbs and gutters, and many are tree lined and have front gardens with semi-mature and mature trees.

Alexandra Park Road

Post box

Avenue Mews

Granite setts at entrance

Birchwood Avenue

Lamp standards

Church Crescent

Lamp standards

Collingwood Avenue

Lamp standards

Coppetts Road

Lamp standards

Donovan Avenue

Lamp standards

Dukes Avenue

Lamp standards; Post box

Firs Avenue

Granite setts at entrances to Fortis Green Road and Grand Avenue
Timber 'Firs Avenue' street sign

Grand Avenue

Lamp standards; Post box (GR)

Hillfield Park

Lamp standards; Old street sign; 1900 plaque on No.35

Kings Avenue

Lamp standards

Methuen Park

Lamp standards

Muswell Avenue

Lamp standards

Muswell Road

Lamp standards; Edward VII Post box; Pavement cover dated 1884

Muswell Hill Broadway

Cast iron bollards at junction; Edward VII Post box;
Clock outside No. 71; 1887 fire hydrant cover outside WCs

Page's Lane

Large mature tree outside Chester House

Queens Avenue

Statutory listed Cattle Trough

St James's Lane

Lamp standards; Edward VII Post box

Summerland Gardens

Cobbled granite crossover; Edward VII Post box

Tetherdown

Lamp standards; Cast Iron Vent Pipe outside No.61; Edward VII Post box

Wellfield Avenue

Lamp standards

Woodland Crescent

Granite crossover; Lamp standards

12.7 A Community Street Audit of Muswell Hill was carried out during October 2006 by local residents as part of Living Streets, Haringey. It considered the environment from the point of pedestrians with regard to the following:

- Footway surfaces and obstructions;
- Facilities and signage;
- Maintenance and enforcement;
- Crossing points;
- Road layout and space allocation;
- Aesthetics;
- Traffic

These issues will be considered in a separate report to Committee following the adoption of this Appraisal.

DETRACTORS

- 12.7 Inevitably there are buildings that detract from the character and appearance of the Muswell Hill 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.

Cranbourne Road

Lock up garages adjoining No. 2

Dukes Avenue

Side extension to No. 40 Methuen Park

Elms Avenue

Lock up garages at rear of No. 25 Dukes Avenue

Fortis Green

Clinic and open area on street frontage
No. 170 (Charles Clore House)

Fortis Green Road

Nos. 14 to 20 (even) 'Sainsbury's Central'
Open area at the rear of Odeon Cinema

Hillfield Park

Side extension to No. 37

Methuen Park

Garages on street frontage between Rowan and Donovan Court
Lock up garages in front of No. 32 and Nos. 36 & 38
Side extension to No. 24

Muswell Avenue

The Close
Lock up garages at the rear of Nos. 37 to 75 (odd) Windermere Road

Muswell Hill

No. 77

Muswell Road

Rowan (Nos. 1 to 13)

Page's Lane

Chester House

Princes Avenue

Front extension to No.38

Queens Avenue

Canopy on the front entrance of No. 10

Rosebery Road

Lock up garage at the rear of No 47 Donovan Avenue

Summerland Gardens

Muswell Hill Centre

North London Squash Rackets Club

Nos. 2 to 12 Summerland Gardens

Lock up garages

Wellfield Avenue

Lock up garage at the rear of No. 10 Muswell Road

Woodside Avenue

St Luke's Hospital, Simmons House reception building

13. CHALLENGES, PRESSURES & OPPORTUNITIES FOR DEVELOPMENT

Design Considerations

- 13.1 The importance of good design that takes full account of the historic environment is essential when considering proposals affecting the Muswell Hill Conservation Area. The use of good external materials, in particular good quality facing brickwork, is of the greatest importance. The Council encourages good quality development, including the provision of affordable housing, but in all such proposals design and conservation considerations must be primary parameters from the outset. This objective can be achieved effectively by the combined work and commitment of the Council's Development Control and Design and Conservation Teams.

Traffic Management

- 13.2 The retail and commercial core of the conservation area concentrated on Muswell Hill Broadway is affected by the high intensity of both public and private transport and of service vehicle traffic that passes through it from all directions. This, together with the high volume of pedestrian traffic movements between the Broadway facilities, has a crucial influence on the area's character and appearance.
- 13.3 The location of the bus parking area within the central island of one of the main junctions of the Broadway has a visual and physical impact on the character and appearance of this part of the conservation area that should be addressed. Any review of the traffic strategy for the area must seek to protect the quality of the historic environment, re-establish an integrated form of townscape on the Broadway, and enhance the character and appearance of the Muswell Hill Conservation Area.

Streetscape and Public Realm Improvements

- 13.4 Muswell Hill has a fairly uniform and intact historic area with a rich, historic fabric at its core. However, some of its streetscape is cluttered and lacking in consistency or co-ordination. Many areas contain a jumble of traffic signs, bins, bollards, guard rails and street furniture in a variety of different designs set in a mix of paving made up of tarmac areas or broken and uneven paving. Further investment in the public realm would be desirable.
- 13.5 *"Investment in the public realm is a key to the regeneration of many run-down areas by restoring confidence in their economic future, attracting inward investment and restoring civic pride. Environmental improvements which are well-designed can help to nurture this local distinctiveness and revitalise local communities."* (Streets For All: A Guide to the Management of London's Streets).
- 13.6 Haringey Council has recently produced a Streetscape Manual which helps to set out its vision for the Borough's conservation areas. This vision focuses on the reduction of clutter and provision of attractive and robust street furniture. The Design and Conservation Team will seek to work with the Highways Team and TfL to pursue this objective.

14. DEVELOPMENT CONTROL ISSUES

14.1 The potential future pressures for development that can diminish and harm the character and appearance of the Muswell Hill Conservation Area are highlighted below. Potential opportunities where enhancement of the character and appearance of the area could be achieved are also identified.

Shopfronts

14.2 Many of the original shopfronts have been lost from the retail and commercial shopping parades in Muswell Hill. However, they have retained a large proportion of their original shop surrounds with all or most of their traditional elements intact. These comprise two pilasters with capitals and corbel brackets, between which is an entablature made up of an architrave, fascia and cornice that may incorporate a box housing for a canvas retractable blind.

14.3 Where shops retain their original features they contribute to the interest and vibrancy of the streetscene at ground level. In most cases where shopfronts have been replaced within the conservation area they have maintained the subdivision of the buildings shown on their upper floors and are of generally appropriate proportions.

14.4 However, a few replacement shopfronts detract from the overall quality of their frontages because they have:

- inappropriately proportioned fascias (too wide, too deep or covering arched openings);
- inappropriate signage on the fascias (internally illuminated boxes, oversized lettering and signboards);
- a visual clutter of advertisements;
- prominent shopfront security (externally fixed roller shutters);
- fixed plastic canopies.

14.5 To preserve and enhance the character and appearance of the commercial frontages within the Muswell Hill Conservation Area the shopfronts 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.

Residential Areas

14.6 There is evidence that larger properties within residential areas are being changed from single family dwellings to hotels, care homes and flats. Uses such as hotels and care homes (in Queens Avenue and Kings Avenue) have resulted in the amalgamation of buildings, disrupting the strong pattern of scale and massing of development along the street. Where commercial uses occur within mainly residential streets signage must be subtle and appropriate for the character of the street. Unfortunately, in some cases where houses have been changed to flats the original front doors have been

removed. The loss of these important elements of the front elevations has had a detrimental effect upon the regular appearance of the street pattern, detracting from the interest of the area.

14.7 Incremental changes to the architectural features, materials and details of domestic properties have been the primary cause of change to the character and appearance of the residential streets within the Muswell Hill Conservation Area. Much of the development that has occurred does not, however, fall within the remit of planning control as single dwelling houses have permitted development rights. The main issues are set out below.

- **Forecourt Parking and Vehicular Crossovers**

14.8 The introduction of forecourt parking on a hard-standing within the front gardens of properties (where space allows) has led to the loss of front garden walls and a reduction in the amount of soft landscaping on the frontage in a number of isolated locations. This is most evident in the streets closest to the town centre. The effect is to disrupt the visual continuity and enclosure of the street frontages, eroding its character and appearance. Unfortunately, this work can be carried out without the need for planning permission. The construction of a garage within a front room of a double-fronted house has also occurred in some locations, detrimentally interrupting the fenestration pattern of the street.

- **Original Features**

14.9 Loss of original features, materials and details is evidence throughout the conservation area. In particular the removal or alteration of timber sash windows, timber panelled front doors (often with stained glass panels), decorative timber porches and brackets, chimney stacks and pots, ridge tiles and finials and decorative plasterwork are amongst the most important noticeable changes that can diminish the quality, richness and visual cohesion of the house frontages.

- **Brickwork and Stonework, Painting, Render and Cladding**

14.10 The painting, rendering and cladding of brickwork and stonework within consistent streets with brick and stone elevations has occurred in a number of areas within the conservation area. This has had a detrimental effect on the appearance, 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.

- **Dormer Windows**

14.11 Dormer windows have been introduced or enlarged on front roof slopes of terraces in some locations. These are prominent and disruptive in the street scene unless they are part of the original design. The introduction of new or enlarged dormers within the front slope of a roof of a building within a conservation area currently needs planning permission.

Future Change

- 14.12 The potential for future change to residential areas is likely to result from the same pattern of incremental change that can be seen at present. This may lead to the further loss of front boundary walls where hard-standings for vehicular parking areas are installed, the replacement of original timber windows, doors and porches, and the painting and rendering of frontages that are currently beyond the scope of planning control. The replacement of windows may be greatest on the frontages to busy roads.
- 14.13 There may also be a pressure to enlarge and extend existing dwellings to the rear or into the roof space. 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 across rear elevations from nearby streets.
- 14.14 The impact of any future changes of use to properties in residential areas would need to be carefully considered in relation to the impact on the character and appearance of the street resulting from the amalgamation of properties, the impact and requirement for parking, signage and the loss of original details.

Opportunity Sites

- 14.15 These are areas where visual improvements are desirable and could be achieved through redevelopment or refurbishment. Where these sites are identified, the potential for redevelopment will be judged against criteria suitable for a conservation area. New buildings should contribute positively to the visual quality of the area, and preserve or enhance the character and appearance of the area. In considering proposals for new buildings in conservation areas, amongst the principal concerns should be the appropriateness of the mass, scale of the architectural elements and its relationship with its context. A good new building should be in harmony with, or complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding development in the conservation area. A new building that does not respect its context is not a good building.
- 14.16 In addition to the 'detractors' previously identified, all of the public realm comprising Muswell Hill Broadway would benefit from an upgrade and refurbishment to promote high quality design and to eliminate visual clutter by removing redundant items of street furniture. These works could involve the reintroduction of high quality natural materials such as large rectangular paving slabs of York stone or artificial stone of a uniform colour laid in a traditional interlocking pattern and granite setts as appropriate; the retention and refurbishment of original cast iron lighting columns and historic cast iron bollards. An opportunity should also be taken to review the current provision of seating, trees and open planted areas, particularly at the two main junctions.

15. CONSERVATION AREA BOUNDARY REVIEW

Introduction

- 15.1 The boundary of the Muswell Hill Conservation Area has been reviewed as part of this study.
- 15.2 The principal issue in undertaking a review of a conservation area is whether the boundary should be amended. If areas under consideration outside the existing conservation area can be seen to have the same character and appearance that should be preserved or enhanced '*demonstrably special architectural and historic interest*'² the conservation area should be extended to include the new areas. If areas within the existing conservation area have lost the qualities that originally merited their inclusion by being eroded by changes, they no longer have the same character and appearance and they should be excluded from the conservation area.
- 15.3 PPG 15³, 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.
- 15.4 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.
- 15.5 The following tests have been applied in reviewing the boundary of the Muswell Hill 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 the 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;

² Conservation Area Practice – English Heritage

³ Planning Policy Guidance Note 15: Planning and the Historic Environment (1994)

- 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

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

- What proportion of the buildings within the area would be defined as positive contributors if located within the conservation area;
- Whether there is evidence of significant alteration to the street/area as a result of:
 - i) loss of soft landscaping of front gardens to parking on hard-standings;
 - ii) removal of front boundary walls;
 - iii) alterations to the roofs;
 - iv) loss of original details (doors; windows; porches; stucco detailing; decorative panelling; chimney stacks; rendering, cladding or painting of stonework or brickwork);
 - v) removal of original shopfronts;
 - vi) alterations and extensions (introduction of inappropriate dormers; infilling between properties; prominent rear extensions).

Review

- 15.6 In general, the boundary of the Muswell Hill Conservation Area has been found to be clearly defined on the ground. There are, however, a few areas where further consideration can be given to whether or not the conservation area boundary should be extended to include a similar adjoining area of development or reduced to exclude an area that is no longer of conservation area quality.

Possible Boundary Changes

- 15.7 Consultation representations on the potential boundary changes will be considered by the Council at an appropriate time following the adoption of this Conservation Area Appraisal.
- 15.8 The consultants draft appraisal report identified possible boundary changes involving 5 potential extensions to the conservation area, to which a further extension identified by local residents has been added.
- 15.9 Potential Extensions:
1. Nos. 1 to 63 (odd) and Nos. 2 to 54 (even) Midhurst Avenue
 2. Frontage to Fortismere School, Tetherdown
 3. Eastwood Road and Burlington Road, west of Tetherdown
 4. Colney Hatch Lane, Barnard Hill and Goodwyn's Vale
 5. Nos. 88 to 110 (even) Alexandra Park Road and Rosebery Mews

6. Vallance Road, Elgin Road, Grosvenor Road and parts of The Avenue, Lansdowne Road, Grove Avenue and Alexandra Park Road

Potential Deletions:

7. Land south of Dukes Avenue including Muswell Hill Primary School
8. Land south of Church Crescent, including Beattock Rise
9. Jubilee Court
10. 7A Coppetts Road
11. Chester House
12. No. 29 Thirlmere Road

Potential Extensions:

Area 1 Nos. 1 to 63 (odd) and Nos. 2 to 54 (even) Midhurst Avenue

15.10 This is an area of two storey residential development that was developed by Collins in the first decade of the 20th Century. The architectural style, scale, appearance and detailed treatment of the properties are consistent with much of the adjacent residential area. The quality of the streetscape and the frontages is also similar to the adjoining area. All of the properties within the street would be identified as positive contributors. The development to the south and west on Lauradale Road and Fortis Green Avenue is generally of lesser quality.

15.11 Although the area is physically adjacent to Collingwood Avenue it can only be accessed from Fortis Green and is not perceived as part of the adjoining estate roads which are of a different scale and character to Midhurst Avenue. However, the open landscaped areas on both sides of the entrance to the Midhurst Avenue, together with the adjoining 1920s and 1930s buildings, Long Ridges and the Health and Leisure Club, on the north side of Fortis Green, should also be considered for their linking role as they are consistent with the adjoining larger scale residential blocks and commercial and community uses that are within the conservation area including this area as part of an extension to the conservation area.

Recommendation:

There is a relatively strong case for the inclusion of this area.

Area 2 Frontage to Fortismere School, Tetherdown

15.12 This frontage forms an integral part of the street scene and there is no clear boundary or change in character to indicate that it should be outside the conservation area. No. 13 Tetherdown, the Child Guidance Centre building on the frontage, is a 19th Century local listed building that forms part of the pattern of earlier development along Tetherdown. It would be identified as a positive contributor if included within the conservation area. The building is in good repair and retains much of the interest in its elevations.

Recommendation:

There is a good case for the inclusion of this frontage within the conservation area and the amendment of the of sub area boundaries to include all of the western side of Tetherdown in sub area 5.

Area 3 Eastwood Road and Burlington Road, west of Tetherdown

15.13 These are two short streets of relatively small scale Edwardian housing to the west of Tetherdown. The age and style of the buildings is consistent with a many other buildings within the conservation area. Although not typical of the older houses that predominate within the adjacent part of sub area 5, they are a pocket of Edwardian development that is of a similar age and style to much of the conservation area.

15.14 Most of the properties along the street retain their original windows, door and porches but, unfortunately, several houses now have painted brickwork, giving a less consistent overall appearance to the area. The majority of the houses would be identified as positive contributors, with the exception of two that have suffered from the addition of stone cladding and replacement windows. Where the original boundary walls are retained they give a sense of uniformity. There is little difference in quality and interest between these houses and the adjoining properties on the Tetherdown frontage.

Recommendation:

A case for the inclusion of these streets could be made. However, they lack the quality and consistency of the majority of properties elsewhere within the conservation area. As such, they possibly do not merit inclusion.

Area 4 Colney Hatch Lane, Barnard Hill and Goodwyn's Vale

15.15 This is an area of late 19th and early 20th Century housing similar in style to the majority of the development elsewhere within the conservation area.

15.16 Nos. 111 to 123 (odd) Muswell Avenue, a terrace of modern properties at the northern end, and No. 11 Alexandra Park Road, the modern development of 32 flats together with Caroline Close form a clear boundary to the existing conservation area. Were this area to be included these new developments would fall within the boundary and would be identified as detractors.

15.17 The properties at the northern end of Muswell Avenue, on Barnard Hill and the south side of Goodwyn's Vale are modest sized terraces. The properties along Colney Hatch Lane are slightly larger. The front elevations of many have been painted or rendered and about half of them have lost their original entrance doors and timber sash windows. As a result the quality of the street scene is not of the same consistency as that of others within the conservation area. The inclusion of these properties would extend the conservation area to the Borough boundary.

Recommendation:

A case could be made for the inclusion of this area but the quality of the buildings and the street scene is more variable.

Area 5 Nos. 88 to 110 (even) Alexandra Park Road and Rosebery Mews

15.18 This is a three storey shopping parade on the south side of Alexandra Park Road that has a 1907 date stone and, with the mews, dates from the same period as the adjoining residential development. The shopping parade is of similar age and style to other shopping parades in Fortis Green Road and Muswell Hill Broadway, mostly within the boundary of the Town centre as defined in the UDP.

15.19 Unfortunately, at ground level only a few of the original shopfronts remain. However, the original shop surround pilasters and large corbels have been retained. If included in the conservation area the terrace would be considered as positive contribution buildings and the original shopfronts would be identified as shopfronts of merit. The elevations of the upper floors are relatively plain in comparison with some of the shopping parades in the central area, but are in good repair, retaining most of their original sash windows.

15.20 The mews area to the rear has a similar relationship in change of scale and use to the terrace as the similar areas in the central part of the conservation area, but is in a better state of repair than many of them. As part of the traditional pattern of development some of these buildings may be considered positive contributors if they were within the conservation area.

Recommendation:

A reasonable case could be made for including these buildings within the conservation area as they form part of the identifiable boundary of the Edwardian suburb. The parade also acts as a visual arrival point at the boundary of the Muswell Hill Conservation Area.

Area 6 Vallance Road, Elgin Road, Grosvenor Road and parts of The Avenue, Lansdowne Road, Grove Avenue and Alexandra Park Road

15.21 The houses in this area were built in the second wave of development between 1909 and 1914 with a minority built in the 1920s. There is a much greater prevalence of Arts and Crafts design in these roads than in the rest of the conservation area. Some of the houses in Vallance Road and Elgin Road are particularly fine examples of Arts and Crafts-inspired domestic architecture, demonstrating the new simplicity and love of vernacular details that are hallmarks of the movement. The houses in the roads to the east of The Avenue were developed progressively as plots became available after closure of what had been a circus ground linked to Alexandra Palace.

15.22 Some houses in these roads have been altered to their detriment by the construction of roof additions, replacement windows and doors, but most are substantially intact, retaining their original integrity. Most houses are two storeys built in red brick with large areas of rough-cast render, tiled hipped roofs and gables, many above curved bays.

Recommendation:

A case could be made for the inclusion of this area, but the quality of the buildings and the street scene is more variable. It is considered more appropriate to include these buildings in a new conservation area emphasising the Arts and Crafts style.

Potential Deletions:

Area 7 Land south of Dukes Avenue including Muswell Hill Primary School

- 15.22 This area at the rear of the housing on the south side of Dukes Avenue is a cutting that was once occupied by the railway lines that lead to the Alexandra Palace Rail Station. The original station building remains substantially intact on adjoining land to the east within the Alexandra Palace and Park Conservation Area (13). The Hornsey Centre for Handicapped Children and car park now occupy the land immediately to the rear of Dukes Avenue that is separated from the rest of the site by a public footpath and a relatively steep embankment from Muswell Hill Primary School, which sits at a lower level. The land to the north and east of the school is sloping and densely planted with self sown mature trees. Both buildings on this site date from the 1960s and are of no conservation interest. In addition the area is visually separate from the adjoining commercial and residential areas. The adjoining area to the south forms part of the Alexandra Palace and Park Conservation Area.

Recommendation:

The area is physically and historically linked to the adjoining Alexandra Palace and Park, which in addition to being a designated conservation area is also included as Grade II on the English Heritage Register of Historic Parks and Gardens. A case could be made to transfer this area to the Alexandra Park and Palace Conservation Area (13).

Area 8 Land south of Church Crescent, including Beattock Rise

- 15.23 The housing on Beattock Rise is modern housing of no conservation interest. The area of open land also follows the line of the former railway leading to Alexandra Palace and Park. It is designated as metropolitan open land in the UDP and of metropolitan ecological importance and a local nature reserve. Any proposals for development would have to be considered in relation to these policy designations in addition to its conservation area status and would be most unlikely to receive permission.

Recommendation:

Conservation area designation is inappropriate for this area and a strong case could be made for amending the boundary to exclude it.

Area 9 Jubilee Court

- 15.24 This site contains a recent development on the edge of the conservation area that has replaced historic council depot buildings. The new building has no conservation interest.

Recommendation:

A case could be made for amending the boundary to exclude it.

Area 10 7A Coppetts Road

- 15.25 This is a single storey commercial building on the northern edge of the conservation area. It has a gambrel roof, oversailing eaves with exposed rafter ends and a painted brick front elevation with Art Deco type framing details. It is a neutral element in the street scene.

Recommendation:

A case could be made for amending the boundary to exclude it.

Area 11 Chester House

- 15.26 This is a substantial, bulky building that is at odds with the character and appearance of the adjoining parts of the conservation area because of its unsympathetic form and bland elevation treatment. Its position on the edge of the conservation area gives the potential to exclude it from the boundary.

Recommendation:

A case could be made for amending the boundary to exclude it, together with appropriate protection for the trees on the frontage.

Area 12 No. 29 Thirlmere Road

- 15.27 This is a rough-cast rendered property dating from the 1920s or 1930s. It is a neutral element within the street scene. It is not of a consistent style with the adjoining terrace that is of the same character and appearance as the majority of the buildings within the conservation area. It has no particular interest in its own right and may have been included as being seen as part of the terraced development along the frontage, the adjoining terrace to the north being set much further back from the road.

Recommendation:

Although a minor alteration to the conservation area, a case could be made for amending the boundary to exclude it.

Summary

- 15.28 It is recommended that the conservation area is extended to include the first five areas shown above.
- 15.29 It is recommended that the sixth area is designated as a separate conservation area based on its Arts and Crafts style.
- 15.30 It is recommended that none of the existing areas are de-designated.

16. POTENTIAL FOR ARTICLE 4 DIRECTIONS

Introduction

- 16.1 'Permitted Development' (PD) is the term used to describe those works that can be carried out to a property without needing specific planning permission. Such works include some types of small extensions, porches, garages and fences. However, there are detailed 'rules' to comply with and flats do not have any 'PD rights' at all. These detailed rules are set out in the Town and Country Planning (General Permitted Development) Order 1995 (GPDO).
- 16.2 It must be noted that PD rights only provide an automatic grant of Planning Permission. Before building work can be carried out it may well be necessary to deal with property restrictions (such as ownership, covenants, or rights of light) and health restrictions (such as Building Regulation Approval). There may also be legal considerations such as the 'Party Wall Act 1996' to take into account. If the building is statutory listed, building work will probably also need Listed Building Consent.
- 16.3 Permitted Development (PD) rights are more restricted in conservation areas, and the local planning authority can further withdraw these rights in specific cases.
- 16.4 Directions authorised by Article 4 of the GPDO are used by local authorities to remove certain permitted development rights from single family dwellings in conservation areas where change would be harmful to the character and appearance of an area. As noted in the Introduction, local authorities also have a statutory duty to preserve and enhance the character and appearance of their conservation areas.
- 16.5 To date there are no Article 4 Directions within the Muswell Hill Conservation Area.

Current Permitted Development Issues

- 16.6 In residential areas some of the main causes of change that are having an impact on the character and appearance of the Muswell Hill Conservation Area are not currently subject to planning control. Consideration of the relevance of Article 4 Directions to the preservation and enhancement of the Muswell Hill Conservation Area has focussed upon the potential for harmful change. The types of permitted developments 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) painting, cladding and rendering of frontages within consistent brick fronted street elevations;
 - iii) re-roofing in inappropriate materials and colours;
 - iv) loss and replacement of original front boundaries;
 - v) removal of front boundary walls below one metre in height and loss of soft landscaping of front gardens to form hard-standings for vehicle parking.

- 16.7 These changes are permitted for single dwelling houses under Schedule 2; Parts 1 and 2 of the Town and Country Planning General Development Order 1995 (GPDO).

Impacts on the Character and Appearance of Muswell Hill

- 16.8 Paragraph 4.23 of PPG 15 advises that Article 4 Directions should only be made where they are backed by a clear assessment of an area's special architectural and historic interest, where the importance to that special interest of the features in question is established, where the local planning authority can demonstrate local support for the Direction, and where the Direction involves the minimum withdrawal of permitted development rights (in terms of both area and types of development) necessary to achieve its objective.
- 16.9 Much of the special architectural and historic interest of Muswell Hill's residential areas that date from the late 19th and early 20th Centuries derives from the richness of the detailed treatment of the properties, the consistency of that treatment and the sense of visual cohesion that results from the use of common 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 behind low boundary walls.
- 16.10 The elements that contribute to the special, and to a degree unaltered, character of much of Muswell Hill are vulnerable to change arising from home 'improvements', inadequate maintenance and pressure for parking that are enabled by permitted development rights. Once these alterations have occurred it is unlikely that they will be reversed.
- 16.11 The potential exists for the erosion of the special interest of parts of the conservation area as a result of permitted development rights. The introduction of parking areas within front gardens and the removal of front garden walls have the potential to diminish the character and appearance of the Muswell Hill Conservation Area over time. The streets or frontages considered to be most vulnerable are those in which the front boundary walls are largely intact and have a substantially uniform treatment.
- 16.12 The draft Conservation Area Appraisal for Muswell Hill produced by Nathaniel Lichfield & Partners on 1 May 2003 contained extensive recommendations for the introduction of Article 4 Directions throughout much of the conservation areas. These suggested including restrictions covering any alterations affecting front elevations; roofs; the erection of porches; provision of vehicular hard-standings; alterations to front boundary enclosures and painting of walls.
- 16.13 Where the loss or alteration of original features has occurred there has been a diminution in the character and quality of the frontages of houses within the conservation area. However, it is felt that these changes have not been on a

sufficient scale to significantly undermine the integrity of the street scene in the Muswell Hill Conservation Area.

- 16.14 The most significant effect on the character and appearance of frontages within the conservation area is the removal of front boundary walls and the loss of soft landscaping from small front gardens as a result of the creation of vehicular hard-standings. This is most harmful where the houses have relatively narrow frontages and generally uniform front boundary treatment. The resultant loss of the planting in these front gardens plays a role in the deterioration of the quality of the character of the street. The removal of walls disrupts the unity of the front boundaries, affects the sense of enclosure of the street and alters the traditional transition between the public street and private garden. The loss of planting creates a harder, more urban edge to the street to the detriment of the generally leafy, suburban character of the area.
- 16.15 The impact of the creation of forecourt parking is particularly noticeable in the streets close to the town centre such as Princes Avenue and Queens Avenue. However, where houses have wide frontages with windows each side of a central entrance door, their relatively large front gardens can more easily accommodate parking whilst retaining significant amounts of front garden and boundary wall.

Recommendations

- 16.16 Where the loss or alteration of original architectural features has occurred there has been a diminution in the character and quality of the frontages of houses within the conservation area. However, it is felt that these changes have not been on a sufficient scale to significantly undermine the integrity of the street scene in the Muswell Hill Conservation Area.
- 16.17 Where pressure for vehicular hard-standings within front garden areas is great this can best be controlled under the Highways Act. The refusal of permission to create a vehicular cross-over to provide access to a vehicle hard-standing within a front garden area can be justified because of the loss of potential off-street parking spaces. Refusal also negates the remove of front boundary walls and soft landscaping.
- 16.18 Experiences in other London boroughs have shown that the introduction of Article 4 Directions to remove permitted development rights, particularly with regard to the loss of potential off-street parking spaces by the formation of vehicle hard-standings, has resulted in substantial claims for compensation against the Council where there has been a loss in the value of properties that have been denied this facility. The Council could face the possibility of compensation claims being made by Muswell Hill residents over similar restrictions where the introduction of an Article 4 Direction would not be supported by the residents within the restricted areas.
- 16.19 The introduction of Article 4 Directions covering all of the areas identified within the consultant's recommendations is unacceptable because its scale would have serious implications on the Council's enforcement resources and

because some of the areas suggested for inclusion have already lost their special character since the initial report of 2003.

16.20 The potential for harm to the character and appearance of the Muswell Hill Conservation Area is noted, but the rate of incremental change to the elevations of properties is unclear and on the whole the residential areas identified appear to be generally well-maintained.

16.21 However, it is considered that there is an urgent need for consideration of limited Article 4 Direction powers in key residential parts of the conservation area. A separate report seeking the designation of an Article 4 Direction will be submitted to seek the removal of permitted development rights of owners of dwellinghouses to remove front boundary walls enabling forecourt parking to take place in Collingwood Avenue, Leaside Avenue, Fortismere Avenue, Birchwood Avenue, Firs Avenue and Grand Avenue.

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18. PLANS



1. Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks and Gardens.

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Plan 1 Conservation Area Boundary, Sub Areas, Statutory and Local Listed Buildings, and Positive Contribution Buildings

- | | | | |
|---|-------------------------------------|----|---|
|  | Conservation Area Boundary | 1. | The Core Area, Muswell Hill Broadway |
|  | Recommended Boundary Extension | 2. | Fortis Green |
|  | Statutory Listed Building | 3. | Queens Avenue |
|  | Local Listed Building of Merit | 4. | Collingwood Avenue to Hillfield Park |
|  | Positive Contribution Building | 5. | Tetherdown |
|  | Local Listed Historic Park / Garden | 6. | Page's Lane |
| | | 7. | Muswell Avenue & Wellfield Avenue to The Avenue |

Conservation Area No. 4 Muswell Hill
Conservation Area Character Appraisal
Committee Draft February 2008