

Noel Park Conservation Area Appraisal and Management Plan

Schedule of Amendments

P3	<p>Summary of Special Interest</p> <p>The picturesque architectural composition of the Noel Park estate, with its narrow plots, hierarchical house types, and closely planned grid of tree-lined streets encompasses c.2000 terraced dwellings. Since its development between 1881 and 1913, Noel Park has fostered a tightly-knit community, attracted by its richly decorated, small, well designed houses. One of four London estates developed by the Artisans, Labourers and General Dwellings Company, it reflects the wider Victorian philanthropic aspirations to provide better conditions for workers.</p>	<p>Wording changed to better capture the special significance of the estate, reflecting recommendations from Historic England</p>
P3	<p>Summary of special interest</p> <p>The estate also reflects the creation of speculative suburban development in the latter half of the nineteenth century, enabled by the development of London's railways network. Noel Park, alongside other historic estates such as Tower Gardens and the Campsbourne Cottage Estate, form an important part of the history of the development of the borough from isolated hamlets and villages to denser suburbs.</p>	<p>Paragraph added to better capture the borough wide significance of the estate, reflecting recommendations from Historic England</p>
P5	<p>Community Based Partnership</p> <p>A six-week public consultation on the draft document was held in December 2016. The document was made available on the Council's website as well as at Wood Green Central Library and the Haringey Civic Centre. Notices were issued in the press and information about the consultation mailed to each address within the area on the Council's database. Consultees were invited to comment on the document online or by post or email. Additionally, a public meeting was held at Shropshire Hall in Noel Park where consultees were invited to ask questions and make detailed comments.</p> <p>The public consultation was considered a success, demonstrating a good level of support within the community for the adoption of the new appraisal, and providing input and suggestions so that the final document better reflects the needs and outlook of the local community.</p>	<p>Text added to reflect the current stage of the project</p>

P41	<p>Uses Within the Area</p> <p>The Church, School and Shropshire Hall Children’s centre are grouped together around Gladstone Avenue, providing a focus for the whole estate. This area takes on a noticeably different and more vibrant character at the end of the school day, when the streets fill up with families leaving school. These community assets lend spatial and functional coherence to the estate and are characterised by purpose built, larger and more ornate buildings.</p>	<p>Paragraph amended to better reflect both the significance of community amenity uses within the area, and their changing character at different times, in response to comments from Historic England.</p>
P43	<p>Trees and Open Space</p> <p>The friendship tree on Morley Avenue is a particularly important example, providing a focal point for street views and being well-liked by those living locally. Unfortunately it has suffered from some fly-tipping.</p>	<p>Paragraph added to acknowledge the special significance of the ‘friendship tree’ in response to comments from consultees.</p>
P49	<p>Summary</p> <p>The deterioration of the original built fabric and the inadequacies of the original houses (when judged by modern standards) mean that appropriately designed alterations and repairs have been necessary and will continue to be necessary in order to preserve the usefulness of the estate.</p>	<p>Text amended for clarity in response to comments from Historic England.</p>
P51	<p>Problems, Issues and Opportunities</p> <p>Some areas suffer from a cluttered appearance due to the proliferation of signs, etc. The area is dark and less inviting after dark, and might benefit from improvements to street lighting. Residents report increased incidents of fly-tipping which may be linked to general run-down appearance of some areas.</p>	<p>Reference to street lighting added to reflect a number of comments from residents.</p>
P51	<p>Problems, Issues and Opportunities</p> <p>Setting is an important consideration in the ongoing management of heritage assets. In this case, changes in areas outside the boundary of the conservation area have had an effect on its significance. The cohesive character of the conservation area and its legibility has been eroded by nearby developments, the design of which does not respect the setting of the estate. This is particularly pronounced in respect of the scale of nearby large commercial premises, and the location of their service access.</p>	<p>Discussion of setting added in response to comments from Historic England, to reflect the importance of setting in the management of a heritage asset.</p>
P53	<p>Boundary Review</p> <p>There are some areas of housing <u>and parades of shops</u> near the boundary of the conservation area which are contemporary with the rest of the estate and share the same architectural style and features. <u>However, these are not recommended for inclusion in the conservation area. In some cases</u> they 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, <u>the streetscapes in which these buildings sit</u> these areas have a different character due to large areas of later development, the proximity of large modern buildings, or <u>loss of architectural character and original features</u>. For these reasons it is not suggested that they are included within the conservation area.</p>	<p>Text amended to more clearly reflect the boundary review process, in the light of questions and suggestions received during consultation.</p>

P55	<p>Development Management</p> <p>Trees within the conservation area enjoy additional protection. The council must be notified at least six weeks in advance where it is intended that works are carried out to a tree within the conservation area. This gives the council time to enact a tree preservation order if it is considered necessary.</p>	Additional information included in response to consultation comments.
P55	<p>Enforcement</p> <p>It is recommended that as an aid to enforcement and monitoring, the Council seek to establish a comprehensive dated photographic record of the condition of properties in Noel Park. It may be possible to engage volunteers in this project</p>	Additional recommendation included in response to suggestions made in consultation comments.
P57	<p>Design Guide</p> <p>The guidelines reflect what the council considers to be the best approach, but it may also be possible to preserve and enhance the appearance of buildings in Noel park using techniques or approaches to design not specified here.</p>	Sentence added for clarity/accuracy, and in response to comments concerned that the guidelines are too prescriptive.
P63	<p>Design Guide – Roofs</p> <p>The original clay ridge and hip tiles are an important feature and where possible these should be retained . New tiles should match the originals. Where modern insulation is installed in the roof, it may be necessary to provide additional ventilation to prevent moisture build-up within the roof structure. This can be achieved sensitively by incorporating an unobtrusive ventilation system under the ridge tiles and at the eaves. Vents should not be installed on the roof slope.</p>	Advice revised to reflect our experiences renewing roofs as part of Decent Homes upgrades, to reflect the preferred method.
P65	<p>Design Guide – Facades and Brickwork</p> <p>Where paint cannot be removed, it will be acceptable to repaint in a suitable colour that appears unobtrusive in the context of the street..This would usually be a carefully chosen matt brick red or neutral shade.</p>	Advice amended to address concerns raised at consultation that 'matt brick red' was not appropriate in some street contexts, and that some of the reds were too garish.
P67	<p>Design Guide – Boundary Walls and Front Gardens</p> <p>Residents are encouraged to keep front gardens in good repair and avoid replacing greenery with hard surfaces, as this can have a detrimental effect on the streetscape. Refuse should not be stored in front gardens.</p>	Advice added in response to consultation comments to reflect the importance of front gardens to the character of streets.
P70	<p>Design Guide</p> <p>ENERGY EFFICIENCY AND MICROGENERATION EQUIPMENT</p> <p>When upgrading older properties for energy efficiency, it is important not to disrupt the natural thermal performance of the building. Older buildings tend to be constructed from permeable materials and it is important that water vapour is able to evaporate from the fabric to prevent moisture build up. The installation of some modern insulation materials can alter this and cause damp to build up on or within the structure leading to problems such mould growth, rot and decay. It is usually better to choose vapour permeable materials such as natural wool, and great care should be taken to provide appropriate ventilation and to avoid 'cold spots' where condensation can occur.</p> <p>The first measure should always be repairs and draft proofing, which can deliver significant improvements with very little disruption</p>	Advice added in response to a number of comments about damp/cold issues and at the suggestion of Historic England.

and cost. Care should be taken to provide sufficient ventilation. The installation of modern energy efficient boilers, appliances and heating systems, which will generally not harm the building's character.

Repairing and draft-proofing windows can deliver significant improvements in their thermal performance, as can the use of blinds, shutters, and secondary glazing. Where it is necessary to replace a window, appropriately designed double glazing will be considered appropriate (see p59 'Windows').

It will usually be possible to install insulation in the roof with good results. If additional ventilation is needed, this should be incorporated in to the ridge and under the eaves. Vents should not be installed on the roof slope. Walls in Noel Park are of solid brick so will be difficult to insulate effectively. External wall insulation should not be used. It may be possible to insulate the walls internally but materials should be chosen and installed with great care in order to avoid moisture build-up or cold spots. Expert advice should be sought.

Micro-generation equipment such as solar panels will often deliver improvement in the overall energy efficiency of the building but its application in the conservation area will necessarily be limited. It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street, and other interventions should be considered in the first instance. Detailed advice about improving energy efficiency in older buildings is published by Historic England and is available on their website: www.historicengland.org.uk/advice/your-home/saving-energy/