



NOEL PARK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

CONSULTATION DRAFT





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Picture 1.

Morley Avenue roofscape: courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service



1. INTRODUCTION

Noel Park Estate is a planned estate of approximately 2000 terraced properties in Wood Green, North London. It was planned and developed by the Artizans, Labourers and General Dwellings Company circa 1881-1913. The houses were designed to house the families of workers and artisans (skilled labourers) in fashionable cottage style dwellings. The area retains its homogenous appearance and much of its attraction, and is easily distinguished from the surrounding Wood Green area.

The estate was designated as a conservation area on 4 November 1982 in recognition of its special significance. Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.¹ A conservation area is defined as “an area of special

architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”.

To further protect the area’s special interest, the Council implemented an Article 4 Direction on 18 February 1983, restricting permitted development rights on works to the front elevation, roof and front boundary of buildings.²

The Conservation area was extended on 16 September 1991 to include Pelham Road, to the West of Gladstone Avenue, and the area to the South of Lymington Avenue which was built during the later phase of development. However, the article 4 direction was not extended at this time.

¹ See Appendix 1 for further details on designation of conservation areas

² See Appendix 2 for a copy of the Article 4 direction and restrictions

NOEL PARK ESTATE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

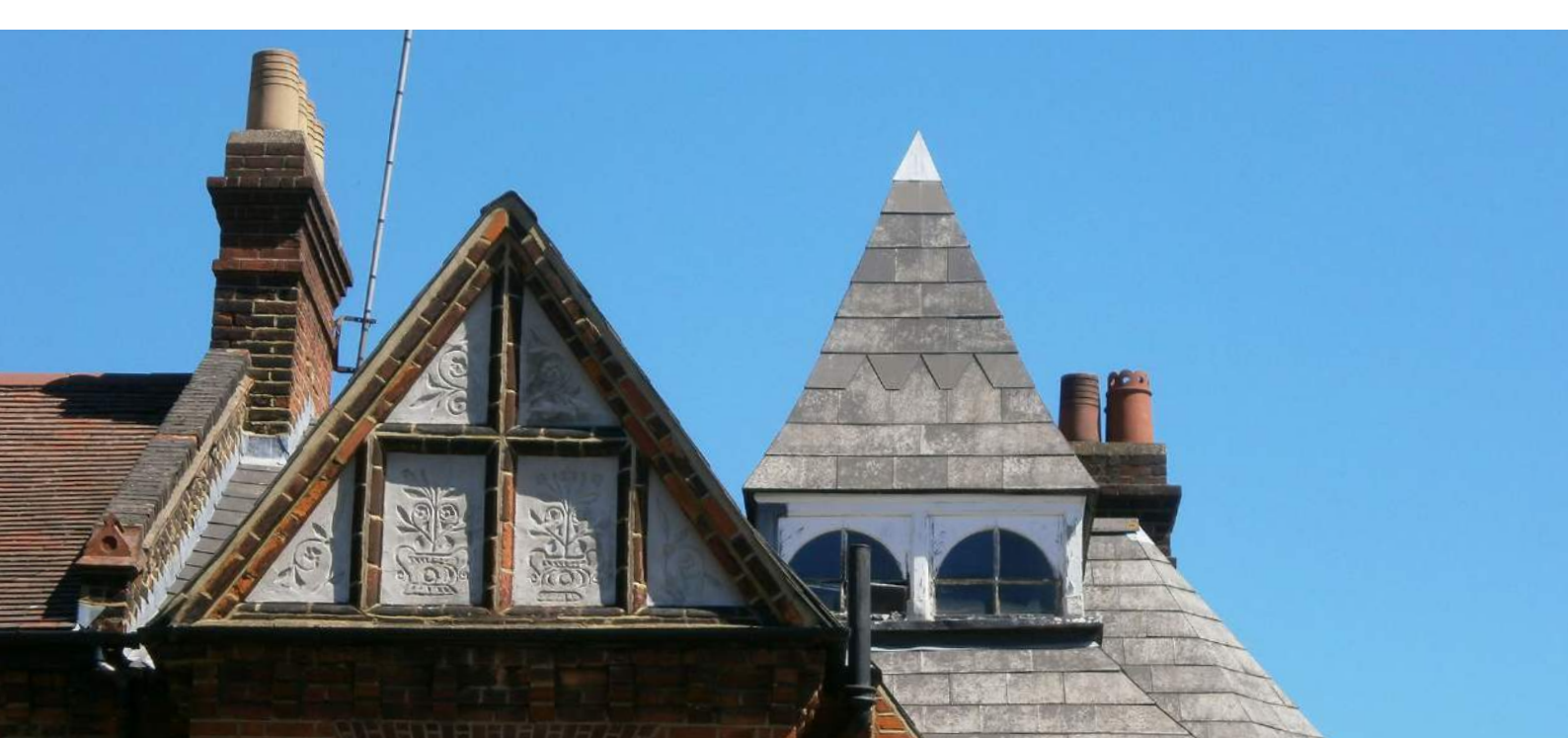
Section 71 of the Planning (Listed Buildings and Conservation Areas) Act, 1990 requires local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Section 72 also specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Working in partnership with Historic England and the local community, the Council has produced this document the objectives of which are:

- To understand the significance of Noel Park Estate and its historical, architectural and landscape assets; and to protect and enhance these assets through positive management.
- To provide a long-term, evidence based, comprehensive approach to the future of Noel Park Estate as a firm basis against which planning applications can be assessed.
- To support the long term sustainability of the significance of the Noel Park Estate as a heritage asset.

This document therefore seeks to:

- Define the special interest of the conservation area and identify the issues which threaten its special qualities (the "Appraisal").
- Provide guidelines to prevent harm and achieve enhancement (the "Management Plan").



2. SUMMARY OF SPECIAL INTEREST

Noel Park Estate is a composition of buildings, streets and trees which as a group is an asset to the community. The Estate has a special character which distinguishes it from its surroundings. It displays historical associations with the Artizans, Labourers and General Dwellings Company and with the Garden City Movement. The layout of the streets, composition of the terraces, architectural design and detailing of the buildings and construction define collectively the Estate's cohesive townscape. Slight variations in architectural detailing give each street its own identity.

Noel Park is one of the few examples of planned Artisan estates within London, built at the height of Victorian philanthropy. "It is the physical manifestation of a particular aspect of Victorian philanthropy, and as a model housing estate it is infused with

ideals of improvement, order, and morality."¹ Although Artizans Company were not the first philanthropic venture to attempt this type of development, they were larger and more successful than their contemporaries such as Suburban Village and Dwellings Company (Milkwood Road, Brixton, 1868). Their houses were well constructed of good quality materials and were deemed to have excellent drainage and sanitation. They were designed to house one individual family, avoiding sub-letting or sharing amenities and promoting harmonious family units. Built on open land and not in city centres, cottage estates of this type contrasted dramatically with the contemporary tenement blocks of other charitable bodies. They were the forerunners of the Garden City movement which was influential in the design and layout of later residential areas and the development of Town Planning.

¹ Welch, C (2006). *Noel Park: A Social and Architectural History*. London: Haringey Council

An important aspect is the typology of the housing. The Artizans Company organised the properties in a number of different house types or 'classes'. Smaller houses were available at lower rents and larger ones, with more rooms, at higher rents. Houses were zoned, to a certain extent, with higher and lower class areas within the estate.

St Mark's Church and Noel Park School are located at the heart of the estate. Many of the streets are lined with trees, with houses set behind small front gardens. Architecturally, the appeal of the streets in Noel Park comes primarily from the small details of each building such as original sash windows in various designs, garden walls, panelled front doors, ironwork, decorative brickwork and porches.

Some corner houses have turrets, and the flats on Gladstone Avenue have very striking and unusual veins of grey brick (to the east), and bright green brick (to the west).

Each terrace row is different, with distinctive variations in architectural detailing: some with rounded porches, some with sloped, tiled porches; some with round attic windows and some with double fronted windows. The terraces are brought together with commonalities such as the layout of the streets, corner features such as turrets, and the extensive use of red brick which forms the overall backdrop.



3. COMMUNITY BASED PARTNERSHIP

Community Heritage Initiative Partnership (CHIP) is a collaborative project between the Council and Historic England to encourage the local community to get involved with and understand their historic surroundings. CHIP aims to encourage a “grass roots” approach to conservation through a collaborative approach. The initiative is the first one of its kind in London and has been made possible by support from Historic England.

In Noel Park Estate, the issues regarding enforcement are severe and the Council recognises this. Over the past years, the estate has generally seen a decline in its quality with loss of local architectural details such as original windows, boundary walls, gates, poorly maintained properties, installation of satellite dishes, front porches etc. The declining condition was highlighted by the Council and

the area was included in the Heritage at Risk Register by Historic England.

However, due to lack of resources, an Appraisal and Management Plan, the Council has failed to take appropriate actions to reverse the works and has often lost at planning appeals and enforcement prosecutions. Recognising the need for a detailed Appraisal to highlight the special features of the area and its significance, the Council approached Historic England requesting for support on how the residents could be involved in writing the document. Essentially, the purpose of the project was to engage residents in understanding and appreciating their neighbourhood and provide guidance for future development and management in the area.



ENGLISH HERITAGE

Conservation Area Characterisation and Community Engagement

HELM
HISTORIC ENVIRONMENT
LOCAL MANAGEMENT

An opportunity to join a free workshop to understand and assess the significance of the historic environment in your community

What is the workshop for?

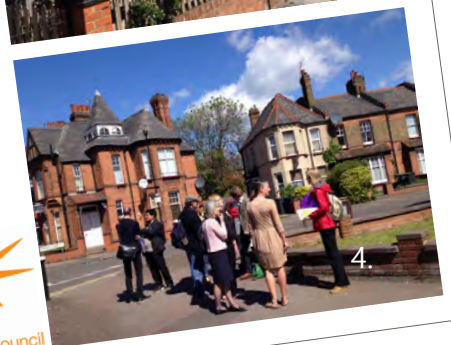
English Heritage, in partnership with Haringey Council is holding a one day workshop in Haringey for local authority and community representatives from across the borough.

The aim of the day is to provide the skills needed to understand and explain the significance of local heritage using a simple toolkit.

The workshop is aimed primarily at anyone who would like to get involved in managing their local conservation areas, and learn how to how assess local character to help inform local planning policies.

What will the workshop cover?

- An outline of the tools and approaches available to appraise and manage local historic areas and how to choose the most appropriate one for your aims;
- Actively learn how to use some of the these tools to help understand and appraise the Noel Park conservation area in a practical workshop;
- Learn how to address some of the challenges an area may face through a range of management options, including gaining an understanding of how your appraisal can fit into wider conservation and planning policy frameworks.



Date: 26th June 2014

Time: 9:30am to 4:30pm

Venue: St Mark's Church Hall, Ashley Crescent, London N22 6LJ

Booking: Please complete the booking form and return it to:
rachael.mcmillan@english-heritage.org.uk



Picture 2. Workshop at St Marks Mission Hall

Picture 3. Walk-around

Picture 4. Flyer distributed to the community

Project work began in summer 2014, with a training workshop for volunteers in Noel Park. The volunteers included local residents, local Councillors, representatives from a variety of historical, amenity and conservation societies [including the Conservation Area Advisory Committees] and officers from Haringey Council and Historic England. Heritage consultants Conservation Studio were appointed to facilitate the workshop and provide relevant training to the attendees.

Following the workshop, a group of stakeholders were selected to lead on the project with the Council officers. Project methodology and time table were discussed and agreed with the group. Further discussions were held regarding methodology. The survey sheets for site visits were based on the Oxford Tool kit and adapted to suit Haringey and Noel Park.¹

During the autumn and winter of 2014, residents completed the first draft of the survey work and this was reviewed by officers. However, due to lack of resources, additional workshops and feedback on the survey work was not undertaken. There were further delays in the project due to other work commitments.

Following advice from Historic England, further resources were allocated to complete the survey work and prepare a draft appraisal on that basis. Maps and sketches were completed to be included in the appraisal and Design guidance as part of the management plan was also prepared. The draft document was then reviewed by the stakeholders.

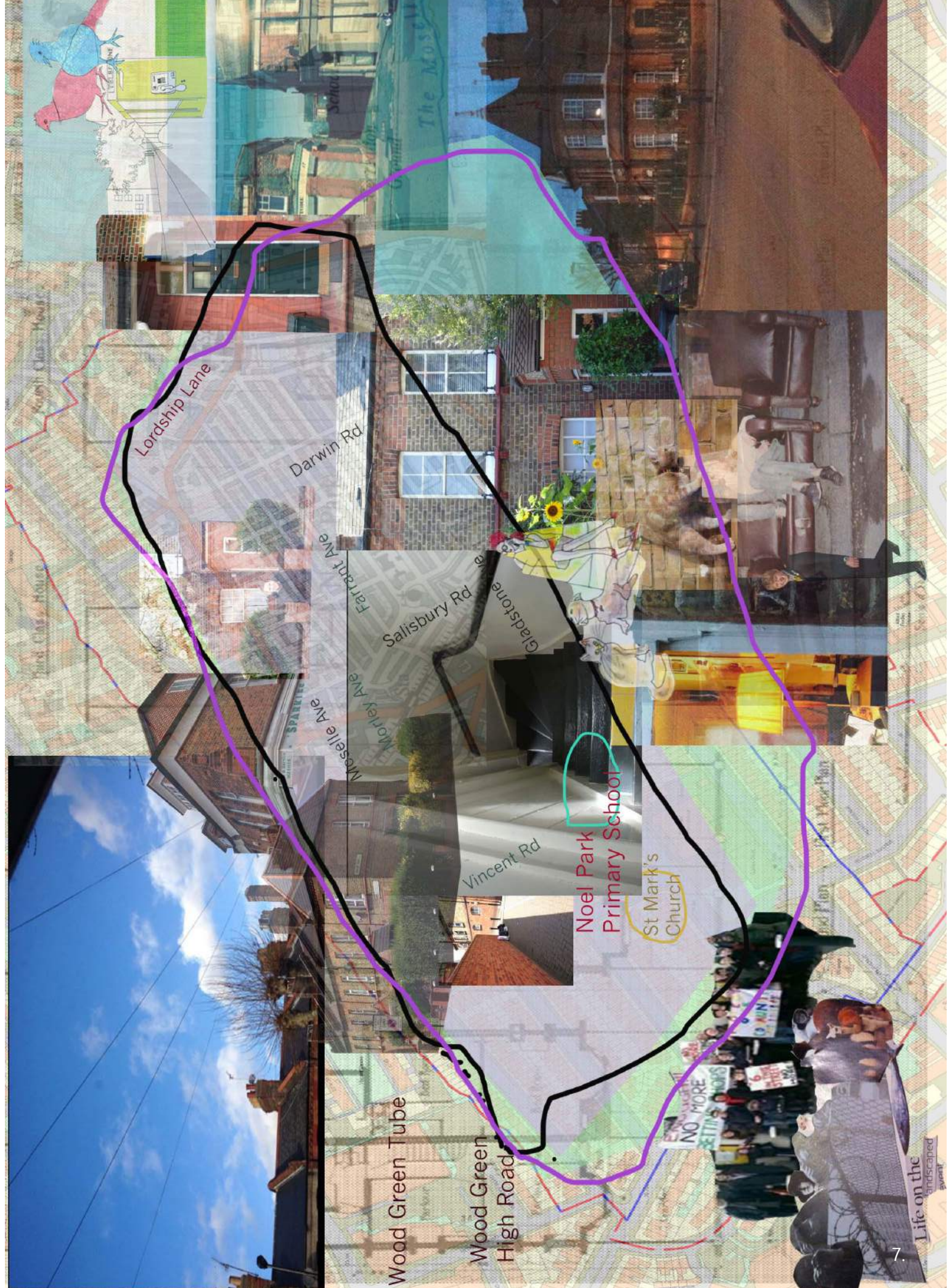
This section will be completed with further input from the community.

¹ See Appendix 3 for a copy of the survey sheet used for the appraisal



5.

Picture 5. A walk-around of the estate during the training workshop



Lordship Lane

Darwin Rd

Farratt Ave

Salisbury Rd

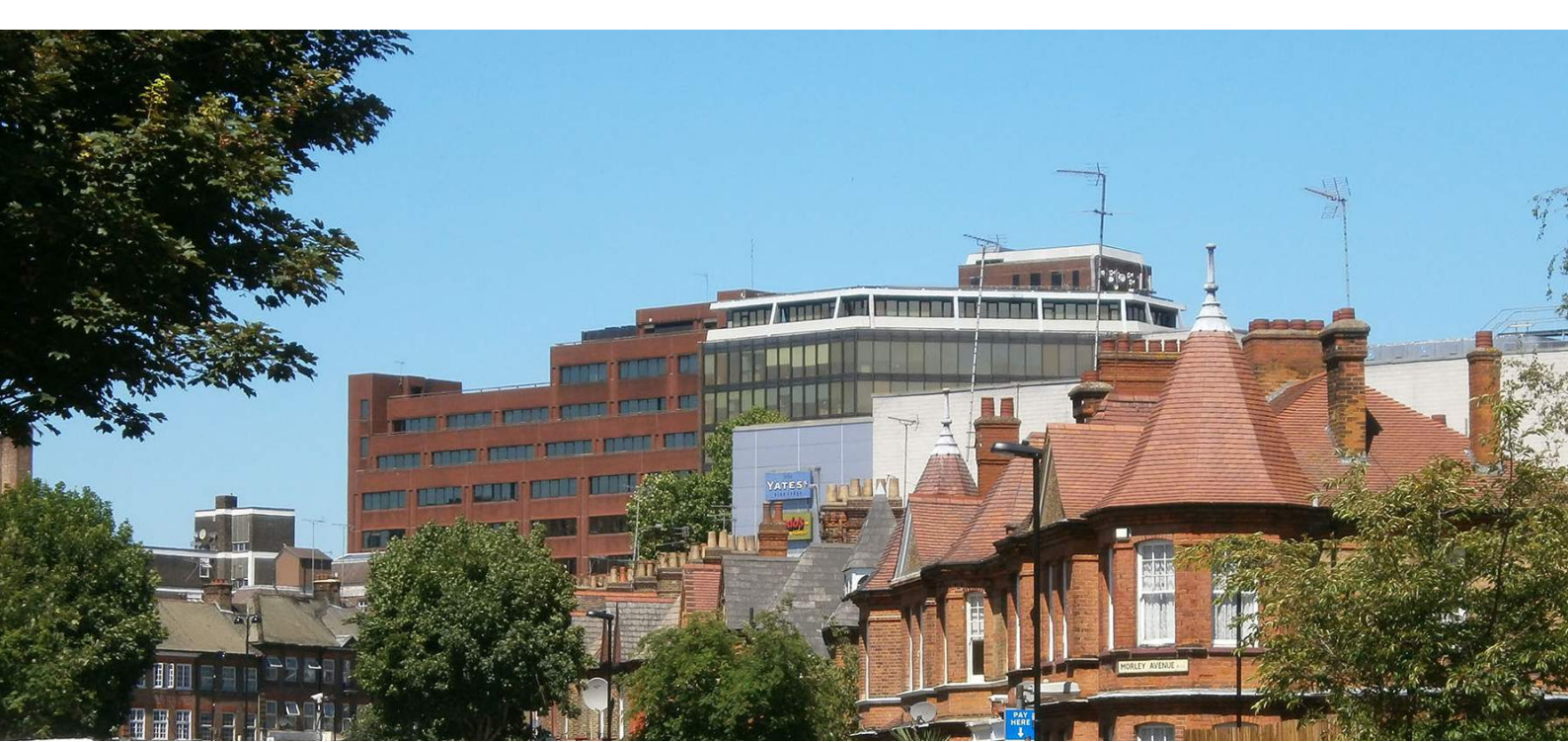
Vincent Rd

Noel Park Primary School

St Mark's Church

Wood Green Tube

Wood Green High Road



4. LOCATION AND SETTING

LOCATION

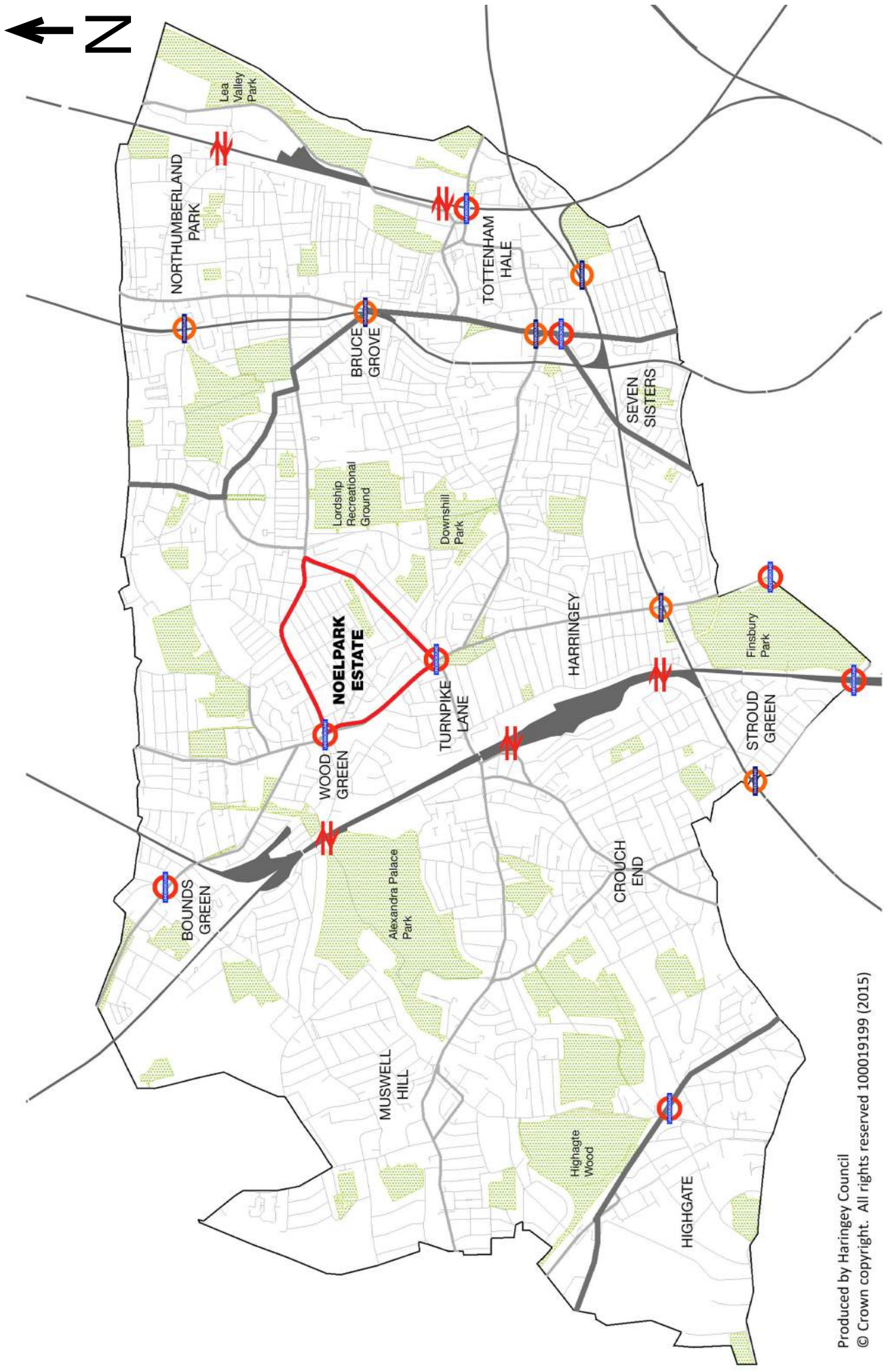
Noel Park Estate is located almost at the heart of Wood Green, around halfway between Highgate and Tottenham. The area forms a rough triangle, with Lordship Lane to the north and north-east, Wood Green High Road to the west and Westbury Avenue to south and south-east.

BOUNDARIES

The River Moselle, which historically formed the northern boundary of the estate running parallel with Lordship Lane, was culverted during construction. To the west, the Palace Gates Line of the Great Eastern Railway (now defunct) formed the western boundary. Since the closure of the railway line the land between the High Road and the western edge of the

estate has become dominated by a large shopping mall at Wood Green (Shopping City).

To the North West, River Park House at the top of Wood Green High Road and the commercial centre of Wood Green form the setting of the area. Along Lordship Lane, generally domestic scale late Victorian and Edwardian residential buildings integrate the estate with the wider suburban area to the north and east. Westbury Avenue, close to but not adjoining the estate, is a busy road connecting Wood Green High Road with Lordship Lane. The scale of the buildings remains largely suburban, characterised by later Victorian or Edwardian terraces.



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Map 1. Location and setting of the area

CIRCULATION AND ACCESSIBILITY

Gladstone Avenue and Lymington Avenue are the two main thoroughfares in the estate and have junctions with Wood Green High Road, a busy highway and shopping street. The junction with Lymington Avenue has been pedestrianised reducing through traffic and making the junction with Gladstone Avenue the main gateway to the estate on the West side.

Aside from Gladstone Avenue, there is no direct vehicle access to surrounding streets on the South East side of the estate. This contributes to a quiet residential character and pattern of use, and limiting through traffic.

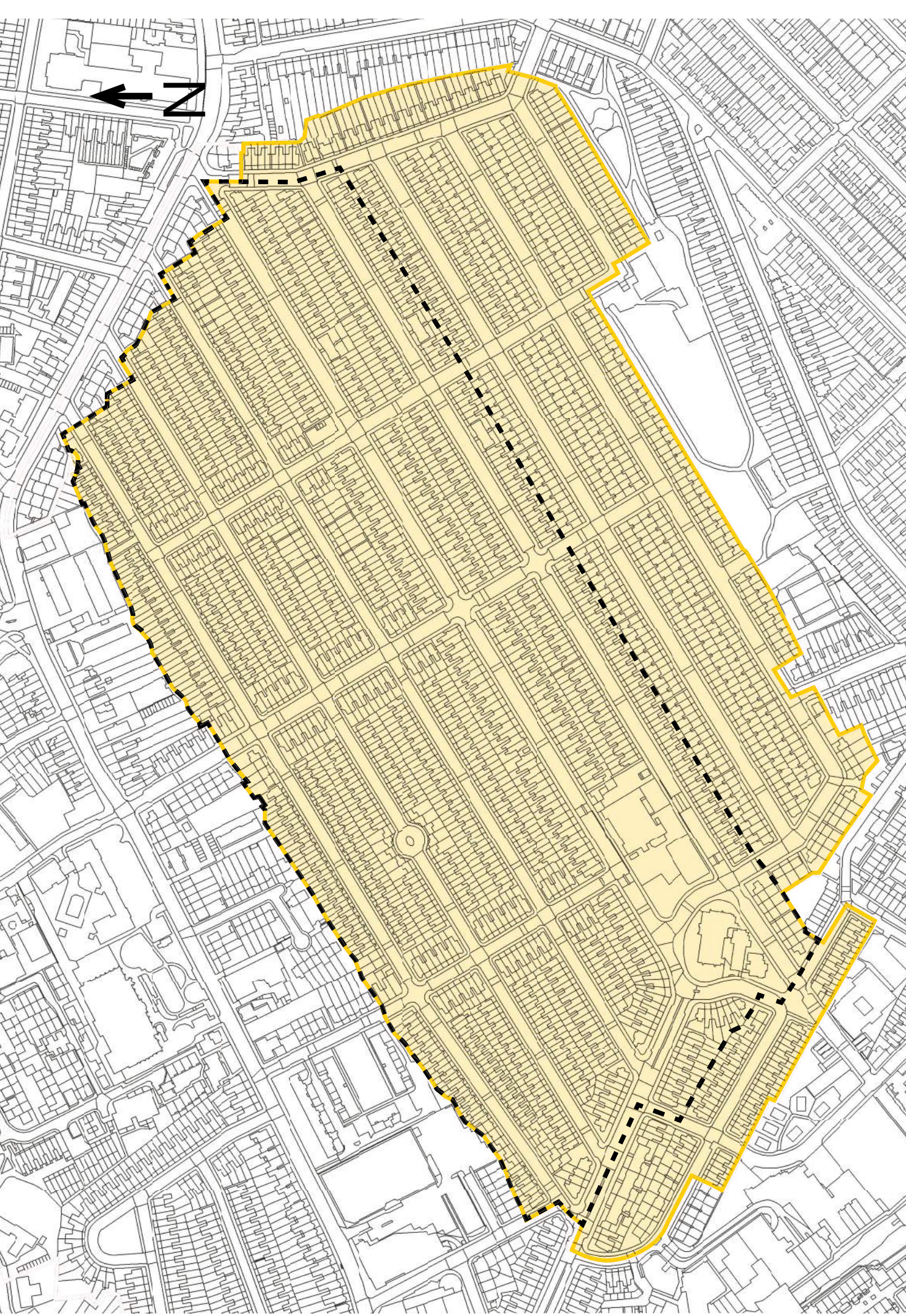
Accessibility is good due to the estate's proximity to transport hubs at Wood Green and Turnpike Lane. There are currently no bus routes within the boundaries of the estate which reduces traffic issues and contributes to the quiet character and relatively safe roads.

LAND USE

The estate is nestled within the urban centre of Wood Green, with mixed land use and higher density developments of a different scale from that of the estate. Wood Green is a designated town centre and is the main commercial centre of the area as well as a transport interchange. The section of Green Lanes between Wood Green underground station and Turnpike Lane station (also part of Wood Green High Road) is busy, with excellent bus routes to central London as well as other parts of the borough. However, the estate forms a quiet residential area within the 'hustle and bustle' of the town centre.

TOPOGRAPHY AND LANDSCAPE

The area is generally flat which allows for long views along the streets. There are few open spaces within the immediate vicinity, the nearest being Ducketts Common and Lordship Recreation Ground. Russell Park is the only open space within the estate itself, but sits just outside of the conservation area. Landscaping within the estate is limited to street trees and front gardens of properties.



Map 2. Boundaries of the conservation area

Conservation area
 Article 4 area

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5. ORIGIN AND DEVELOPMENT

In medieval times, much of Wood Green was owned by the Lord of the Manor. However, there were some freehold estates, and some lands were owned by the Church. One of these privately owned estates was Ducketts, which extended along the banks of the Moselle River and along what is now Westbury Avenue. It was mentioned in 1256 when James de Stevinton and his wife Isabella granted 160 acres of arable land to a John Renger, who was a clerk to Henry III.

Wood Green remained a small settlement until the 1850s with houses widely scattered around Ducketts Common and Wood Green Common, and a few to the east along Lordship Lane. From the 1840s onwards, Wood Green began to grow rapidly with the opening of a new Church in 1844 and the opening of the railway. The area, still partly wooded with undulating countryside, was attractive to speculators planning a new middle class suburb.

THE ARTIZANS, LABOURERS AND GENERAL DWELLINGS COMPANY

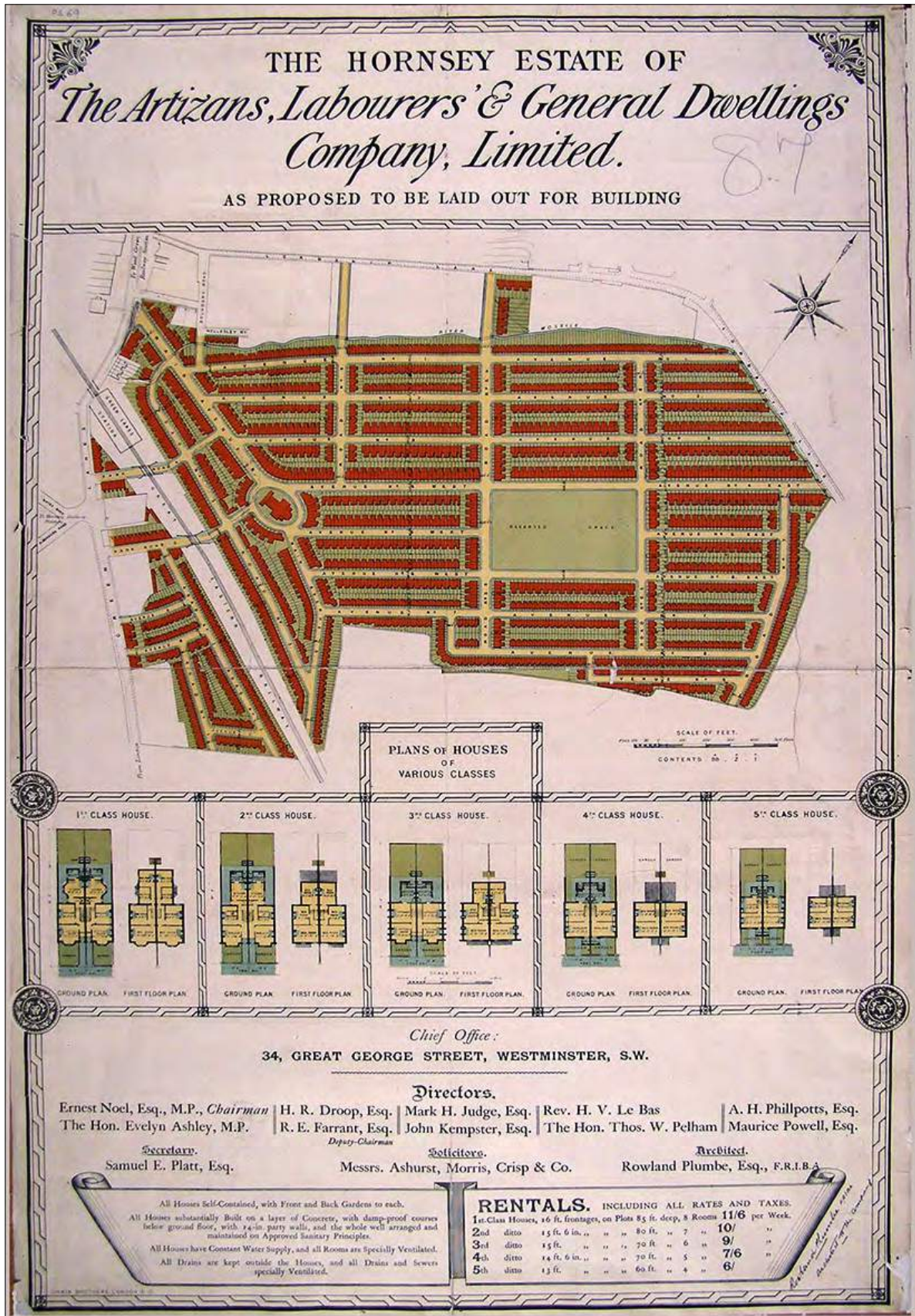
The Artizans, Labourers and General Dwellings Company was established in 1867, by a small group of clerks and working men, under the guidance of the noted philanthropist Lord Shaftesbury¹. As a result of Industrial Revolution

more and more workers were moving to London, which was increasingly becoming overcrowded and polluted with poor quality back to back housing. The Artizans Company aimed to address the housing shortage and targeted workers (skilled and unskilled) and artisans (the higher ranks of the working classes).

Within the centre of London, other contemporary philanthropic organisations such as Peabody Estates concentrated on multi-storey block dwellings. The Artizans Company, on the other hand, planned low rise picturesque housing estates with integrally planned amenities, around existing railway lines. The first of the Artizans Company's four London estates was begun in Battersea in 1872, and named Shaftesbury Park after the Company's President. The second estate, Queen's Park, was built in Paddington.

In 1881 the Artizans Company hired Rowland Plumbe as their consulting architect, in consultation with Royal Institute of British Architects (RIBA). The same year the Company purchased 100 acres of land in Wood Green which was well served by rail transport links. By November 1881 Rowland Plumbe had already submitted his plans to the Board of Directors of the Company.

¹ Welch, C (2006). *Noel Park: A Social and Architectural History*. London: Haringey Council



Picture 8.

The original estate plan from the Artizans, Labourers and General Dwellings Company (Courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service)

The area was intended to provide 2000 to 2600 self-contained cottage style homes for the industrial classes at a density of 27 houses per acre, to be owned exclusively by the Artizans Company and rented out at a low price. In 1883, the estate was named Noel Park after the chairman of the company board, Mr Ernest Noel MP. Later, Farrant Avenue, Morley Avenue, Russell Avenue and other roads took the names of prominent members of the company.

The Earl of Shaftesbury attended the opening of the estate in August 1883, and laid a stone on the corner of one of the Avenues. By this time two or three hundred houses were already completed. Within three years the estate had 7000 inhabitants. Nevertheless, progress was slow. Although the area was thought to be easily accessible by rail for the many potential residents who would need to commute to central London, in practice the cost of rail fares meant this wasn't feasible for many. For a time construction outstripped lettings, and work had to stop. Eventually campaigning and negotiations resulted in the Great Northern Railway granting some half price fares to Noel Park residents in 1886, after which demand gradually increased and works on the estate resumed. The construction of Noel Park was largely completed by 1907, although Noel Park Recreation Ground did not open till 1925, and some work on the estate continued until 1927.

As with the Artizans Company's earlier estates at Shaftesbury Park in Battersea and Queens Park in Paddington, the low-rent housing consisted of small cottage-style houses in long straight terraces of stock brick. There were five main dwelling types of varying sizes to cater for different budgets. In addition to the houses, the company built some flats on Gladstone Avenue.

With its long, tree-lined avenues, a school, a church, shops, a theatre (on the site on Lymington Avenue now occupied by shopping city), a community hall and a variety of high quality housing, Noel Park set a standard for later suburban Council estates. Indeed, the idea was to create a 'model town' that contained everything necessary to sustain and entertain the residents. At the opening ceremony in 1883 the Earl of Shaftesbury said he hoped that residents would take advantage of the proximity of Alexandra Palace and Park. The only establishments that were not allowed on the estate were public houses.



Map 3. The area in 1864



Map 4. 1894-6: The first phase of development, north of Gladstone Avenue, is complete.



Map 5. 1914: The estate is complete

MATERIALS, DECORATION AND DETAILING

Another well reported fact at the time of construction was the quality of the buildings.

A well built and well ventilated house was considered essential to maintaining good health. The architect Roland Plume also paid attention to the visual appeal of his designs, enlivening facades through the use of gables and turrets, projecting and recessed bays, decorative polychrome brickwork and terracotta panels.

Three of Roland Plume's original drawings for Noel Park were published in *The Builder* on 30th June 1883, which reported that:

"The houses are all built with a layer of concrete over the whole area of the buildings; the walls are of brickwork- the party walls being hollow to prevent the passage of sound between the tenements; slate and cement damp proof courses are used; the walls are faced with red and yellow bricks, with terracotta cills and flower guards; the roofs are mostly slated, but to give variety many are tiled; the whole being built with the best materials and designed to have bright and cheerful appearance".

The January 23rd 1884 edition of the *Pall Mall Gazette* speaks of 'New London', and contains a special feature dedicated to the Noel Park estate. The article described how at least 30,000

"bricks" were required to build each house, and high quality Blue Lias lime mortar (allowing the building to breathe) was used throughout. It also stated that:

"The differences between the classes [of the houses] is alone to be discovered in the amount of accommodation provided. Tobin's ventilating tubes are fitted in every room of the house; and it is manifest that in every direction there has prevailed a zealous determination to secure for the inhabitants of these estates the very best health conditions attainable."

"An inspection of any one of these houses cannot fail to afford pleasure. The stoves, the marble mantelpieces, the wall-papers are all admirable. Mr Farrant [the Deputy Chairman of the Board of Directors of the Artizans, Labourers and General Workers' Dwellings Co.] makes it a matter of personal pride that the inch flooring boards (an unusual thickness, mark you) shall lie so close that not even a threepenny piece can pass between them. A 6 shilling house has the same features and the same finish as a 12 shilling house; and, altogether, the houses, every one of them, are fitted, furnished, and papered with excellent taste and in first class style."

The building of these cottage style estates was considered an enormous improvement on the living conditions that many working class people endured in London's slums.



Picture 9. Gladstone Avenue, 1905: The view looking SW towards St Mark's Church

Picture 10. House on the corner of Gladstone Avenue and Morley Avenue, 1905

(Pictures courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service)

THE FIVE 'CLASSES OF HOUSE'

Noel Park estate was planned with five different 'classes' of houses, as opposed to only three at Queens Park and Shaftesbury Park. The plans were deep and narrow conforming to the traditional house plans prevalent at the time, with essential functions such as cooking and bathing in rear out shots.

The larger 'first class' and 'second class' houses had two reception rooms and a hallway which led through to the back for the carrying of coal etc. The third, fourth and fifth class houses were of the 'half-hall entranced' type. The fifth class had a tiny scullery, kitchen and parlour on the ground floor and two bedrooms above.

Each house was designed with a porch, scaled proportionally according to the size of the house. Each house, irrespective of "class", had a front garden bounded by a low brick wall with coping, capitals and railings.

Houses were fitted out with fireplaces, flues and coppers. Some were connected to mains gas and electricity and all houses had running water. Each had a WC, accessed only from the yard "on the most approved sanitary principle" (The Builder, August 11th 1883), but only first class houses had toilets upstairs.

THE LAST PHASE OF THE ESTATE

Buildings in the southern section of the Noel Park Estate differ distinctly in elevation from the rest, and plans for houses on Lymington Avenue and Mark Road were drawn by the Company's Surveyor, G J Earle. Houses on Mark Road and Russell Avenue are recognisably turn of the century in their use of Arts and Crafts devices such as regular gables to the facade, the use of brick and white render, curved window hoods to the ground floor and white painted woodwork.

COMMUNITY AMENITY

Amenities for the new residents were integrated into the plan of the Estate, as they were at Queens Park and Shaftesbury Park. The site for St Mark's Church was allocated in early plans; however, the church was not erected until 1889. The earliest place of worship at Noel Park was founded by the Shropshire Mission to East London' in 1884, using shop premises on Lymington Avenue.

The Mission Hall (now known as Shropshire Hall) was opened in 1913 and named after Bishop William Walshaw-How.

Noel Park School was founded and built in 1889 by the Wood Green School Board, who employed the architect Charles Wall, of Chelsea. It is set back in its own grounds but the scale of the building is such that it appears prominent on the street scene.

Terraces of shops were built to cater for the residents of the Noel Park Estate, and also perhaps to attract residents from the adjacent suburbs. The remaining parades include the terrace of shops between Gladstone Avenue and Shopping City, and the grander Cheapside Shopping Parade, built before 1911, running from Shopping City to Dovecote Avenue.

The centrepiece of the Cheapside Shopping Parade was the Wood Green Empire theatre. The architect was Frank Matcham, renowned for his opulent and fashionable theatres all over London and the UK (including Hackney Empire, London Coliseum and Buxton Opera House). Wood Green Empire opened on 9th September 1912 and boasted a 43 foot proscenium opening and a sliding roof "which will render the theatre the coolest in the very hot weather" (Weekly Herald, 6th September 1912). It had a large auditorium seating 3000.

The final performance at the Wood Green Empire was held on 31st January 1955. The building was then used as a production studio by Associated Television until 1963. The interior was demolished in December 1970 and the crowning turret and cupola have since been removed. However, much of the facade remains above the first floor level.



Picture 11. The Wood Green Empire in 1945, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

WORLD WAR II

Noel Park was badly hit during the air raids of World War II. Many lost their lives and flying bombs destroyed dozens of houses. Gladstone Avenue, Farrant Avenue, Pelham Road and Vincent Road were the worst hit. A feeding centre was set up in the estate, which also contained washing facilities. There was a public shelter in Noel Park Recreation Ground.

NOEL PARK ESTATE AT PRESENT

The original layout of the Estate survived until the middle of the 20th Century when Noel Park Station closed, the Goods Yard was demolished, and Wood Green Shopping City was built in their place. Some properties adjacent to the railway line were demolished. The most obvious visual impact today is to the east, where views are abruptly terminated by the rear elevation of Shopping City.

In 1966, the Noel Park Estate comprising of some 2175 properties was purchased by Haringey Council. Some modernisation, for example the introduction of gas, had been undertaken by the Artizans Company in the early 20th Century. However, during the 1970s, Haringey Council recorded that many of the houses lacked basic amenities such as baths, internal WCs and hot water systems.

During the 1980s, The Housing Act gave tenants the right to buy their houses. This resulted in a complex pattern of ownership, with some houses privately owned, some privately rented, some Council owned and some leased by the Council.



- Picture 12. "Fourth class" houses on Pelham Road 1905
- Picture 13. Children playing on Russell Avenue, 1905.
- Picture 14. Bomb damage on Gladstone Avenue, 1945
- Picture 15. Morley Avenue in the 1970s
- (Pictures courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service)



6. CHARACTER ASSESSMENT

6.1 TOWNSCAPE ANALYSIS

The layout of streets, composition of terraces, architectural character, boundary treatments and open space collectively form an attractive and coherent townscape. There is a clear hierarchy of streets reflected in land use, building size and design, and road width. The grid layout, straight streets, continuous building line and treatment of corner properties create an organised and legible space with attractive long street views throughout. Homogeneity in the streetscape gives the estate a clear identity and sense of place. Garden spaces and trees contribute to a pleasant and spacious residential character.

Much of the Estate's charm and interesting character derives from the quality of the architecture. The architects' consistent use of gothic ornamental detail and high quality

materials in complementary designs is visually appealing. Facades are enlivened with decorated gables and recession and projection of bays. The red and yellow brickwork in bands and continuous roof lines emphasise the horizontal mass, while the differentiated gables and corner houses with their fully hipped turrets give each composition rhythm and unity. All around the estate, decorative details further added variety to the terraces.

Consistency across the estate gives the area a distinctive character. Each property is an integral part of the design and makes its own contribution towards the character of the neighbourhood, however some of the properties have been "improved" or repaired in a way which has affected their character detrimentally, and thereby damaged the homogeneity of the townscape.



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16.

6.2 LAYOUT AND PLAN FORM

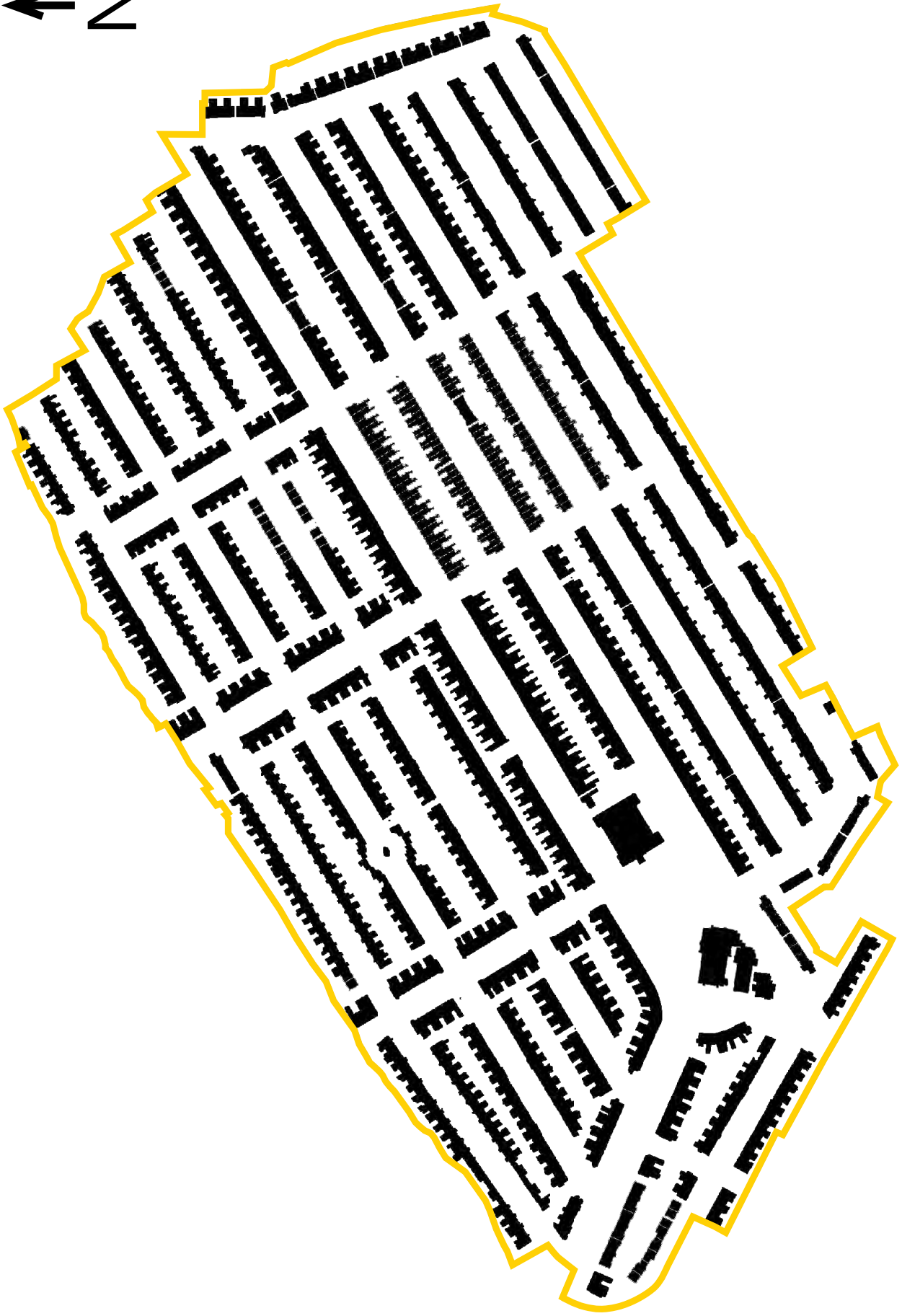
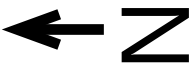
The estate is laid out in a grid pattern, with long straight streets creating formal, well-ordered and uniform streetscapes with good legibility. The Avenues (Farrant Avenue, Moselle Avenue, Morley Avenue, Hewitt Avenue, Lymington Avenue, Russell Avenue) run south-west to north-east, and have long sections of unbroken terrace between junctions. Vincent Road, Salisbury Road and Darwin Road run south-east to north-west with shorter street sections, and connect with Lordship Lane.

The exception is Gladstone Avenue, the central street and backbone' of the estate which runs parallel with the other Avenues for most of its length but veers North at St Mark's church to join the High Road. Ashley Crescent curves around St Mark's church creating a focal point in an otherwise uniform layout.

Picture 16. Morley Avenue in the 1970s, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums

The grid pattern and small blocks mean that the area within the estate has good permeability and good connections with surrounding streets to the north and east. Permeability is poorer on the south side where the park and shopping developments cut off access and visual connections to adjacent areas. Streets in this part of the estate have reduced through traffic.

The area to the south of Gladstone Avenue which was completed during the later phase of development has a slightly different building layout, but is in keeping with the street pattern of the original plan. The townscape therefore has collective consistency and coherence.



Conservation area boundary

Buildings

Map 7. Buildings and space



6.3 ARCHITECTURAL CHARACTER

Much of the estate's character derives from the visual appeal of the buildings and the way they are laid out. The terraces are modestly proportioned with two storeys and pitched roofs. Plots are narrow and the terraces are built across the full width, resulting in a tightly knit streetscape. Individual terraces or street sections are of uniform design, making each individual street visually harmonious.

The composition of terraces is important. Consistent building lines with rhythm and vertical articulation define ordered streetscapes. Most terraces have differentiated houses at their centre with features such as prominent

decorated gables to the façade, projecting bays and additional decorative detail. Corner properties are also treated differently and act as focal points at junctions. These often have prominent gables or turrets with hipped roofs, and additional decorative details.

Designs throughout the estate have a collective consistency in which each individual house makes a contribution to the character of the area as a whole. Different designs complement each other and share similar proportions, materials and architectural style. The style is distinctive and unusual in the wider area contributing to a sense of place.



Picture 17. Russell Avenue: A turret with pyramidal roof and finial marks the end of a terrace

Picture 18. Morley Avenue: A double gable feature at the centre of the terrace.

Picture 19. Tyneside flats with Gabled frontage on Gladstone Avenue

Picture 20. Ashley Crescent: The corner house is decorated with gables and turrets.

The architectural style of the houses on the estate is best described as a variation of Victorian Gothic. Ornamental detail and high quality materials have been used throughout. Facades are in red and yellow stock brick in Flemish bond. Decorative brickwork with corbelling, coloured banding, diaper pattern, and gauged brick arches is used throughout. There are decorative clay hanging tiles and terracotta detailing including rosettes, panels, string courses and window sills with corbels. All house designs feature paired entrances with projecting or recessed porches. Windows throughout are double hung wooden sash windows with narrow glazing bars. There is great harmony in design, but the estate is not simply row upon row of identical façades. The subtle variety in detailing gives each row of terraces its individual character and distinctiveness.

The roofscape makes an important visual contribution. Pitched roofs are in Welsh slate with clay ridge tiles and lead flashing. Clay tile is used on some corner properties, turrets and dormers. Gabled party wall parapets with brick and terracotta corbels, and prominent chimney stacks with decorative polychrome brick work and clay pots add visually interest and rhythm.

Throughout the estate, many properties have been either altered or repaired in a way that doesn't reflect the original design or materials. Examples include painting, pebble dashing or cladding of facades, replacing windows and removing, enclosing or replacing porches. This has damaged the original character



- Picture 21. A gable decorated with brickwork and terracotta rosettes
- Picture 22. Sash window with brick arched lintel and sill with corbels
- Picture 23. Parapets and prominent chimneys in the roscape
- Picture 24. Decorative brickwork and corbelling on a bay window

6.4 HIERARCHY OF STREETS

One of the significant features of the estate is the clear hierarchy of streets. Gladstone Avenue is the widest and larger buildings including St Mark's Church and the school are located here. Vincent Road, Salisbury Road and Lymington Avenue are also well connected and relatively wide with some retail use. Other streets tend to be narrower and have only residential land use.

This hierarchy is reflected in the arrangement of house types on the estate. Plumber's original designs specified five different types of house. The largest houses are around St Mark's church, with houses decreasing in size with distance from the central area.

The largest type of house is found on Gladstone Avenue and Ashley Crescent. These have double height bay windows. There are projecting dormer windows at the centre of terraces and corner properties are accented with elaborate roof configurations including turrets and prominent decorated gables.

There are also several terraces of Tyneside flats on Gladstone Avenue which are larger in scale. Numbers 105-21 (odd) are particularly distinctive in design, with a regular rhythm of large projecting gables decorated with vivid green or grey glazed brick in diaper pattern. The scale and detailing of the buildings here, as well as the width of the road, set it apart from other streets within the estate.

Vincent Road and Salisbury Road are wider than the more modest residential streets on the estate, with shorter terraces between junctions. The second largest type of house is found on these streets, as well as on Farrant Avenue (numbers 1-35 odd and 2-22 even). These houses have square projecting bays at ground floor level and corner properties have square or angled turrets with hipped roofs. There are short shopping parades at the Northern end of Vincent Road and Salisbury Road. These have an attic storey with dormer windows and additional architectural detailing including hanging tiles, finials and terracotta panels.



Picture 25. Tyneside flats on Gladstone Avenue

Picture 26. "First class" houses on Gladstone Avenue

Picture 27. Vincent Road

Picture 28. "Second class" houses on Salisbury Road

Moselle Avenue, Morley Avenue, Farrant Avenue, Darwin Road and Pelham Road have long unbroken terraces between junctions and are relatively narrow with a strong sense of enclosure. The modest scale and style of houses on these streets give them a cosy residential character. The three smaller house types are found on these streets. These are small cottage-style houses with projecting porches. A large mature tree on Morley Avenue ("The friendship tree") is an attractive focal point. Buildings are set back to accommodate it, creating an enclosed circular space.

Houses to the south of Gladstone Avenue were built during a later phase of the estate's development. These don't reflect Plumbe's original typology exactly but there are several

apparent styles of house which also decrease in size with distance from Gladstone Avenue. The largest houses are on Lymington Avenue, Hewitt Avenue and Mark Road. Houses on Russell Avenue and Maurice Avenue are smaller and do not have projecting sections to the rear. Houses reflect the style, materials and proportions of houses found elsewhere on the estate, but there are some differences in architectural detailing including the use of brown glazed bricks on porches and boundary walls. Houses on Russell Avenue and Maurice Avenue are noticeably later in style and show the influence of the Arts and Crafts movement, with large gables at regular intervals and rough cast render to facades.



Picture 29. Lymington Avenue: Facades are different in design, featuring glazed bricks.

Picture 30. Darwin Avenue has a cozy, residential character.

Picture 31. Russell Avenue: Facades have sweeping gables, render and recessed arched porches in glazed brick.

Picture 32. Modest cottage style houses on Moselle Avenue

6.5 BOUNDARY TREATMENT

All houses have dwarf boundary walls which delineate small front gardens of uniform size. These are of brick in Flemish bond and with piers at gateways and in some cases between properties. Boundary walls have moulded or terracotta coping and capitals. They originally featured cast iron fences and gates though almost all of these have been removed. Corner plots have the same boundary treatment and garden width on both frontages, keeping the consistency of building line. Areas of infill often reflect the original boundary treatment.

Boundary treatments make an important contribution to character by creating space in an otherwise tightly packed streetscape, and providing a buffer of clearly delineated private space between front doors and the public street. The consistency of boundary walls and

the rhythm of piers and gateways contribute to the ordered, formal character of streetscapes and views.

Many boundary walls have been altered, replaced or repaired in a way that doesn't reflect the original design. This includes alterations in height, addition of fencing or blockwork, rebuilding in a different material or (unusually) removal. This has damaged the homogeneity of the streetscape.

Where there are gaps between terraces at junctions, Rear gardens are enclosed with high brick walls in Flemish bond which are contemporary with the rest of the estate and in keeping with its character. These typically have piers with decorative capitals and moulded or terracotta coping stones.



- Picture 33. Moselle Avenue: A rear garden wall with decorative pilaster
- Picture 34. Gladstone Avenue: The boundary treatment continues around the corner of the property.
- Picture 35. Glazed brick wall with iron railings on Hewitt Avenue
- Picture 36. Russall Avenue: Front garden

6.6 USES WITHIN THE AREA

Though the majority of land use is residential, there are currently other land uses including the church, community centre, primary school, and some small parades of local shops. Shops are found near the pre-existing thoroughfares of Lordship Lane and Wood Green High Road. The Church, School and community centre are grouped together around Gladstone Avenue, providing a focus for the whole estate. These facilities lend spatial and functional coherence to the estate.

Whilst most of the houses were built as family houses, many have been subdivided into flats. The only purpose built flats are found on Gladstone Avenue which has several terraces of 'Tyneside flats' or tenement flats. These have a smaller unit size but the building has a large elevation and mass.

6.7 PUBLIC REALM

Pavements throughout the estate retain the original wide granite curbs. Streets completed during the first phase of development generally have a tarmac pavement surface which is patchy in places where work has been carried out. Streets completed during the later phase of development have concrete paving slabs.

Street furniture is generally standard and includes standard black street lights, parking signage, telephone poles and signal boxes. Apart from in a few areas, it is not too cluttered and makes a neutral contribution while doing little to enhance the character of the streetscape.

There are some examples of traffic calming measure including widened pavement with narrowed carriageway at major junctions, speed bumps, raised junctions and pedestrianised areas with raised paving.



Picture 37. Cluttered public realm on Pelham Road.

Picture 38. Active shop frontage on Salisbury Road

6.8 TREES AND OPEN SPACE

There are no large public open spaces within the conservation area. Russell Park is located at the Southern-most corner of the estate, outside of the conservation area. It contributes to the amenity of the estate, and allows for some views through to trees and greenery. It is surrounded by the rear elevations of houses and accessible only through one of several gateways. It is generally poorly integrated with surrounding streets though this layout lends the park a pleasing element of surprise, and enclosure.

St Mark's church and Noel Park School both sit in fairly large open plots. These spaces do not have public access and are enclosed behind fences, but provide a visual opening in the townscape allowing for views through to trees and greenery.

All houses have private open space in the form of small front gardens and larger rear gardens enclosed behind terraces. These spaces make an important contribution to the quality of the streetscape, softening hard urban lines to create a relaxed, residential, and sometimes leafy character. Where gardens are poorly maintained or paved, there is a negative effect on character. In some streets bins in front gardens also have a negative effect.

Trees make an important contribution to the area. Many streets have tree lines which give them a pleasant leafy character in the summer, provide shade, and frame long street views. At the edges of the estate, the start of the tree line is often a visual marker of the estate's boundary. Tree lines vary in quality, consistency, maturity and species.

6.9 VIEWS

Long linear streets mean that there are striking street views in much of the estate which are enhanced by tree lines and terraces. Moving through the space, there are unfolding views into adjacent streets, creating connections between spaces. There are opportunities for glimpses through to rear elevations and greenery in rear gardens where there are gaps in the terraces around junctions.

Many long street views and views out of the area terminate on the imposing rear elevation of Shopping city, or other large modern buildings nearby (including Wood Green Crown Court, River Park House, and blocks of flats.) This sometimes creates a striking contrast but in streets near the boundary of the estate these large buildings can be overbearing.



39.



40.



41.



42.

- Picture 39. Long street view on Vincent Road looking south
- Picture 40. Morley Avenue: There are views through to the rear elevation of houses on Salisbury Road.
- Picture 41. Morley Avenue: Street trees and greenery in front gardens softens the streetscape
- Picture 42. Front garden greenery on Gladstone Avenue

6.10 POSITIVE CONTRIBUTORS

The homogeneity of terraces and streetscapes is an important part of the character of the estate. Where there are variations in design within a street, these complement each other and reflect the character and proportions of the street as a whole.

Architectural detailing is attractive and distinctive, contributing to the estate's unique character. There is great harmony in design and houses share a similar palette of materials and features. Front gardens and boundary treatment which are consistent throughout the whole estate help create collective consistency. Individual features including sash windows, decorative brickwork, chimneys and chimney pots, roofs, ridge tiles finials and porches, collectively give the buildings their distinctive character.

The flats at 105-221 (odd) Gladstone Avenue are particularly distinctive. These have large gables to the facade with vivid green or grey brickwork in diaper pattern and a small rounded pediment at the apex. Almost all windows in these terraces are original or in keeping with the original style.

The terrace of houses on Ashley Crescent is a fine example of the largest type house found on the estate. The roofscape and decoration is particularly striking and the curve of the terrace

creates a sense of enclosure. These houses are generally well-preserved.

119 -137 Darwin Road form a particularly well-preserved terrace of smaller houses, with shared cantilevered gabled porch canopies. Many have their original windows and there have been few alterations to facades.

The Noel Park School located on Gladstone Avenue is an imposing three-storey red brick building built in 1889. It is relatively plain in design and has very large windows with arched lintels and small panes separated by thick glazing bars. There is some parquetry to gables. The school is set on a large plot with open space and mature trees.

St Mark's Church is located to the west of the school on a large plot. This is a well preserved grade II listed building, designed by Roland Plumbe in 1889. The church, in early gothic style, is in red brick with glazed terracotta detailing, simple stepped arches and grouped lancet windows. The church forms a group with the grade II listed Mission Hall built in 1884, and an attractive vicarage designed by J.S Adler in 1903. All three buildings sit on a large island site which is a focal point for the estate.

The "Friendship Tree" on Morley Avenue and the buildings which surround it create an important focal point within that street.



Picture 43. Multi-layered roofscape of St Mark's Church and Mission Hall, seen from Lymington Avenue

Picture 44. The Vicarage next to St Mark's Church

6.11 NEGATIVE CONTRIBUTORS

Loss of architectural detailing has damaged the character of some buildings, either through buildings falling into disrepair, or through repairs or alterations that do not reflect the original materials and details.

There are a great number of small scale renovations and alterations to properties that are insensitive and damage character of buildings and the homogeneity of terraces. These include UPVC window replacements which do not reflect the original configuration, the replacement of porches (or the enclosing of existing porches) in an inappropriate style or with poor-quality materials, the removal or alteration of boundary treatments (including changes in height, painting, replacement and complete removal) and the cladding or painting of facades.

Alterations and loss of original detail are present throughout the estate, but some streets or street sections are particularly badly affected. Moselle Avenue and Farrant Avenue (especially towards the east near junctions with Lordship

lane) have a great number of poor quality alterations, especially replacement porches and cladding. These areas appear quite run down. Mark Road, Russell Avenue and Maurice Avenue (which lie outside of the Article 4 direction) have also been altered extensively.

The proliferation of satellite dishes on front elevations has a negative impact on the character of many streets, especially where properties have been sub-divided. Large numbers of wheelie bins in front gardens also have a negative effect. In the narrower streets, parked cars can have a negative impact through restricting views and reducing the navigability of the space.

There are some rear extensions that are visible from the street, where there are gaps in the building line around junctions. Views through to rear elevations contribute to the character of streets throughout the estate and where rear elevations have been unattractively altered there is a negative effect. Rear extension pods' to flats on Gladstone Avenue are particularly noticeable.

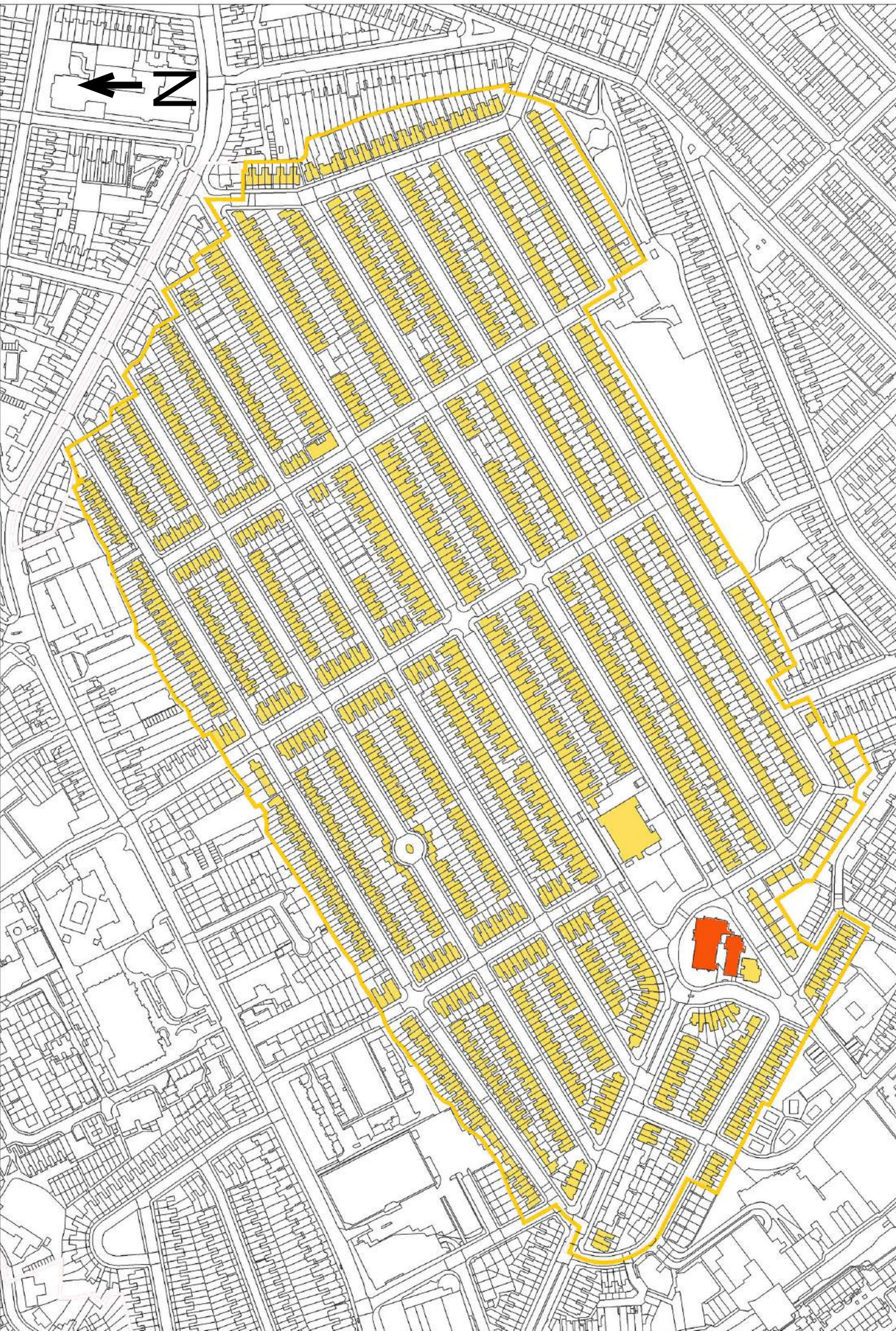


- Picture 45.** Morley Avenue: Brickwork and windows have been replaced with inappropriate materials
- Picture 46.** Poor quality porch replacements on Moselle Avenue
- Picture 47.** Rear extension pods' on Gladstone Avenue are visible from the street
- Picture 48.** Farrant Avenue: Pebble dashing and poor maintenance leading to the loss of roof features.

6.12 SUMMARY

The Noel Park estate has collective value by virtue of the quality and architectural features of the buildings, harmony in design across different streets, consistency in layout and streetscapes, and the coherence and legibility of the estate as a whole. The special character has been damaged extensively by the loss of original features, and small scale alterations that have damaged the homogeneity of streets and groupings of buildings.

Extensions and subdivision of properties, linked to a complex pattern of ownership have resulted in proliferation of bins, parked cars and satellite dishes. The deterioration of the original built fabric and the inadequacies of the original houses (when judged by modern standards) mean that upgrades and repairs have been necessary and will continue to be necessary in order to preserve the usefulness of the estate.



Map 8. Positive contributors

Conservation area boundary

Positive contributors to character

Statutory listed buildings

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7. PROBLEMS, ISSUES AND OPPORTUNITIES

Some features including brickwork, roofs, windows and boundary walls are in poor repair and in need of work in order to prevent their loss and improve the condition of the homes. Residents have suggested that the type and condition of windows causes problems such as condensation, drafts and poor energy efficiency. Of the repairs that have been carried out, some are sensitively done while others have altered the appearance and character of properties.

There are a great many small scale additions and alterations to properties, and examples of complete replacement of original features in a different style. These have damaged the homogeneity and character of terraces and streetscapes. The proliferation of these, despite conservation area status and article 4 directions having been in place since 1982 and 1983

respectively, would suggest that residents find the original features (especially windows) inadequate to their needs, and find it difficult to meet the maintenance needs of their properties and ensure liveability while also respecting the heritage character. There is a clear need to work with residents to ensure that properties can be upgraded in a way that ensures their utility and meets Decent Homes standards, while also ensuring the preservation of the area's character.

Many of the properties that were originally designed as single family dwellings have been subdivided or are in multiple occupation, leading to proliferation of bins, satellite dishes and cars. There may also be issues around the provision of space within properties. Many have been extended at the rear.

Public realm in the estate including paving and street furniture is inconsistent and parts are cluttered or unsightly. It generally does not serve to enhance the character of the area. Some areas suffer from a cluttered appearance due to the proliferation of signs, etc. Residents report increased incidents of fly-tipping which may be linked to general run-down appearance of some areas.

There are no sites or spaces within the conservation area which are likely to present development opportunities. Future patterns of change are likely to result from ongoing processes of incremental change.

The appraisal and management plan is an opportunity to review the boundary of the conservation area and of the article 4 designation in order to reflect the current condition and ensure that the character of the whole area is protected by policy. There is

an opportunity, through the use of planning enforcement, provision of advice and guidance, and through working closely with residents, to encourage the repair and reinstatement of original features which will greatly enhance the character of buildings and streetscapes.

A number of the streets in the estate are part of the Haringey decent homes programme phase 8 (2015/16, currently in the survey/planning stage) and will benefit from investment to ensure that homes are safe, wind and watertight, and have efficient and effective heating. There is an opportunity to work with Homes for Haringey to devise a programme of renovations which also respect and enhance heritage value.

There are opportunities for improvements in public realm for example replacement of poor quality paving and renovation of original street signs. There may be opportunities to improve access (to Russel Park) and the quality of pedestrian and cycle routes and connections through the estate.

8. MANAGEMENT PLAN AND DESIGN GUIDANCE

8.1 BOUNDARY REVIEW

As part of the ongoing management of the conservation area this appraisal includes a review of the area's boundaries.

CHANGES TO CONSERVATION AREA BOUNDARY

It is not recommended that any areas are removed from the conservation area. Although the character of some street sections has been damaged, the special character of these areas is still discernible, marking them out as part of the estate. Furthermore, the streets within the estate form a coherent whole with a planned layout and hierarchy of streets. It is therefore desirable to protect the area as a whole rather than to consider streets individually.

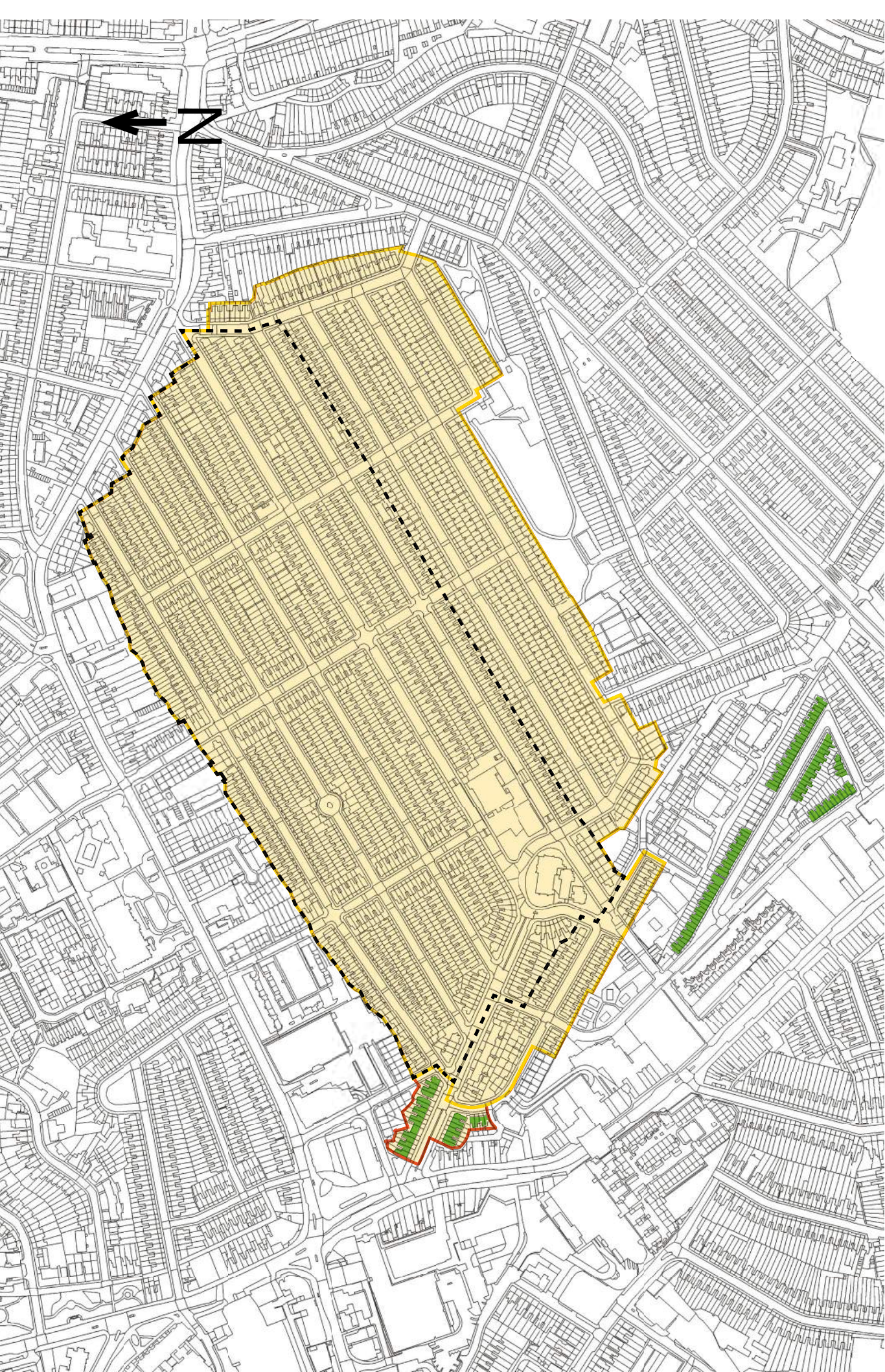
There are some areas of housing near the boundary of the conservation area to the south-west which are contemporary with the rest of the estate and share the same architectural style and features. However, these are not contiguous with the rest of the estate: they are separated from it by areas of later infill in the area previously occupied by the railway line. Furthermore, these areas have a different character due to large areas of modern infill development and the proximity of large

modern buildings. For these reasons it is not suggested that they are included within the conservation area.

There is a section of Gladstone Avenue which was part of the original estate and is not currently within the conservation area boundary. Houses here are similar in design and condition to those found elsewhere in the estate and the street shares the same character. It is proposed that the boundary is amended to include this area.

ALTERATION TO ARTICLE 4 DIRECTION

It is recommended that the area covered by the Article 4 direction is amended to include the whole of the designated conservation area and the proposed new addition to it. Streets which are currently not covered by the Article 4 direction (Hewitt Avenue, Russell Avenue, Maurice Avenue, Mark Road and Pelham Road) share the special character of the estate as a whole. The above streets demonstrably suffer from the same pattern of incremental change as the estate as a whole. The additional controls over small scale changes afforded by the Article 4 direction would allow the council to better manage and control such change.



Map 9. Proposed changes to boundaries

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- Housing that was originally part of the estate
- Proposed conservation and article 4 area
- Existing boundary of article 4 area
- Existing boundary to conservation area
- proposed extension to conservation area



8.2 DEVELOPMENT MANAGEMENT

New developments, demolitions and alterations within the conservation area are managed through the planning process. Decisions about planning permission will reflect the need to preserve and enhance the special character of the Noel Park estate, in line with statutory requirements and Haringey's local plan policies.

This means that the council will resist loss of, or harm to, the significance of the heritage assets. The council will seek to retain buildings and structures that make a positive contribution to the character and appearance of the area, as shown on the Positive Contributors map (p50), and substantial harm to them will generally not be permitted.

There may be opportunities for development within or in the context of the conservation area where buildings detract from the area's significance, character and appearance. (see positive contributions map, p49). The Council will require that such proposals enhance the area's special character, appearance and setting and are compatible with and/or complement the significance of the area.

ALTERATIONS TO BUILDINGS

The Noel Park Estate is subject to Article 4 restrictions which gives the council increased control over certain small scale alterations to properties. The Article 4 Direction removes permitted development rights relating to enlargement, improvement or alteration to houses, construction or alteration of boundary walls and painting of the exterior of houses, insofar as these relate to the front facade of the property or certain other important facades .

This means that the following would require planning permission at the front of the house and on some side elevations:

- Replacement of windows and doors
- Exterior painting
- Alterations to boundary walls, gates, fences and other means of enclosure
- Installation of roof lights or alterations to roof materials

The following are not considered permitted development in a conservation area, and would require planning permission:

- Installation or alteration of chimneys, vents, and flues on walls or roof slopes at the front or side of the house
- Installation of dormers or extensions to roofs
- Installation of satellite dishes on a wall or roof slope that is visible from the road

- Exterior cladding

In considering proposals for alterations to buildings, the council will have regard to its statutory duty and national and local plan policies. Alterations or extensions will be expected to complement the architecture and layout of the original buildings, and retain or reinstate original features. Basic guidance on works that are considered appropriate in the conservation area is given in the Design Guide (p57).

Further advice on planning issues in conservation areas is available on the council's web page.

ENFORCEMENT

The council, under its statutory power, can take enforcement action towards unauthorised works that detract from the significance of the conservation area. Unauthorised demolition or alterations to buildings within a conservation area is a criminal offence and those responsible may face prosecution.

Planning Enforcement page: <http://www.haringey.gov.uk/housing-and-planning/planning/planning-enforcement>

Pre-application advice service: <http://www.haringey.gov.uk/housing-and-planning/planning/planning-applications/pre-application-planning-advice-services>



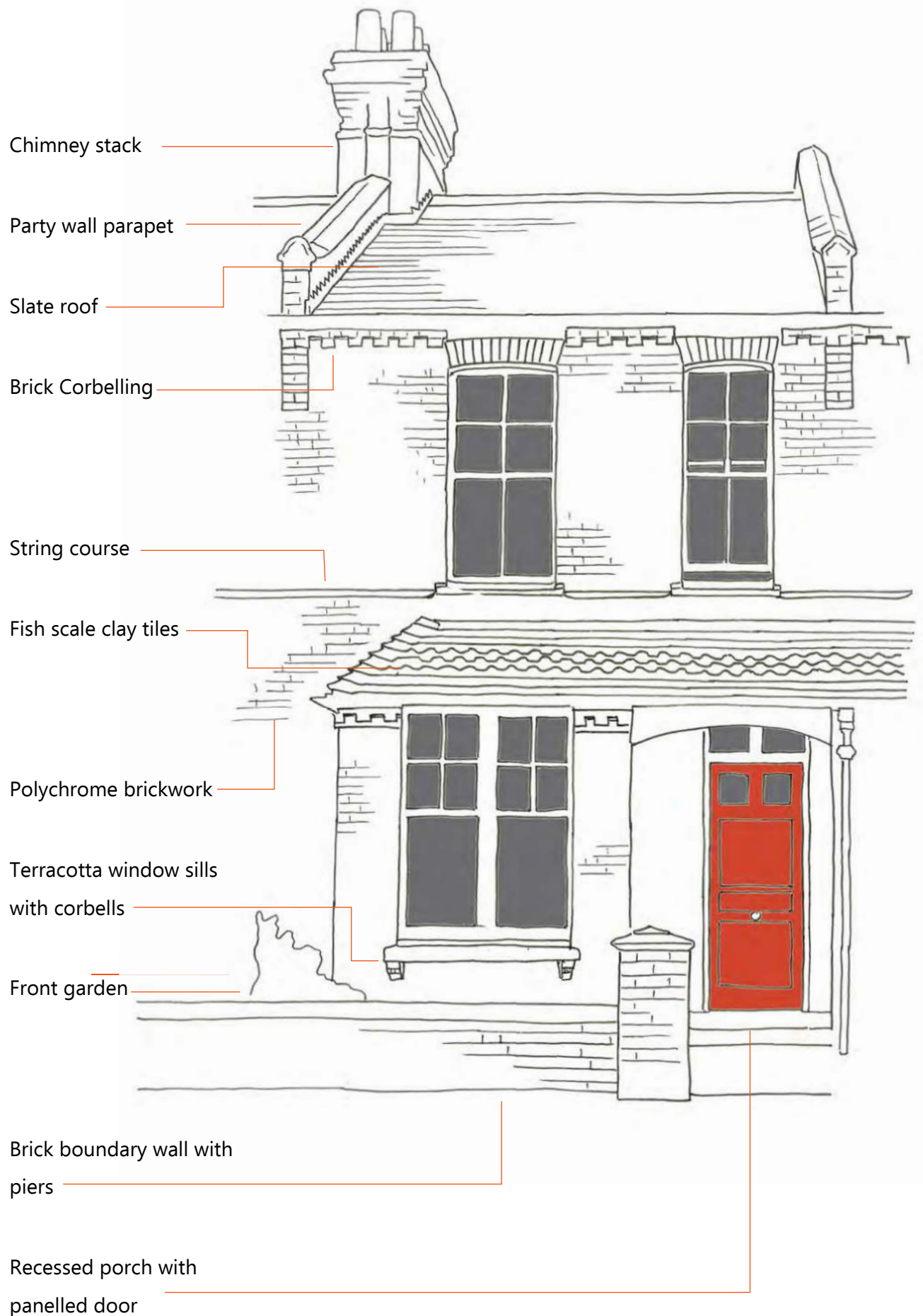
8.3 DESIGN GUIDE

When applying for planning permission to make changes to a property in the Noel Park Conservation Area, applicants should make sure that the proposed scheme is in line with the design guidelines contained here.

When making changes to properties that do not require planning permission, residents may still wish to follow these guidelines in order to maintain and highlight the traditional character and features of the property. It is recommended that resident keep their houses in good repair. Planning permission is not required for repairs using tradition techniques, materials and finishes.

KEY POINTS TO REMEMBER

- Proposals should seek to retain as much of the original fabric of the building as possible.
- Regular maintenance is important and can prevent bigger and more expensive problems later on, for example blocked gutters can lead to damp problems and damage to brickwork.
- Old buildings are constructed differently from modern ones. Their construction makes them more porous and naturally ventilated, so they breathe! They generally include softer materials such as lime based plasters and mortars which respond to air and moisture differently. It is usually a good idea to use traditional materials and techniques when repairing older buildings so as not to change their natural thermal behaviour.



Picture 49. The distinctive features of a typical Noel Park house which should be retained, repaired or reinstated wherever possible.

WINDOWS

Residents are encouraged to retain and existing sash windows where possible. UPVC replacement windows cannot replicate the appearance of original windows and are not appropriate in the conservation area. It is never appropriate to alter the configuration of windows or the size of openings. Where windows have been altered, every opportunity should be taken to restore them to their original style.

Repair

- Repairs should be made by removing decayed wood and grafting in a new piece to match the existing.
- Decay can be minimised by maintaining the putty to the glazing (therefore preventing water build up around the frames) and by regular painting.
- The thermal performance of windows can be significantly improved through the use of draught excluders made especially for sash windows and/or discreet secondary glazing.

Replacement

- Replacement windows should be wooden sashes which carefully match the original design. These should replicate all dimensions including the thickness and profile of frames and sash horns, and the configuration, thickness and profile of glazing bars.
- Windows can be double-glazed, provided it is still possible to replicate the original frame profile.
- There may be more flexibility about materials where windows are on rear elevations and not visible from the street.
- In cases where a previously altered window is to be replaced, the new window should seek to replicate the original details, which can usually be ascertained by looking at nearby houses of the same type.

Where the Article 4 Direction applies, planning permission is required for the replacement of windows. Applications should be made where permission is not required for maintenance and like for like repairs.

Glazing bars

Sash horn

Wooden mullions

Cast iron flower guard



Flat or arched brick lintel

Terracotta sill with corbels



Picture 50. The features of typical Noel Park windows, which should be retained, repaired or reinstated where possible.

DOORS

Most houses in Noel Park have partially glazed wooden panelled doors. There are a variety of original door designs on the estate. As far as possible, original doors should be retained.. Repairs can be made by removing decayed wood and grafting a new piece to match the original. It is never appropriate to replace original panelled doors with a different style or material. Some doors have original stained glass which should be retained or replaced on a like for like basis, as this is an important feature.

Where doors need to be replaced the original design should be replicated in wood. Advice from an appropriately experienced joiner should be sought. Where the original door has been lost every opportunity should be taken to replicate the original design. It is usually possible to ascertain the original design by looking at other houses of the same type on the street.

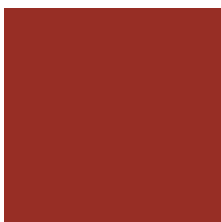
Side lights and and top lights are an important part of the door design and should not be covered or altered. The configuration of door panelling often reflects the dimensions of side lights and top lights so it is important to choose the correct door design for your house type.

Doors should be painted regularly to prolong their life. The council, with their partners Homes for Haringey, have developed a palette of paint colours that would be considered appropriate.

External security grills, gates and shutters should not be installed as this harms the character of the area. Residents wishing to improve security are advised to install internal solutions.

Where the Article 4 Direction applies, planning permission is required for replacing front doors. Permission is not required for maintenance, painting and repairs to the original door.

Colour palette for doors



Tomato Red

RAL 3013



Black Blue

RAL 5004



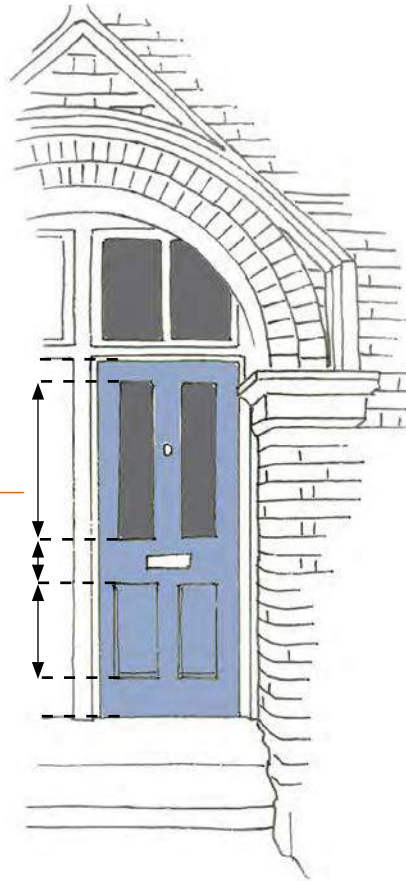
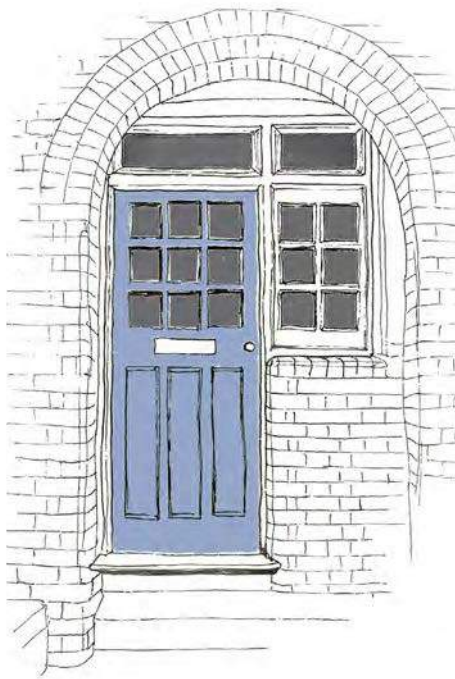
Fir Green

RAL 6009



Traffic Black

RAL 9017



It is important to replicate the dimensions and proportions of the original door design.

Picture 51. Doors of Noel Park

ROOFS

Most of the houses in Noel Park have slate roofs. Plain clay tiles are used in some cases, especially on corner gables, turrets, roofs to bay windows and porches. Damaged or loose tiles can allow water to penetrate the roof and should be repaired as soon as possible.

Where it is necessary to repair or replace a slate roof, new or salvaged natural slates should be used. These should match the colour, size, texture and thickness of the originals. Whilst natural Welsh slate is ideal, imported slate is often a cheaper option and can achieve a good match. Slates should be fixed with copper or aluminium nails (not hooks). Artificial slates such as Eternit should never be used as these products cannot replicate the original appearance and have a short life. Surface coatings should not be applied to slates in an attempt to extend their life or make them appear old, as this is only a short-term measure and results in poor appearance.

Where it is necessary to repair a clay tile roof, replacement tiles should be made of clay and should match the existing ones in type and colour. Often some tiles can be salvaged and reused, and wherever possible these salvaged tiles should be used on the front of the house,

and the new ones on the back of the house, to avoid a patchwork appearance.

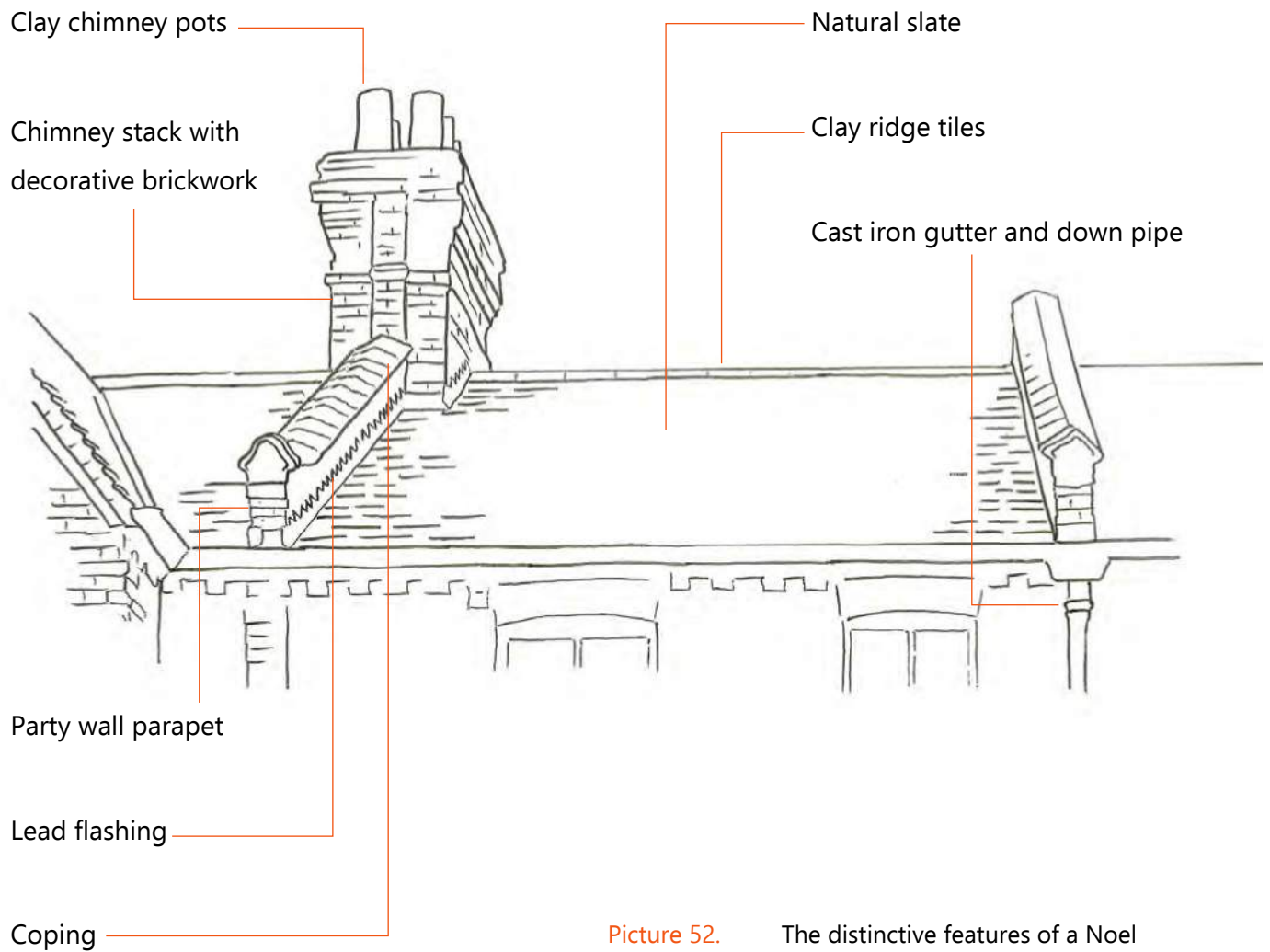
The original clay ridge and hip tiles are an important feature and where possible these should be retained and rebbed in a lime mortar mix. New tiles should match the originals.

Vents, flues or windows should not be installed on the front of the roof or any part of the roof that is visible from the street.

Flashings

Flashings are the strips of lead that protect the openings and joins between the roof and party walls and chimneystacks. Repairs to flashings should match existing materials in appearance, should be stepped in to the brickwork, and should not be painted.

Where the Article 4 Direction applies, permission is required for extensions and alterations to roofs, the introduction of new materials, the wholesale replacement of roof structures and alterations to chimneys. Maintenance and like for like repairs do not require planning permission.



Picture 52. The distinctive features of a Noel Park roof, which should be retained, repaired and reinstated

Chimneys

Chimney stacks should never be removed or altered without consent. Repairs may be necessary to stabilise the chimney, but the Council recommends that the height is not reduced and pots are not removed. Where original pots have been lost, these can be reinstated.

Gutters and Pipes

Rainwater gutters and downpipes were originally in cast iron, though many of these have now been replaced with other materials. Regular maintenance is important as leaking rainwater can damage the fabric of the building. Repairs and renewal should preferably be in cast iron, painted black, but black plastic is an alternative if the shape is the same as the original.

FACADES AND BRICKWORK

Most walls are of red or yellow stock brick set in lime mortar. Some are decorated with brown, green or grey glazed bricks. Brickwork should never be painted or covered with cladding or render. Where this has taken place the council wishes to encourage the removal of the paint or cladding, provided this can be achieved without damaging the fabric of the building. Where paint cannot be removed, it will be acceptable to repaint in a suitable colour – usually matt brick red.

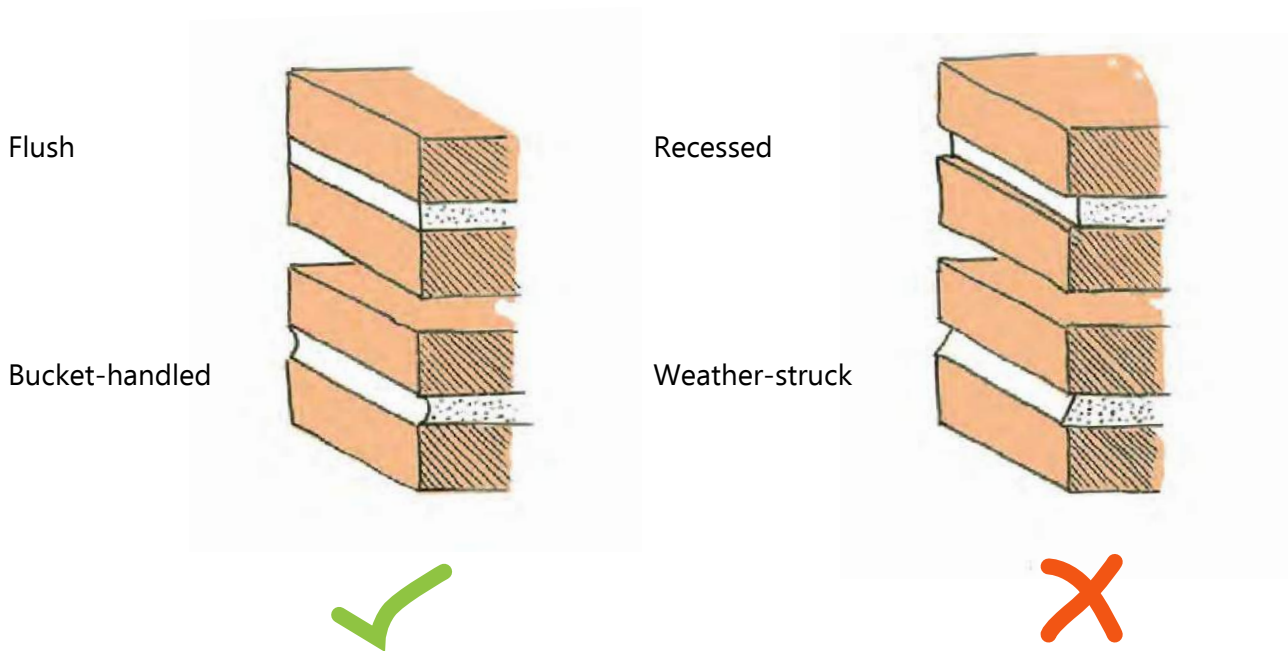
Re-pointing should be with a 1:2:9 cement/lime/sand mortar carefully matching the existing mix in texture and colour. Cement based hard mortar is not recommended as it is less permeable than a lime mortar mix and can lead to deterioration of brickwork. A flush

or bucket handled mortar joint profile is most appropriate. A weather-struck joint profile should not be used.

Decayed bricks should be replaced with bricks of a similar quality and colour, and laid in the same pattern as the original.

Residents should not install satellite dishes to the front of properties without first obtaining planning permission. It is recommended that either a shared satellite dish in a discreet location, or cable television is installed, as multiple dishes harm the character of the conservation area.

Planning permission is required for painting or replacing brickwork, but not for maintenance and like for like repairs.

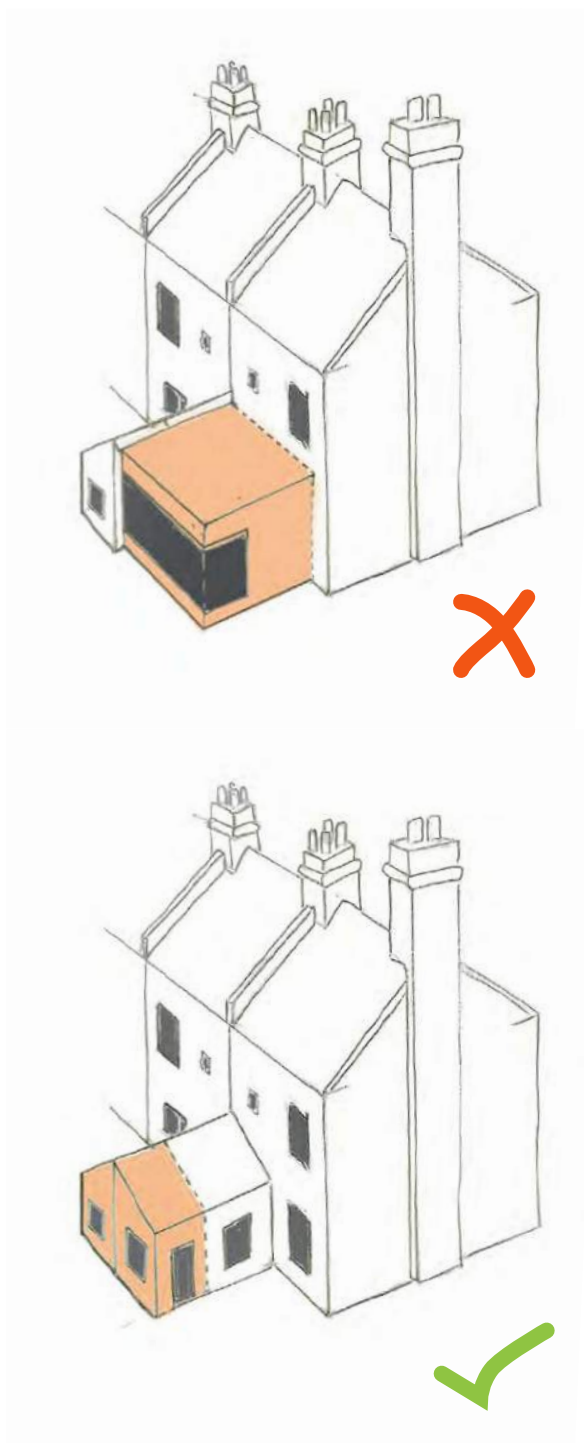


Picture 53. Mortar joint profiles

EXTENSIONS

Single terraced family houses may be extended to the rear without a requirement for planning consent, provided that the extension has a single storey and is within certain size limits. All extensions with more than one storey will require planning permission. Whether or not works require planning permission, building regulations approval may be required. It is strongly advised that anyone considering an extension should seek the advice of the planning department and the building control department, and where possible, discuss proposals with their neighbours.

All extensions should be subordinate in size to the original house. Extensions should complement the historic character and make use of high quality design and materials. Alterations to the shape of the roof or dormer windows will not be considered appropriate, although roof windows that are flush with the roof slope will be acceptable on roof slopes that are not visible from the street. Where the original house has an L-shaped footprint, rear extensions should reflect the original layout and should not be built across the full width of the plot. Extensions should not usually extend more than three metres beyond the rear wall.



Picture 54. Appropriate and inappropriate rear extensions

Building Control page: <http://www.haringey.gov.uk/housing-and-planning/building-control>

Pre-application advice service: <http://www.haringey.gov.uk/housing-and-planning/planning/planning-applications/pre-application-planning-advice-services>

PORCHES

It is not appropriate to replace porches in a different style or material, or to enclose open porches. Where porches have been lost or replaced, the council will encourage reinstatement of the original design. Some doors are set back in a small lobby, sometimes shared with an adjoining house. These lobbies should not be fitted with new doors or storm porches; nor should they be subdivided into two separate compartments.

Where the Article 4 Direction applies, planning permission is required to alter or replace porches. Permission is not required for maintenance and like for like repairs.

BOUNDARY WALLS AND FRONT GARDENS

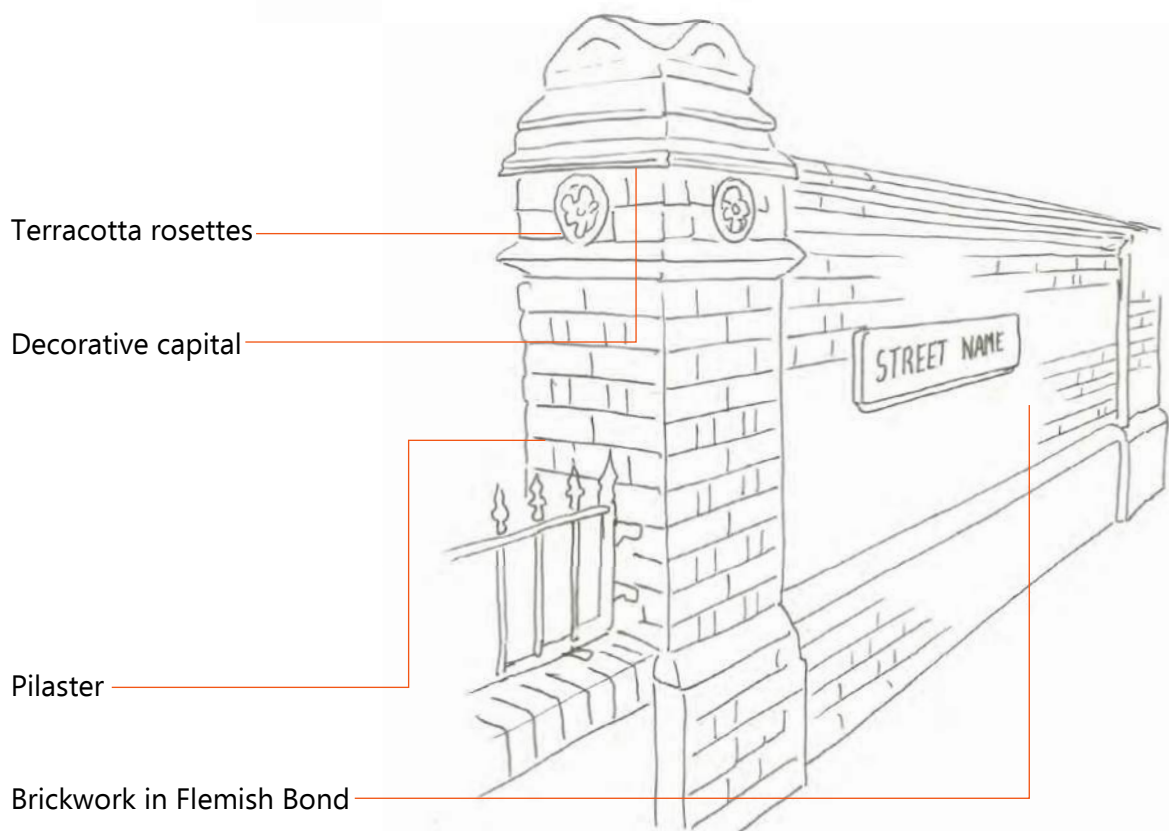
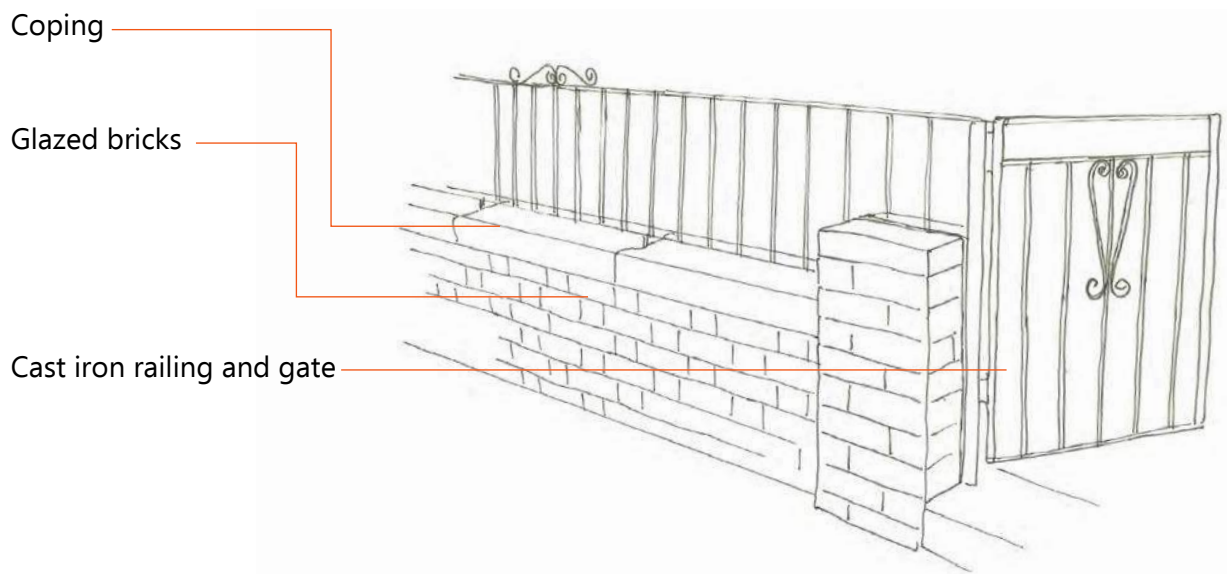
Low brick garden walls in Flemish bond, and piers with moulded cappings are an important feature of the street scene. Some are in distinctive brown glazed brick. Walls should not be removed or rebuilt in a different style or with different materials. Additions to walls such as wooden fencing or block work are also inappropriate.

The original boundary treatment included simple cast iron railings however almost all of these are now lost. In streets where examples of the original railings remain, cast iron railings that replicate the design and dimensions of the originals will be considered appropriate.

Where boundary walls are in poor repair they should be carefully repaired or rebuilt to reflect the original appearance. Many rear garden boundary walls feature decorative brickwork, coping and capitals. These should not be removed or altered, but many are in need of repair and should be carefully repaired or rebuilt to reflect the original appearance.

Ramps and other alterations to improve access to houses should only be installed where necessary. These should be of bespoke design and should complement the character of the house and front boundary treatment. Where possible solutions should be reversible.

Where the Article 4 Direction applies, planning permission is required for alteration, removal or replacement of all boundary walls fronting on to the street. Permission is not required for maintenance and like for like repairs.



Picture 55. Front boundary wall with glazed bricks and cast iron railing

Picture 56. A rear garden wall with decorative pilaster

SHOP FRONTS

Many of the original Victorian shop fronts in Noel Park have been extensively altered or are in poor repair. Nonetheless, many original features remain and these should be retained. The council will generally encourage shop owners to repair original shop fronts or re-instate the traditional architectural frame.

Large expanses of glass are usually out of scale. The use of transom and mullions ensures that glazing panels are broken visually. Stallrisers should be retained and restored. These are traditionally in timber. Laminates, tile or render are not usually appropriate materials and should be avoided. Fascias should be in proportion with the shop front. Box plastic fascias or internally illuminated fascia panels should not be installed.

Solid roller shutters will be unacceptable as these can appear visually intrusive when closed. Open roller grills, removable grills or internal grills are preferable as these allow the shop front to be seen and contribute to the street frontage. Shutters and grills should be incorporated in to the design of the shop front. Shutter grills should not cover pilasters when in the down position, and all shutters should have a paint or coloured finish to harmonise with the rest of the shop front.

Planning permission is required for any alterations or removals that affect the appearance of the shop front. This includes removals or alterations to doors, windows and stall risers, and the installation of shutters or security grills. A separate consent is required for advertisements and shop signs.



Picture 57. Appropriate and inappropriate shopfront treatments

9. APPENDICES

APPENDIX 1: CONSERVATION AREA POLICY CONTEXT

NATIONAL

The *Planning (Listed Buildings and Conservation Areas) Act 1990* requires that councils designate as conservation areas any “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.” Designation provides the basis for policies designed to preserve or enhance the special interest of such an area.

Section 71 of the same act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. This character appraisal is primarily an evidence based document which defines the special architectural and historic character of the conservation area, clarifying the qualities and attributes of the area to be preserved or enhanced.

The conservation of historic assets is a core principle of the *National Planning Policy Framework* (NPPF). This character appraisal is an evidence based-primary document consistent with NPPF chapter 12: Conserving and enhancing the historic environment, para.126.

The English Heritage publication *Understanding Place: Conservation Area Designation, Appraisal and management*, dated March 2011, is the latest relevant guidance document.

REGIONAL

The mayor of London's *London plan: Spatial Development Strategy for Greater London July 2011* forms part of the statutory plan for the borough. It contains a range of policies relating to the historic environment and historic landscapes. This character appraisal takes into account policy 7.8: Heritage Assets and Archaeology, and policy 7.9: Heritage-led regeneration.

LOCAL

Haringey's *Local Plan: Strategic Policies* (adopted March 2013) sets out a vision and key policies for the future development of the borough up to 2026. Policy SP12 of the Local Plan: Strategic Policies states that T he council shall ensure the conservation of the historic significance of Haringey's assets, their setting, and the wider historic environment.'

Haringey's emerging *Development management DPD* has further detailed policies on design and conservation.

CONSERVATION AREA DESIGNATION

Conservation areas are considered 'designated heritage assets' in the *National Planning Policy Framework 2012*. The aim of conservation area designation is to protect the wider historic environment. Areas may be designated for their architecture, historic street layout, use of characteristic materials, style or landscaping. These individual elements are judged against local and regional, rather than national, criteria. Conservation areas should be cohesive areas in which buildings and spaces create unique environments that are of special interest and are irreplaceable.

Local authorities have responsibility for designating conservation areas. They also have a statutory duty to review all their conservation areas periodically. English heritage recommends that each area is reviewed every five years.

Conservation area designation provides extra protection within these areas in the following ways:

- Planning permission is required for some demolition
- Local authorities have some additional controls over some minor householder developments which are normally considered to be permitted development.
- Special provisions are made to protect trees.

- When assessing planning applications, the local authority must take in to account the desirability of preserving or enhancing the area's character and appearance.
- The local authority can include policies in the local development framework to help preserve or enhance the character and appearance of conservation areas.

The contents of this appraisal are intended to highlight significant features but should not be regarded as fully comprehensive and the omission of or lack of reference to a particular building or feature should not be taken to imply that it is of no significance. This may only be fully identified at such time as a feature or building is subject to the rigorous assessment that an individual planning application necessitates. Similarly, the controls that apply to elements may vary and in some instances the items that have been identified as significant cannot be fully protected by planning legislation.

APPENDIX 2: ARTICLE 4 DIRECTION

TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDERS 1977 TO 1981
THE TOWN & COUNTRY PLANNING (NATIONAL PARKS, AREAS OF OUTSTANDING
NATURAL BEAUTY AND CONSERVATION AREAS) SPECIAL DEVELOPMENT ORDER 1981
ARTICLE 4 DIRECTION - NOEL PARK CONSERVATION AREA N22

WHEREAS the Council of the London Borough of Haringey being the appropriate local planning authority for the said Borough within the meaning of article 4 of the Town and Country Planning General Development Order 1977 as amended by article 2(a) of the Town and Country Planning General Development (Amendment) Order 1980 are of the opinion that development of the descriptions set out in the Schedule hereto should not be carried out on land at Noel Park Conservation Area N22 (being the land shown edged by a broken black line on the plan annexed hereto) insofar as such development affects the front elevation of buildings and those side elevations indicated on the plan annexed hereto unless permission therefor is granted on application made under the Town and Country Planning General Development Order 1977 as amended.

NOW THEREFORE the said Council in pursuance of the powers conferred upon it by the said article 4 hereby directs that the permission granted by article 3 of the Town and Country Planning General Development Order 1977 as modified by the Town and Country Planning (National Parks, Areas of Outstanding Natural Beauty and Conservation Areas) Special Development Order 1981 shall not apply to development on the said land (being land within an area designated as a conservation area) of the description set out in the Schedule hereto insofar as such development affects the front elevation of buildings and those side elevations indicated on the plan annexed hereto.

SCHEDULE

Class I - Development within the curtilage of the dwellinghouse

1. The enlargement, improvement or other alteration of a dwellinghouse so long as:
 - (a) the cubic content of the original dwellinghouse (as ascertained by external measurement) is not exceeded by more than 50 cubic metres or ten per centum whichever is the greater, subject to a maximum of 115 cubic metres;
 - (b) the height of the building as so enlarged, improved or altered does not exceed the height of the highest part of the roof of the original dwellinghouse;
 - (c) no part of the building as so enlarged, improved or altered projects beyond the forwardmost part of any wall of the original dwellinghouse which fronts on a highway;
 - (d) no part of the building (as so enlarged, improved or altered) which lies within a distance of two metres from any boundary of the curtilage of the dwellinghouse has, as a result of the development, a height exceeding four metres;

- (e) the area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) does not thereby exceed 50 per cent of the total area of the curtilage excluding the ground area of the original dwellinghouse;

Provided that:

- (a) the erection of a garage, stable, loosebox or coachhouse within the curtilage of the dwellinghouse shall be treated as the enlargement of the dwellinghouse for all purposes of this permission (including calculation of cubic content);
- (b) for the purposes of this permission the extent to which the cubic content of the original dwellinghouse is exceeded shall be ascertained by deducting the amount of the cubic content of the original dwellinghouse from the amount of the cubic content of the dwellinghouse as enlarged, improved or altered (whether such enlargement, improvement or alteration was carried out in pursuance of this permission or otherwise); and
- (c) the limitation contained in paragraph (d) above shall not apply to development consisting of:
 - (i) The insertion of a window (including a dormer window) into a wall or the roof of the original dwellinghouse, or the alteration or enlargement of an existing window; or
 - (ii) Any other alterations to any part of the roof of the original dwellinghouse;

- 2. The erection or construction of a porch outside any external door of a dwellinghouse so long as:
 - (a) The floor area does not exceed 2 square metres;
 - (b) No part of the structure is more than 3 metres above the level of the ground;
 - (c) No part of the structure is less than 2 metres from any boundary of the curtilage which fronts on the highway.

Class II - Sundry Minor Operations

- 1. The erection or construction of gates, fences, walls or other means of enclosure not exceeding 1 metre in height where abutting on a highway used by vehicular traffic or 2 metres in height in any other case, and the maintenance, improvement or other alteration of any gates, fences, walls or other means of enclosure; so long as such improvement or alteration does not increase the height above the height appropriate for a new means of enclosure.
- 3. The painting of the exterior of any building or work otherwise

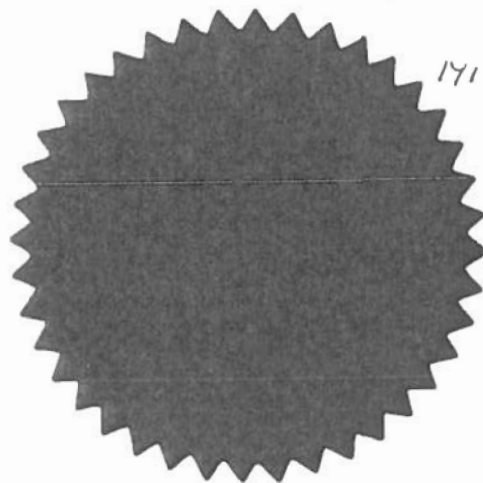
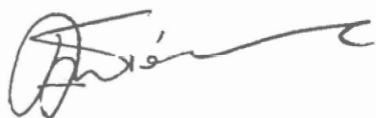
than for the purpose of advertisement, announcement or direction,
and the painting of doors and window frames.

Being development comprised within Classes I and II referred to in
Schedule I of the said Order as amended by article 2(b)(i) of the Town
and Country Planning General Development (Amendment) Order 1981 and
modified by article 3(a) of the Town and Country Planning (National
Parks, Areas of Outstanding Natural Beauty and Conservation Areas)
Special Development Order 1981 and not being development comprised
within any other Class.

GIVEN UNDER THE COMMON SEAL OF
THE LONDON BOROUGH OF HARINGEY

THIS 18th DAY OF February 1983

THE COMMON SEAL OF THE COUNCIL
WAS HEREUNTO AFFIXED BY ORDER



17104

The Secretary of State for the Environment
hereby approves the foregoing decision.



Signed by authority
of the Secretary of
State

Minister of State
in charge of the
Department of
the Environment

16 May 1983

Noel Park Conservation Area and Article 4 Direction

In accordance with the provisions contained by an Article 4 Direction, the following areas are designated as conservation areas.

Dated this 18th day of February 1983

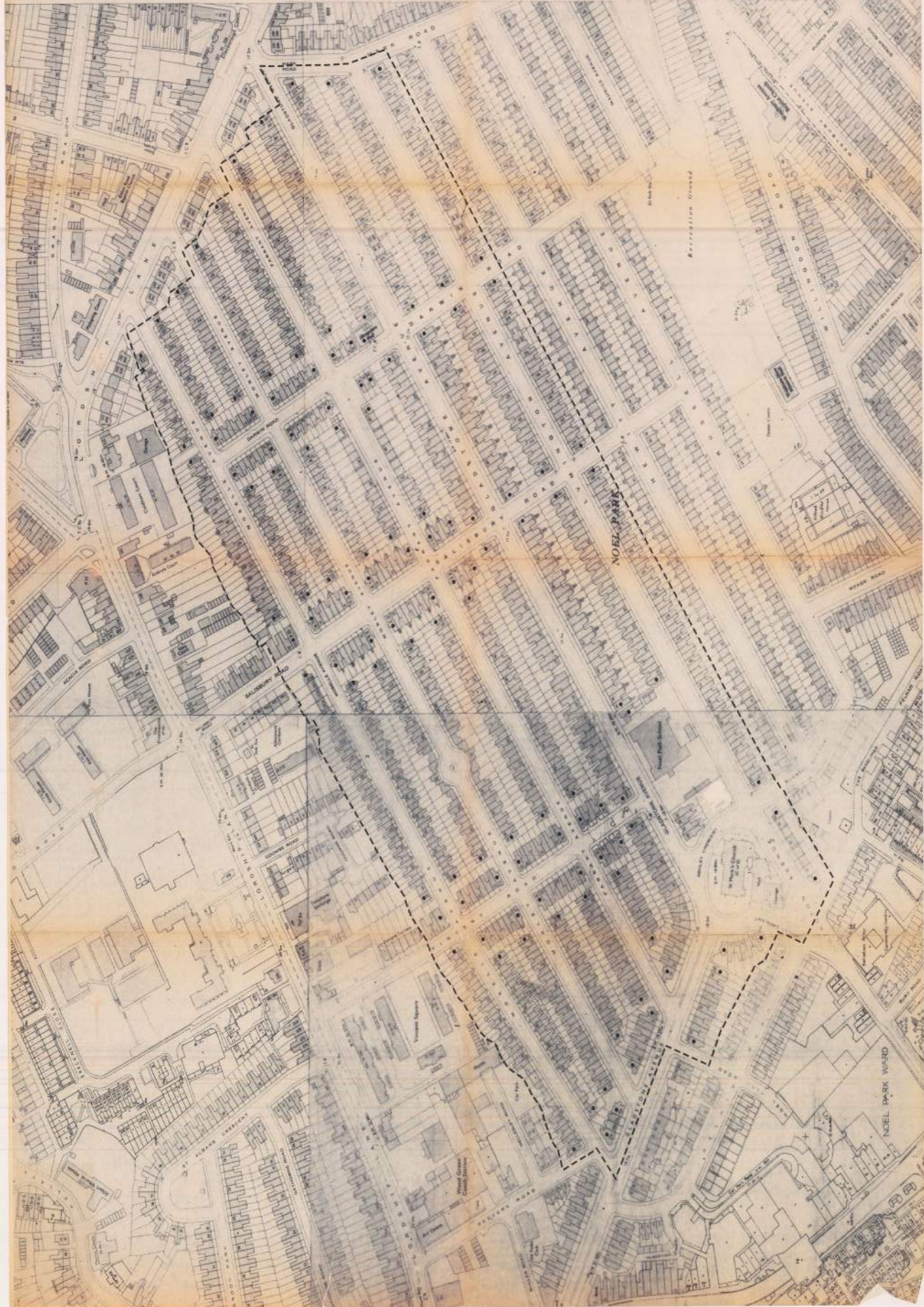


[Signature]
17/10/83

Haringey
TOWN PLANNING

ENGLAND'S LARGEST LOCAL AUTHORITY
Borough Planning Officer
Hornsey Town Hall
The Broadway, Crouch End
London N10 2DU

Date	Rev ID	Author	Approved	Sheet
	001			
	002			
	003			
	004			
	005			



APPENDIX 3: SURVEY SHEET

Noel Park Estate Character Assessment Survey Sheet

SURVEY DETAILS	
Street/Building/Area name or numbers	
Date	
Time	
Weather	

Overall character (Highlights to be filled after the survey)

1. SPACES: Gaps between built elements- Streets, gardens etc	Value -5 to +5
Gaps between buildings (wide/narrow?)	
Means of enclosure (Boundary wall/ hedges/ blank?)	
Building plots (Deep/narrow/wide/deep and narrow?)	
Relationship of the space to buildings and structures (Creates a tight frontage/ Gaps create more suburban look/ can see trees in rear gardens?)	
Uses and activity (Busy/Quiet/retail/residential/Noisy because of a particular use such as a school or transport node?)	
Paving Materials (Concrete/York stone/ Tarmac/ none?) Also note its quality- consistency and wear and tear?	
Street furniture (Public bins/seating/BT boxes/street lights/ poles?)	
Impact of vehicles and traffic (Quiet residential area/ busy through traffic/ parked cars on both sides) Also think about its impact (Do parked cars block views of the terrace behind/ does the noise from the traffic detract from the feel of the area?)	

Noel Park Estate Character Assessment Survey Sheet

2. Buildings: Contribution of buildings to the space, size, scale form, frontage onto street, materials etc		Value -5 to +5
Contribution of buildings to the space (positive/negative/neutral) Also think about what bits a positive and what are negative-eg satellite dishes are negative to otherwise attractive terrace		
Size/Scale (Height, depth, width- eg two storey terrace with pitched roof and chimneys)		
Age- Estimate whether it is Victorian, Inter War or modern?		
Materials (Bricks, doors, windows, porches) Also think of lost windows eg. UPVC replacement		
Roofscape (Gables, chimneys, roofs) Also think of consistency- eg consistent slate roof' chimney stacks with clay pots at regular intervals?)		
Condition (Good/poor/poor but retains original features/altered poorly/altered sensitively?)		

3. Views: Within the space- long/short; focal points; vistas		Value -5 to +5
Form of view (Short/long/unfolding/ glimpsed/channelled/ wide?)		
Focal points (street intersection/ cross roads/ particular buildings) Eg- Friendship Tree		
Streetscape (Homogenous/varied) Eg- consistent materials and style would be homogenous and different materials and roof forms would be variety)		
View on and out of the area (Good/bad/ugly?) Eg View of the shopping Mall from Ashley Crescent?)		
Urban/Rural Views (Continuous terraces would be urban whereas lots of gaps and green spaces would be suburban. Similarly hedgerows with narrow winding road would be rural)		

Noel Park Estate Character Assessment Survey Sheet

4. Landscape: Hedgerows, grass verges, parks, street trees		Value -5 to +5
Leafy and/or green image (Street trees providing avenues, front gardens with hedgerows?)		
Public/Private greenery (Is the above due to landscaping in the public realm or within private gardens?)		
Topography (Does the land feel generally flat or undulating- where and what does it result in- long and short views etc?)		

5. Ambience: Activities, noise levels, smells, light/dark spaces		Value -5 to +5
Activities (Retail/residential/traffic/ school)		
Level of activity (Busy through the day or certain part of the day/always busy/quiet)		
Dark, shady, light, airy		
Smells and noises (Does it smell of the leafiness or of traffic or the bins?)		

