



# Tower Gardens Conservation Area Appraisal and Management Plan

July 2019

# Foreword

I am pleased to present the Tower Gardens Conservation Area Appraisal and Management Plan. This document will play a significant role in the positive future management of Tower Gardens Conservation Area and be a guide for residents, the Council, and all those with an interest in the area.

Tower Gardens estate was built by the London County Council at the start of the 20th century to provide new housing for the working classes in a healthy, high-quality environment. It is an important exemplar of the pioneering social policies and aesthetic ambition of the LCC at that time. The use of Arts and Crafts and vernacular architectural styles, high quality materials and craftsmanship, and garden suburb planning principles give this estate a distinctive character. It has considerable historic significance and value to residents and the local community.

As a council, we are committed to preserving and enhancing this valuable asset. This document will be an important tool in achieving this and provides a clear explanation of the significance of the area that can be used to inform future management. It includes simple design guidelines for the area, and will be taken into account when the Council is considering planning applications. The appraisal was prepared by independent heritage consultants and is based on detailed site surveys and observation work.

Good heritage management is only possible with the support and involvement of the local community, and I encourage everyone to read and make use of this document.

**Councillor Kirsten Hearn**

*Cabinet Member for Climate Change and Sustainability*



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# General Introduction



Conservation areas were introduced in 1967 and now number over 9,000 in England. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

Section 71 of the Act requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Current best practice, in accordance with published guidance by Historic England, is to prepare Conservation Area Appraisals and Conservation Area Management Plans, usually as a consolidated document.

Conservation areas are identified as ‘designated heritage assets’ in the National Planning Policy Framework (NPPF).

The London Borough of Haringey has 28 conservation areas. Tower Gardens Conservation Area was designated in 1978. In 1981 an Article 4 Direction was made restricting permitted development rights within the majority of the conservation area.

This document is comprised of three parts: Part I Tower Gardens Conservation Area Appraisal which sets out the conservation area’s special interest, highlighting those elements which contribute to or detract from its character; Part II Tower Gardens Conservation Area Management Plan setting out a strategy for managing change in the conservation area to ensure that its character is preserved or enhanced; and Part 3 Preserving and Enhancing the Conservation Area which provides simple design guidelines for changes within the area.

The methodology of this Appraisal and Management Plan follows the best practice guidance set out in Historic England’s Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2019).

This document will be treated as a material consideration in assessing planning applications affecting the Tower Gardens Conservation Area.



## 1.1 The Purpose of Conservation Area Appraisals

1.1.1. Understanding significance is the key to ensuring that changes to our historic environment can be managed in an informed and positive way. Conservation area appraisals are vital tools in this process. Their principal functions are:

- ➔ To articulate why the conservation area is special, highlighting those elements which contribute to, and those which detract from, its character
- ➔ To support a robust policy framework for planning decisions
- ➔ To inform and guide the associated Conservation Area Management Plan

1.1.2. Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

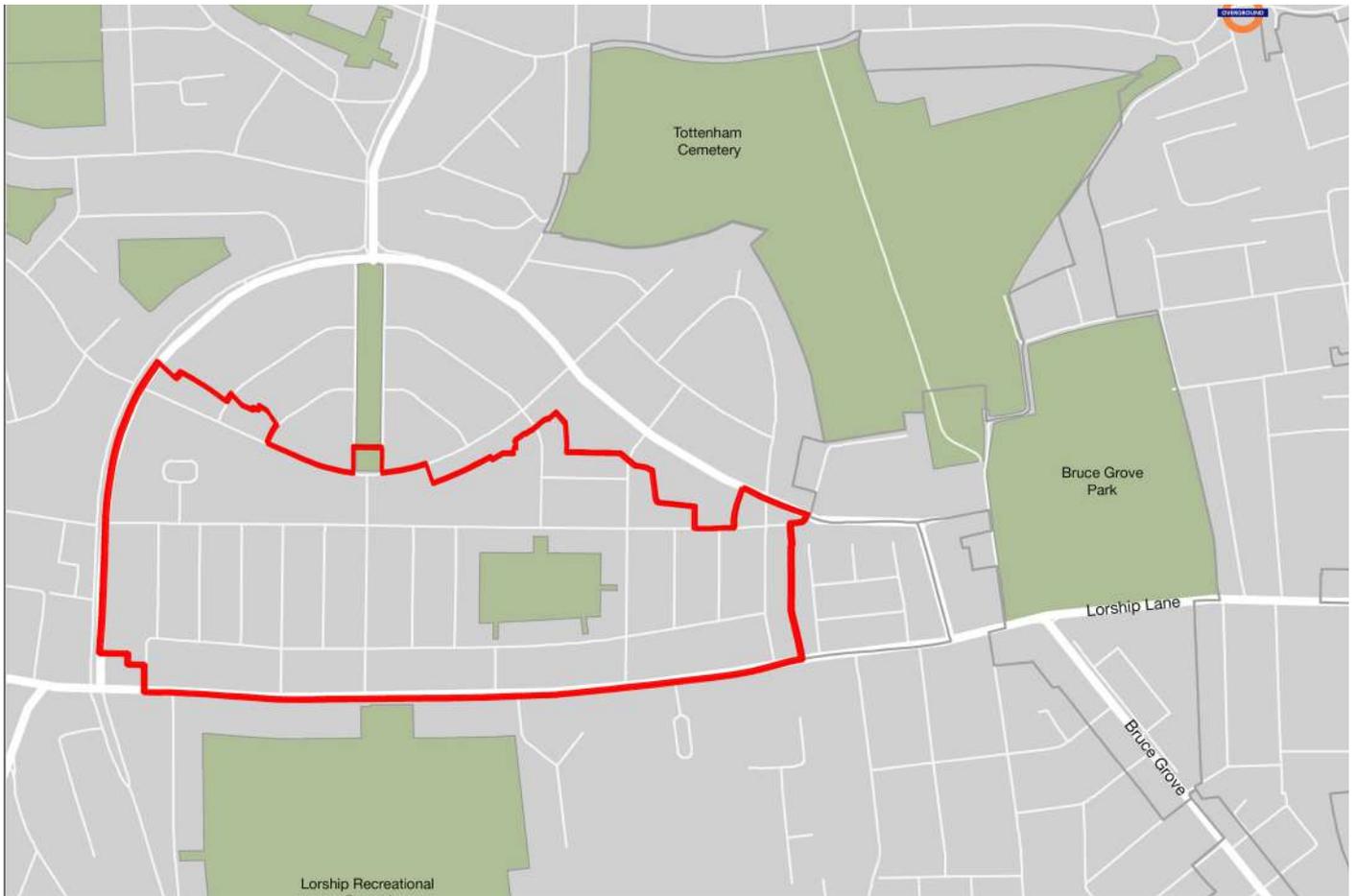
## 1.2 Summary of Special Interest

1.2.1. Tower Gardens is widely recognised as an important pioneering housing estate and as one of the three seminal London County Council suburban cottage estates of the pre-First World War period.

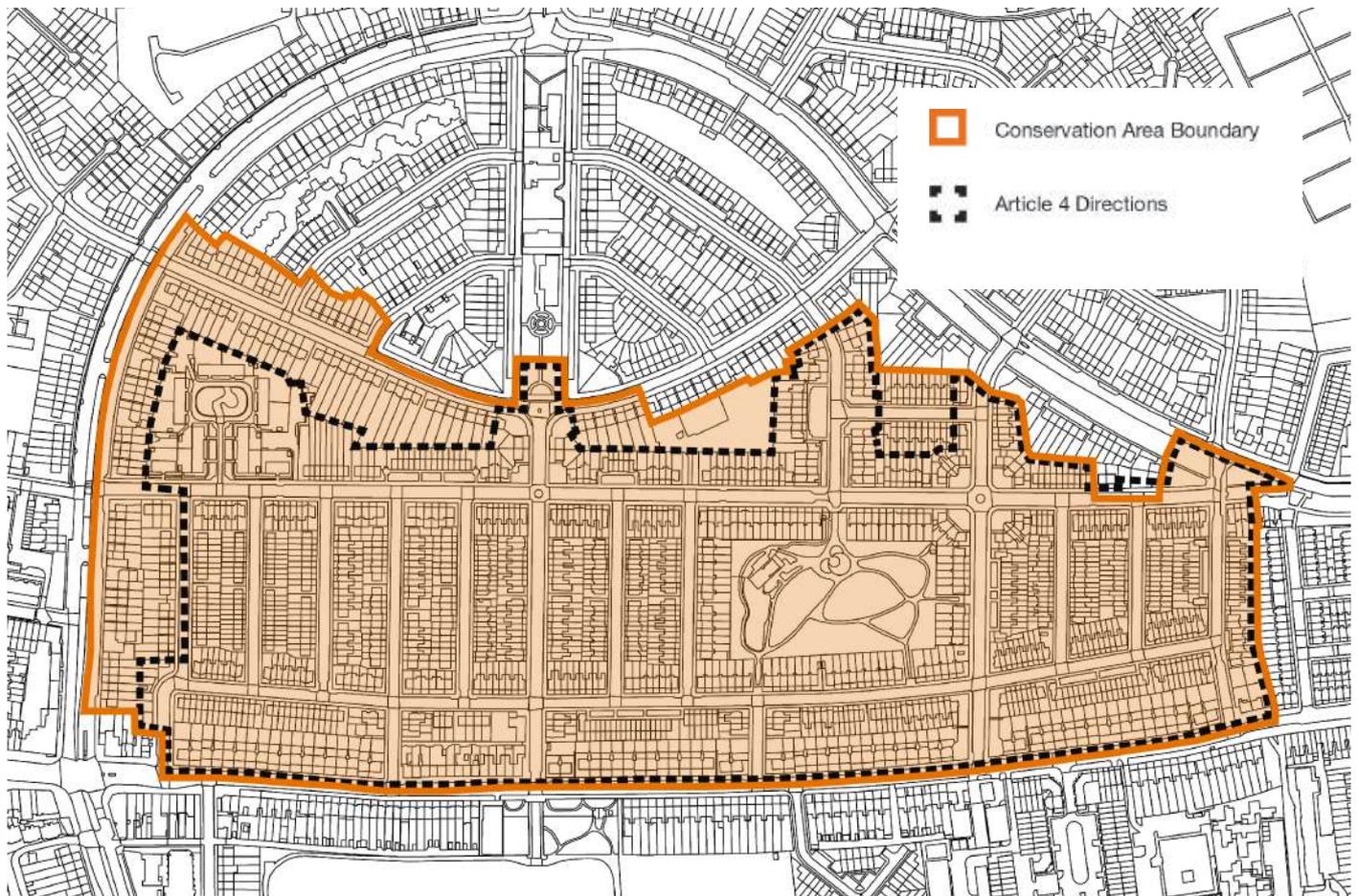
1.2.2. It is of special interest :

- ➔ as an exemplar of the pioneering social policies of the LCC in the early years of the 20th century, and of the work of the LCC's renowned Architects' Department
- ➔ for the gradual introduction of garden suburb planning principles
- ➔ for the use of Arts-and-Crafts and vernacular architectural features in its design, combined with a high degree of craftsmanship and good quality materials.

1.2.3. The White Hart Lane Estate was one of the first of the LCC's new suburban estates for the working class, contemporary with those at Totterdown Fields in Tooting, and the Old Oak Common Estate in Hammersmith. Its distinctive character owes much to the combination of social commitment with aesthetic ambition that was to characterise the LCC's housing developments over the ensuing half century.



Location map - Tower Gardens conservation area



Tower Gardens Conservation Area boundary

1.2.4. The various phases of the estate illustrate the increasing use of garden suburb planning principles within the street layout, moving from the simple terrace form to the creation of a more varied street scene through the variation in building line to create set back garden frontages (for example on the later phases of Risley Avenue and Tower Gardens Road), and the design of the four corner blocks at the junction of Risley Avenue and Awlfield Road (showing the influence of Parker and Unwin's work at Letchworth and Hampstead Garden Suburb).

1.2.5. The grid square of streets between Risley Avenue and Tower Gardens Road forms a simple but coherent layout, demonstrating the architect's intention to achieve 'variety within unity' by treating each terrace differently to achieve the maximum variation of design by the imaginative mix of Arts- and-Crafts and vernacular materials and detailing, including the prominent use of gables and tall chimney stacks.

1.2.6. In summary, the key characteristics of the conservation area are:

- ➔ The underlying structure and discipline of the street layout, and the similar massing and eaves level of the terraces
- ➔ The high-quality design of the individual terraces including the use of Arts-and-Crafts and vernacular details and materials
- ➔ The good quality of the street scene especially where surviving privet hedges maintain a continuous green frontage to the individual terraces.

## 1.3 Location and Setting

### Location

1.3.1. Tower Gardens Conservation Area is located to the north of the historic parish of Tottenham and to the south-west of the medieval parish church of All Hallows. Tottenham lies to the north-east of the former County of Middlesex and in the eastern part of the modern London Borough of Haringey.

### Topography and geology

1.3.2. The area is virtually flat, consisting predominantly of London clay. The Moselle stream, whose name derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran northwards at the boundary of the Tower Gardens and Peabody Cottages estates areas. It was culverted when the estates were built.

### The setting of the conservation area

1.3.3. The conservation area is bounded on the west side by the Roundway and to the north by the 1920s section of the White Hart Lane Estate. To the east is the Peabody Cottages estate of 1907, also designated as a conservation area, the two estates constituting a significant - and contrasting - grouping of early-20th century working-class housing. The southern boundary is formed by Lordship Lane which is lined mainly with Edwardian terraces. The street itself and buildings to its south are not included in a conservation area.

### Trees and open spaces

1.3.4. The principal public open space in the conservation area is Tower Gardens Recreation ground (now known as Tower Gardens Park). It is enclosed by houses on four sides providing a secluded and tranquil character. The main entrance in Risley Avenue has brick gatepiers with stone ball finials and iron gates with a roundel pattern. There is a similar smaller entrance to the south east in Tower Gardens Road; a third to the south west has been blocked. The park is enclosed by grey brick walls with red brick copings, which also form the rear garden walls of the surrounding houses.

**1.3.5.** The gardens were originally laid out to a formal design, with a perimeter walk with a balustrade and steps led down to the central grass area; an early photograph also shows a pergola. The ground has been re-landscaped into undulations with informal shrub planting and a series of interconnecting circular raised beds near a flagpole just inside the entrance. The perimeter trees on the north, east and west sides are alternate London plane and lime trees, and may date from the original planting. Tower Gardens Park is designated by Haringey as Significant Local Open Land (SLOL), and is included in the London Parks and Gardens Trust Inventory of London's Green Spaces of Local Historic Interest.

**1.3.6.** Street trees are limited to the broader avenues of the pre-war estate, of which Risley Avenue has the most complete streetscape of mature plane trees, with recent planting in Tower Gardens Road. Mature street trees occur throughout the post-war sections, complemented by recent planting initiatives. The estate's green character is further enhanced by grass verges (where terraces are set back from the building line), and by the privet hedges that enclose the majority of front gardens.

**1.3.7.** The tree-planted green at the junction of Waltheof Gardens, Gospatrick Road and Henningham Road, complemented by the greens at the intersections with Waltheof Avenue, form an attractive focal point within the post-war estate.

**1.3.8.** The conservation area also includes the green spaces at the junction of Risley Avenue, Benningham Road and the Roundway, which terminates the green corridor running along the south side of the Roundway. This belongs to the post-war development, but provides a pleasant introduction to the more tightly planned streets of the conservation area, although marred by street signage clutter.

## Views

**1.3.9.** The pre-war section of the conservation area is enclosed by terraces and views are largely contained within the grid of streets, with longer views through the conservation area confined to the roads that cross the main grid (Waltheof Avenue, Kevelioc Road and Awlfield Avenue), and along Risley Avenue and Tower Gardens Road. Views along Waltheof Avenue looking south frame the entrance gates to Lordship Recreation Ground to the south and provide an important visual connection to that open space. The view looking east along Mortayne Road is terminated to good effect by a carefully positioned pedimented gable on the Awlfield Avenue terrace opposite.

## 1.4 Historical Development and Archaeology

**1.4.10.** The Tower Gardens Conservation Area consists of the first phase of the White Hart Lane Estate, developed by the LCC from 1903-15, and a section of the post-WWI phase built 1919-26.

**1.4.11.** The Housing of the Working Classes Act (1890), a milestone in social housing provision, empowered local authorities to redevelop land from slum clearance with new housing. An amendment of 1900 enabled the LCC to purchase land for housing outside the metropolitan boundary, and in 1901 the Council purchased 225 acres of farmland in north-west Tottenham for £90,225, the bulk of which (177 acres) was situated between White Hart Lane and Lordship Lane.

**1.4.12.** The first development phase of White Hart Lane Estate was carried out under the direction of William Edward Riley, Architect to the LCC from 1899-1919 who led a team of talented young architects imbued with the ideals of the leading Arts- and-Crafts architects of the day, with a dedicated Housing of the Working Classes branch. The estate was planned as a conventional grid of streets running north-south between two new east-west roads: Risley Avenue and Tower Gardens Road. A southern frontage on Lordship Lane, intended for shops with flats above, was deferred

as the road was due to be widened for a tramway which opened in 1905.

**1.4.13.** The housing consisted of three, four and five-room dwellings with different typologies depending on room layout and position (e.g. end of terrace). Development began in 1903-4 with two blocks at the west end of the site between Teynton Terrace and Wateville Road. Initial take-up by tenants was slow, although the new houses were then isolated amid fields with no school and few shops, and the next contract was consequently delayed.

**1.4.14.** In 1903 a donation of £10,000 was offered to the LCC by Sir Samuel Montagu, a Jewish philanthropist and banker and former Liberal MP for Whitechapel, which would be used for the 25 acres to the east of the planned north-south axial road, Waltheof Avenue. Montagu stipulated that his grant support the rehousing of the working-class residents of Whitechapel 'without distinction of race or creed'. The subsidy would enable housing to be built at a slightly lower density and the provision of a public garden, named Tower Gardens in recognition of Montagu's success in opening the gardens near the Tower of London to the public.

**1.4.15.** A change of LCC administration from Progressives to Moderates in 1907 led to debates about the cost effectiveness of the White Hart Lane scheme and to proposals to sell off some of the land, but construction continued and by 1911 all the blocks within the grid were complete.

**1.4.16.** By the mid-1900s, garden suburb planning ideals, promulgated by Ebenezer Howard and realised at Letchworth Garden City and Hampstead Garden Suburb under the architectural partnership of Barry Parker and Raymond Unwin, had begun to influence the LCC Architects' Department which designed its third cottage estate, Old Oak Common, Hammersmith, on these principles. In 1912 the LCC resolved to complete White Hart Lane as a garden suburb with sections of private housing. Aspects of garden suburb planning are evident in later parts of the pre-war phase at White Hart Lane, but the intervention of war and new housing priorities meant that this project was never realised.

**1.4.17.** When construction ceased in spring 1915, 963 homes had been built on about 40 acres of land. Risley

Avenue School to the north east of the estate and the Church of St Benet Fink (Listed Grade II) had opened to serve the expanding population. The latter, by J S Alder, featured an organ brought from the church of St Peter-le-Poer in the City of London, and was built with money from the demolition of St Peter-le-Poer in 1908. Although there had been some initial local resistance to the rehousing of people from inner London, the earliest residents of White Hart Lane Estate came mainly from the locality; by 1914 however the balance had shifted. As with other LCC estates the tenants were mostly from the skilled working classes who could afford the relatively high rents and rates.

**1.4.18.** The area between Tower Gardens Road and the Roundway was built 1920-1927 under George Topham Forrest, who succeeded Riley as Architect to the LCC in 1919. A new scheme was drawn up on very different lines from the pre-war phase, its layout influenced by the need to accommodate a new arterial route from London to the north of which the Roundway forms part. Flats were introduced, beginning with Topham Square built to rehouse those displaced by slum clearance in Shoreditch (1924), and rows of 'cottage flats' fronting Lordship Lane (1925-6).

**1.4.19.** The land north of White Hart Lane was not developed by the LCC, and parts of the southern section were sold to Tottenham and Wood Green councils for housing, which form part of the wider White Hart Lane Estate.

**1.4.20.** The estate is now split between Council ownership and private ownership, and there is a mix of tenures including owner-occupation, private tenancies, and properties managed by social landlords (including Homes for Haringey).

### Historical context of White Hart Lane Estate

**1.4.21.** The estate was the second of the LCC's suburban cottage estates for the working class after Totterdown Fields, Tooting (1901-11), followed by Old Oak Common, Hammersmith (begun 1911). It was also contemporary with private initiatives, including the later phases of the Noel Park Estate in Wood Green, built by the Artizans, Labourers and General Dwellings Company (1881-1927). This was laid out in a grid plan typical of bye-law housing, although here the houses

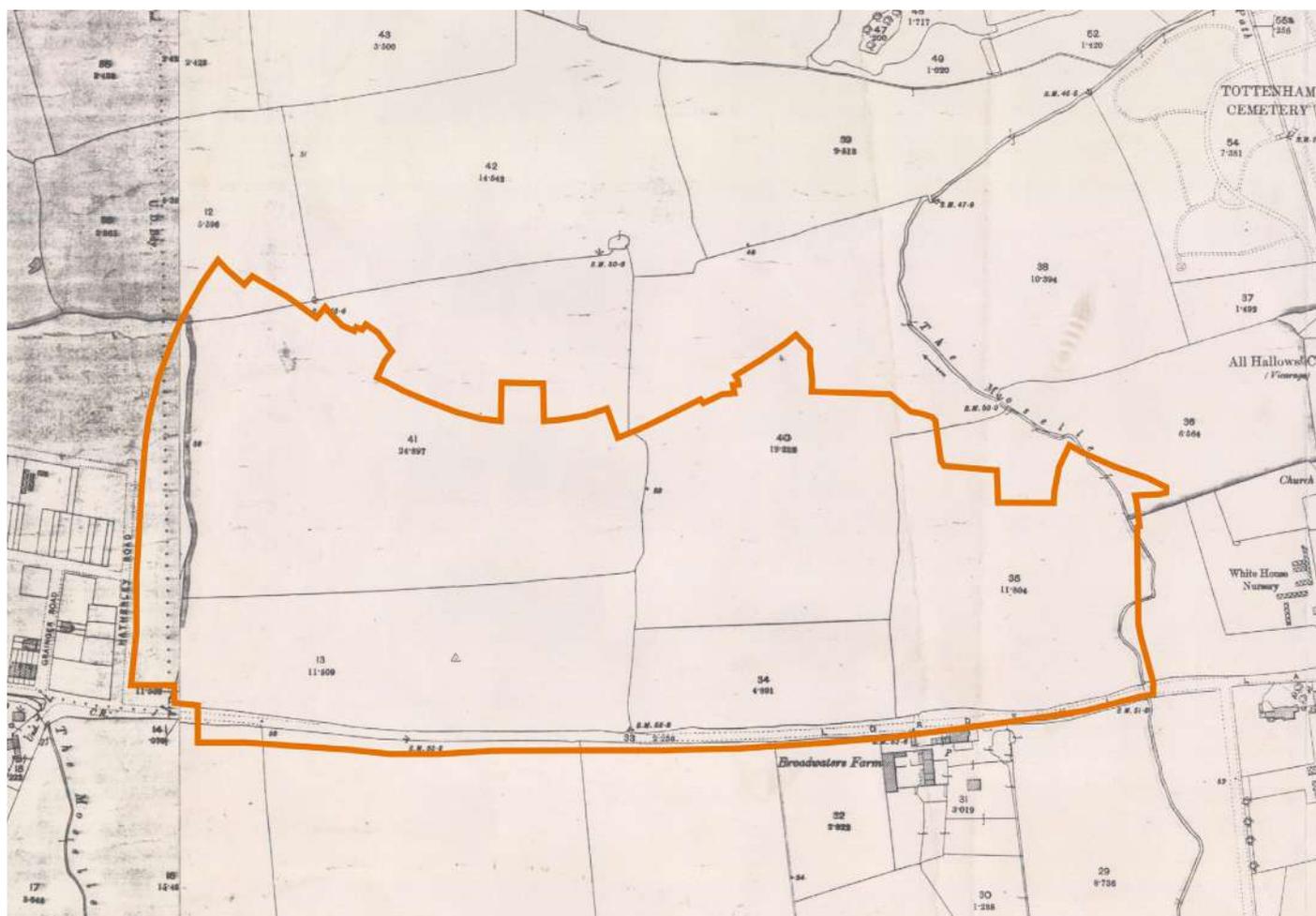
were designed in the Gothic Revival style popular at that time; it was only the later section from the turn of the century that introduced some Arts and Crafts devices.

**1.4.22.** The grid layout of the White Hart Lane Estate, which was essential to achieve the LCC's required housing density, was no different in principle from much contemporary bye-law housing, but it was through creative design and detailing that the estate became an innovator, achieving, in Riley's words, 'as much variation in design as the site will allow'.

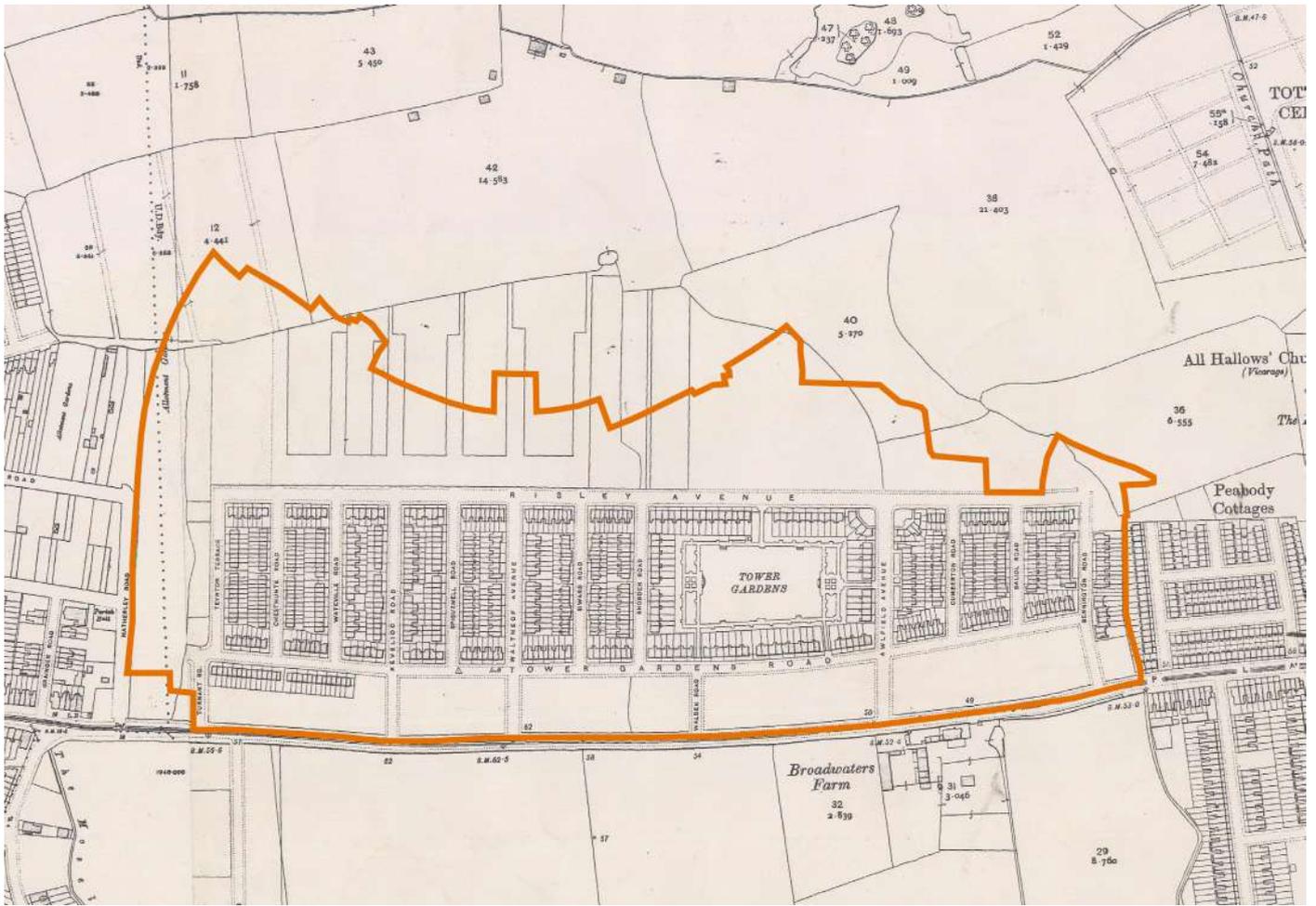
**1.4.23.** While White Hart Lane Estate was sometimes described as an early garden city development, Ebenezer Howard objected to this description as it detracted from the true meaning of the garden city as a self-contained community of up 30,000 people, as seen

in the pioneer garden city at Letchworth, Hertfordshire. In fact, rather than Letchworth it was Hampstead Garden Suburb that provided the inspiration for the LCC's suburban estates. However, the street grid offered only limited scope to vary the building line and achieve an interesting variety of spaces, for example by grouping some of the terraces around set-back garden rectangles or placing angled blocks at road junctions.

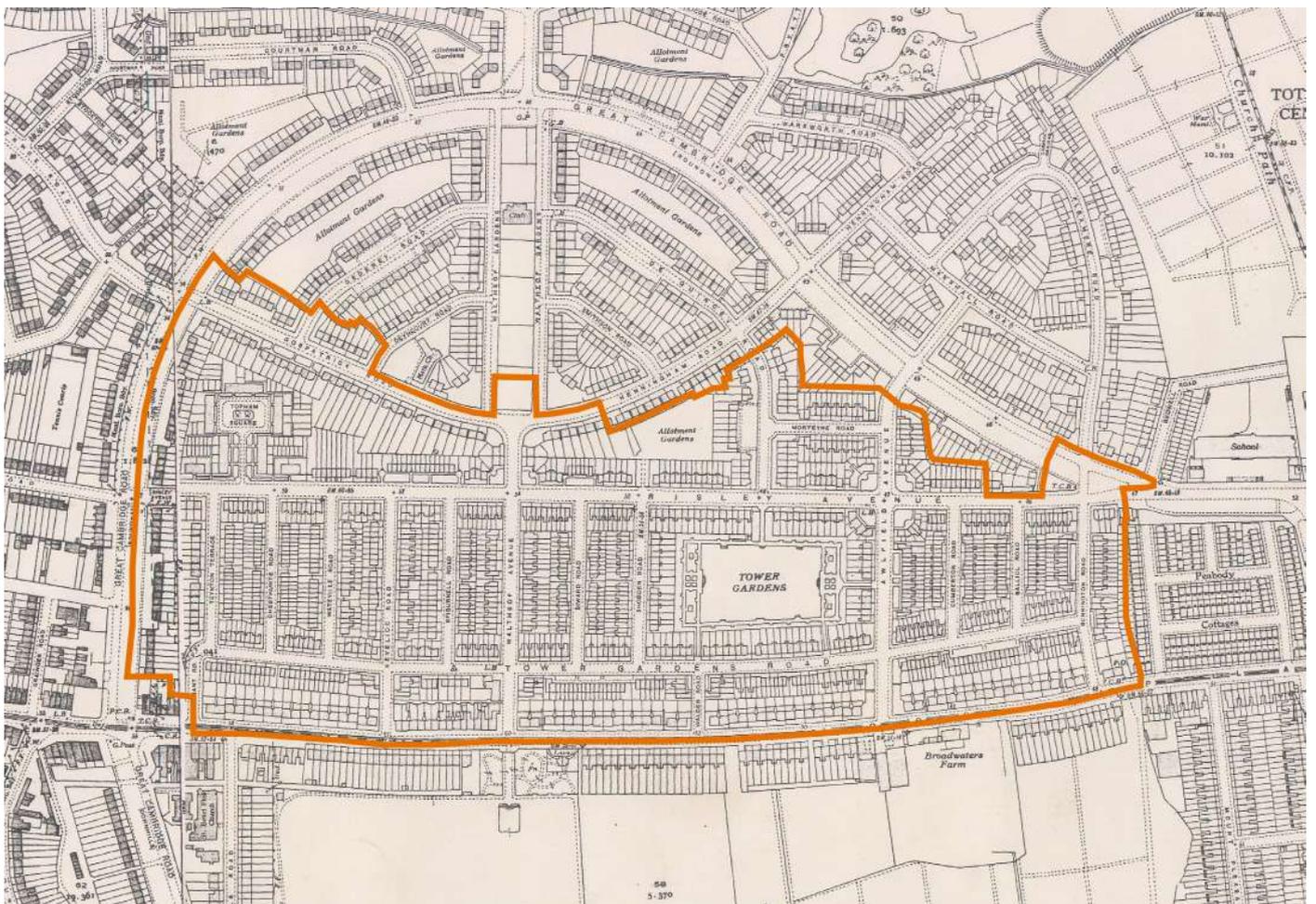
**1.4.24.** The estate's later phases adopted the informal layout of the true garden suburb and was lower in density with better facilities, reflecting improved accommodation standards, but the design and construction became more uniform and less Arts-and-Crafts inspired, a pattern seen in many council housing estates built throughout the UK from the 1920s through to the 1950s.



The area in 1894



The area in 1913



The area in 1935

## Tower Gardens Conservation Area: chronology

1.4.25. The blocks within the main grid of street include the corresponding frontages on Risley Avenue (south side) and Tower Gardens Road (north side).

1903-4 Teynton Terrace (east side), Chesthunte Road, Wateville Road (west side). Builder H Lovatt

1906 Spigurnell Road (east side), Waltheof Avenue (west side). Builder GE Pulford

1906-7 Waltheof Avenue (east side), Seward Road (west side). Builder GE Pulford Seward Road (east side), Shobden Road (west side). Builder GD Barnes

1908-9 Shobden Road (east side), Awlfield Avenue (west side). Builder Rowley Bros.

1909 Tower Gardens opened

1909-10 Awlfield Avenue (east side), Cumberton Road, Balliol Road (west side). Builder Rowley Bros.

1910 Wateville Road (east side), Kevelioc Road, Spigurnell Road (west side)

1910-11 Balliol Road (east side), Benington Road. Builder Rowley Bros

1913-14 Risley Avenue (north side) and Tower Gardens Road (south side) largely complete

1914-15 De Quincey Road (south section), Morteyne Road, Awlfield Avenue (north section). Builder Rowley Bros., five shops (Nos.382-390 Lordship Lane)

## Post-war

1919-23 The Roundway, Gospatrick Road, Henningham Road, northern section of Waltheof Avenue; Nos. 29-31 and 26-30 de Quincey Road

1924 Topham Square

1925-26 Lordship Lane frontage, Nos 78-84 Tower Gardens Road

(Other images 1, 2 and 3)

## Archaeology

The estate does not fall within an Archaeological Priority Area

## 1.5 Architectural Quality and Built Form

### Character sub-areas

1.5.1. Character sub-areas are a helpful way of understanding conservation areas that contain development of more than one period. They are also a useful means of identifying the differences in townscape character of parts of the conservation area. Tower Gardens Conservation Area consists of the following character sub-areas:

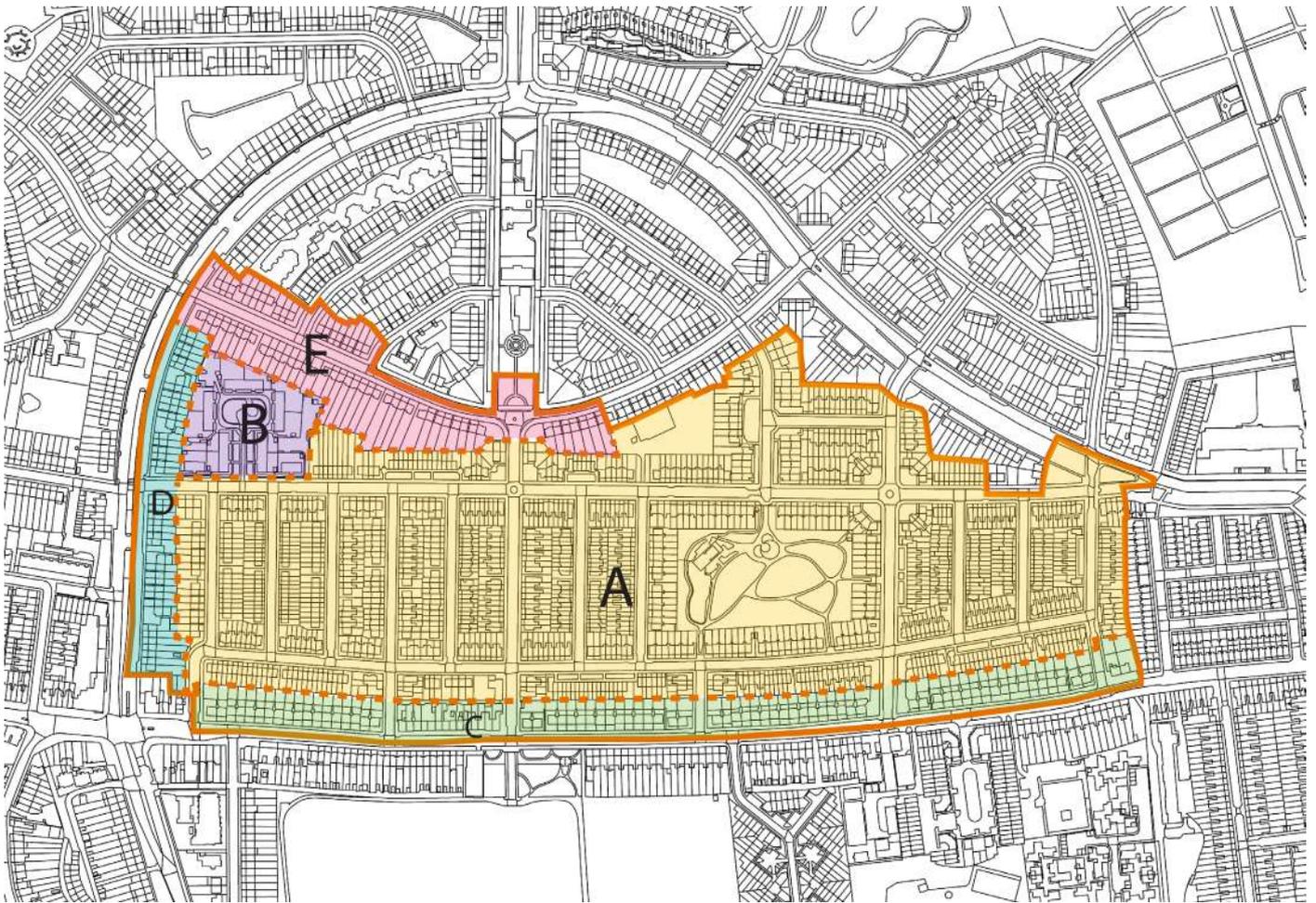
Sub-area A: The pre-WWI cottage estate development including the grid of streets between Tower Gardens Road and Risley Avenue, Tower Gardens Road (south side) and Risley Avenue (north side) including Monteyne Road, De Quincey Road and Awlfield Avenue (north).

Sub-area B: Topham Square

Sub-area C: The Lordship Lane frontage

Sub-area D: The Roundway.

Sub-area E: Gospatrick Road/Henningham Road



Character sub-areas

## CHARACTER SUB AREA A: the pre-WWI cottage estate

### Layout, Buildings and Materials

**1.5.2.** This appraisal aims to define the principal architectural and townscape characteristics of the sub-area and to illustrate these with examples. It is not intended as a detailed architectural record, but as an overview of the area's special character and an assessment of how the pre-First World War estate has fared over time.

**1.5.3.** The central grid of cross streets was built between 1903-1911. Tower Gardens (south side) and Risley Avenue (north side) were completed in 1913-14. This relatively long timescale is reflected in the variety of architectural treatment seen throughout the estate and in the changing building typology, including variations on the basic terrace theme and, especially, the introduction of garden suburb planning and details in the later phases. Although it is possible to identify some basic typologies within the terrace form, there are a large number of variations to each type seen throughout the estate.

**1.5.4.** All the houses are two storeys high, with broadly consistent eaves lines. The basic terrace form is varied by the selective use of different materials, roof forms, chimney stacks, gables, recessed and projecting porches and bay windows, together with a varied building line that each contributes to a different character.

**1.5.5.** The earliest blocks (1903-4) established the basic terrace form with paired porches and, in this case a pair of plain gables just breaking the roofline. Later variations (1906-7) on this simple terrace format introduced paired brick bays with hipped gables terraces with simple hipped end bays and more complex gable forms with extra decorative elements culminating in the mix of brick, render, plasterwork and a variety of porches by 1908-9.

**1.5.6.** The later phases of the estate introduced more obvious elements of garden suburb planning such as the use of angled 'butterfly' blocks to create a corner arrangement at road junctions, and groups of terraces forming a carefully composed street front with the central houses set-back to create a garden space.



Drawing of group of houses on Bennington Road c1910-11, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

**1.5.7.** The materials used include red or yellow brick, laid in Flemish bond, combined in certain groups with the use of roughcast rendering. Roofs are mainly tiled although slate is used on some terraces for both the roof and gable fronts, together with both tile and slate-hung elevations. Tall chimney stacks are prominent, particularly on end walls that also sometimes feature diapered brickwork.



Gable

**1.5.8.** Gables are used to break up the roofline, either at the ends or the centre of the terraces. The gables have a variety of forms, either single or double, some sweeping down to include first-floor windows. A variety of roof forms is also used on the return elevations of some of the end-of-terrace houses, including variations of gambrel, cat-slide, half-hips, gablets and crow-stepping.



Shobden Road (west side); paired gables



Gable



Gable



Gable

**1.5.9.** Bay windows are another device used to vary the terrace form, either single-storey or two-storey bays, some of which project above the horizontal eaves to effectively break the roofline.



Bay window

**1.5.10.** Porches are also an effective device to introduce variety to the terrace form. The most common design feature is the recessed porch, usually a combined porch for two houses. The commonest porch type is a plain brick arched recess but other terraces also have porches with decorative, turned woodwork or simple hoods supported on brackets. There are also some terraces with projecting brick-built porches, some with tiled roofs.



Bay window



Bay window



Bay window



Porch detail



Porch detail



Porch detail



Porch detail



Porch detail



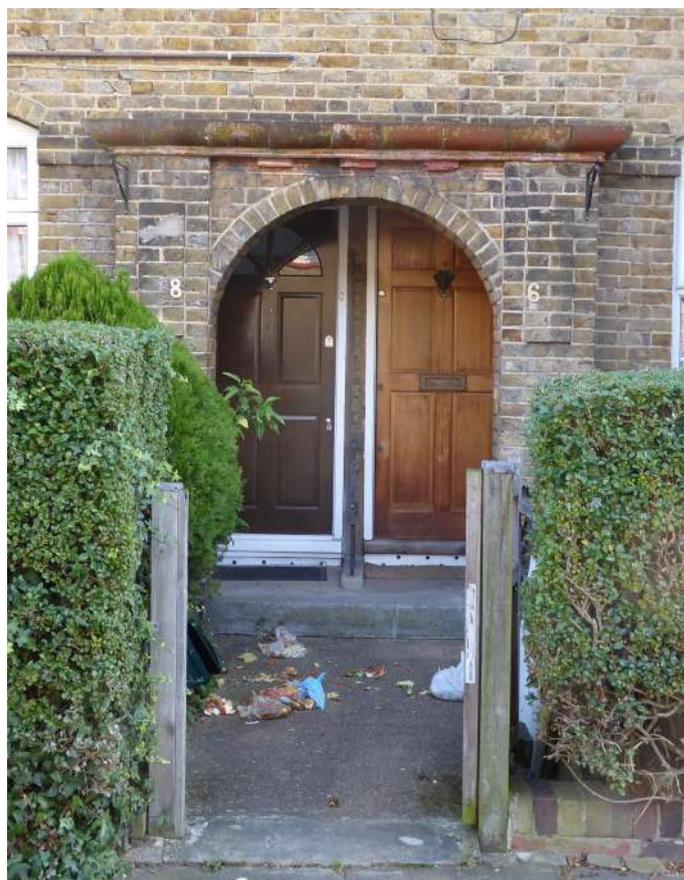
Porch detail



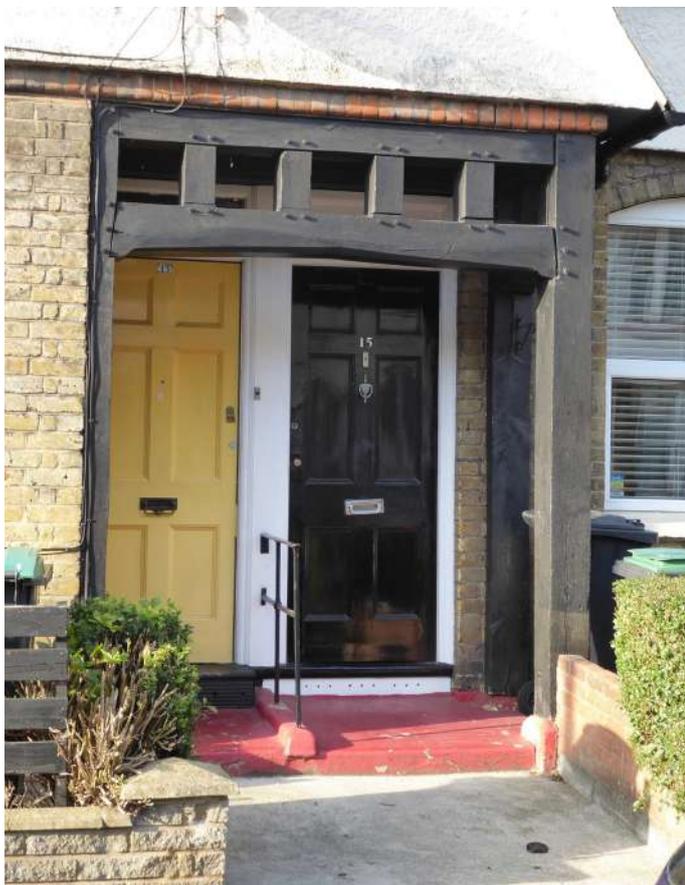
Porch detail



Porch detail



Porch detail



Seward Road porch detail

**1.5.11.** Original front doors in both the pre and post-war estate are timber panelled with glazed multi-pane upper sections.

**1.5.12.** Front gardens throughout the estate are enclosed by very low brick walls, the majority are planted with privet hedges which provide consistency to the streetscape.



Hedges

### Architectural character

**1.5.13.** The west side of Teynton Terrace consists of

two blocks in stock brick with a string-course between the ground and first floor and hipped pantile roofs, and reflects the more sparsely detailed housing of the post-war development.

**1.5.14.** The east side, however, dates from the first phase of development in 1903 and consists of two terraces each of yellow brick with a roughcast rendered first floor. Paired gables break up the roofline. There are shared projecting porches with tiled roofs and shallow red-brick arches above the windows.



Teynton Road (east side)

**1.5.15.** Chesthunte Road has two similar terraces on each side, in yellow brick with shallow red brick arches over ground floor windows and slightly projecting end bays with gable fronts facing the street. The first floor is rendered and each pair of houses shares a recessed porch.



Ceshunte Road

**1.5.16.** The east side of Wateville Road (dating from c1910) is also in yellow brick, without the roughcast, but introduces the device of paired gables at the centre of the terrace with a sweeping roof enclosing a shared porch to each side.



Wateville Road (east side)

**1.5.17.** At the end of the street blocks a different terrace form faces both Tower Gardens Road and Risley Avenue, consisting of a red-brick ground floor, a roughcast rendered first floor, recessed paired porches and a two-storey angled bay at each end of the terrace that breaks through the eaves line.



Tower Gardens Road (north side)

**1.5.18.** This pattern of building continues, with the end terraces to north and south respectively repeating the forms used in the cross streets but with numerous variations. The west sides of Kevelioc Road and Sigmurnell Road (c1910) use the same terrace form with a central pair of houses having projecting gables facing the street, shallow projecting bays and recessed shared porches. The east side of Kevelioc Road, however, is quite different being clad in slate with large central gables also slate hung with the two first floor windows separated by a decorative plastered panel. This type, also with slate cladding, is employed with variations in later phases.



Kevelioc Road

**1.5.19.** Siward Road and Shobden Road are similar, with a brick ground floor and a roughcast rendered first floor. The east side of Shobden Road has unusual tile hanging forming a catslide roof that encloses the ground floor porches. The central pair of houses in each terrace has paired, projecting gables facing the street. Shobden Road has recessed porches but in Siward Road the shared projecting porches are in brick with a dentil course detail beneath a simple cornice moulding.



Siward Road



Shobden Road (porch cat slide roofs)



Porch detail

**1.5.20.** East of Tower Gardens, the terraces date from 1909-11 and have more of a garden suburb character. The terrace on the east side of Awlfield Avenue is set back from the road to form a garden front, a device seen in the later terraces in Risley Avenue.



Original brick pavers

**1.5.22.** Cumberton Road has identical terraces on each side of the street in yellow brick with hipped roofs, with a slate-hung double gable at the centre of each terrace.



Awlfield Avenue (west side)

**1.5.21.** This layout is also seen in the attractive small terrace on Bennington Road that closes the view looking east along Tower Gardens Road.



Gable



Cumberton Road

**1.5.23.** Balliol Road has somewhat plainer fully rendered terraces again with recessed porches, but the slightly projecting end houses have a simple porch hood supported on brackets.



Balliol Road

**1.5.24.** The eastern section of Tower Gardens Road (mainly 1913-14) consists of red or yellow brick terraces set behind well preserved hedges, with some interesting variations including porches with glazed tiled columns.



Tower Gardens Road (north side)



Tower Gardens Road (north side)



Tower Gardens Road (north side)

**1.5.25.** The south side of the street consists mainly of red-brick terraces, one section set back to form a garden front, and with some interesting variations with stylised classical pilasters in brick.



Tower Gardens Road (south side)



Tower Gardens Road (south side)



Tower Gardens Road (south side)

**1.5.26.** At the junction of Tower Gardens Road with Kevelioc Road and Walden Road, the corner houses are arranged in an L-shape forming an attractive set-back front garden space with trees.



Junction of Tower Gardens Road and Kevelioc Road

**1.5.27.** The corner houses are linked to the terraces facing Tower Gardens Road by red-brick screen walls with pitched tiled copings (seen also on the north side of Risley Road), confidently detailed in an arts and crafts manner including, on these later houses, details such as creasing tile window lintels and keystones to the brick arches.



Screen wall on Tower Gardens Road

**1.5.28.** The former community hall at the corner of Waltheof Avenue, now a nursery, is a notable building, designed in a late-17th century domestic style with a steep hipped roof and dormers. The entrance has a deep concave surround in red rubbed brick with a heavy keystone. Anti-pigeon netting around the eaves disfigures its appearance, however.



Former community hall, Tower Gardens Road

**1.5.29.** Risley Avenue continues the theme of Tower Gardens Road, the south side generally repeating the same typologies as the contemporary cross streets.



Risley Avenue (south side)



Bay window



Risley Avenue (north side)

**1.5.30.** The north side of Risley Avenue consists of red-brick terraces from the 1913-14 phase of building, with a greater use of garden city planning and design features such as the set-back front garden areas and brick screen walls linking the corner house with the adjoining terrace.



Risley Avenue (north side)



Risley Avenue (north side)

**1.5.31.** At the junction of Risley Avenue and Awlfield Avenue the street layout replicates a typical garden suburb arrangement. Here the four corner blocks are arranged in what has been termed a 'butterfly junction' pioneered by Raymond Unwin at Letchworth Garden City. Each of the four corner arrangements is treated differently.



Porch detail



Junction of Risley Avenue and Awlfield Avenue



Junction of Risley Avenue and Awlfield Avenue



Group of two pairs of cottages on Waltheof Avenue



Junction of Risley Avenue and Awlfield Avenue



Junction of Risley Avenue and Awlfield Avenue

**1.5.32.** The junction with Waltheof Avenue, on the north side, also has set-back corner houses leading to an attractive and well-preserved little group of four cottages (dating from the post-war period) with Westmorland green slate roofs laid in receding courses, forming a transition to the more open planning of the post-war phase of development.

**1.5.33.** The group of streets comprising part of de Quincey Road, Morteyne Road and Awlfield Avenue (north), completed in 1915, was the first (and only) section of the proposed garden suburb scheme to be built. The houses are built in red brick in a cohesive neo-Georgian/Regency style. The three terraces on the west side of de Quincey Road, the central row behind a generous tree-planted verge, is of particular note, although the group has been badly affected by replacement uPVC windows. Uniquely on the estate, some of the end houses in this street have first-floor balconets with French windows. The corner houses are linked by screen walls.



Junction of Morteyne Road/de Quincey Road

**1.5.34.** The terraces in Morteyne Road are distinguished by pilastered central bays with parapet roofs. Also noteworthy is the group of four houses on Awlfield Avenue that is given a 'mansion' appearance with a pediment, effectively closing the view along Morteyne Road, although seen close up the integrity of the group has been compromised by alterations.



Morteyne Road

The stock-brick houses at the end of de Quincey Road form part of the 1920s Henningham Road development. Those on the west side are decorated with quoined panels.

## CHARACTER SUB AREA B:

### Topham Square

**1.5.35.** This group of seven blocks of flats was built in 1924 on a plot originally intended for a 'public building'. The style is derived from English 17th-century domestic architecture and the formal layout consists of five symmetrical blocks arranged on a T-plan, flanked by two shorter blocks facing Risley Avenue. The blocks are two storeys high plus a steep gambrel attic, faced in roughcast render with pantile roofs and tall brick stacks. The projecting full-height entrance bays have steep gables and round arched recessed porches. All the windows have been replaced with double-glazed casements. The narrow road leading to the square is lined with well-tended gardens enclosed by metal hoop railings, leading to a grassed courtyard.



Topham Square



Topham Square: Risley Avenue elevation

**1.5.36.** In increasing the height of this last section of Risley Road from two to three storeys, Topham Forrest (after whom the square is named) sought to 'enhance the architectural effect'. The cohesion of the street frontage is successfully maintained by a continuous eaves line with the pre-war cottages in the street.

## CHARACTER SUB AREA C:

### Lordship Lane

**1.5.37.** This frontage encloses the southern boundary of the White Hart Lane Estate and consists of four long terraces and small six-bay rows of 'cottage flats', plus a shopping parade.

**1.5.38.** The flats are designed in a consistent neo-Georgian style, faced in roughcast render with pantile roofs, the taller central bays of the long terraces accentuated by parapets rather than eaves, and pedimented dormers. Windows are multi-paned sashes with intermittent canted bay windows to the upper floors and tripartite windows at ground floor. Entrances are paired within arched recessed porches serving the upper floors, and single doors with timber pedimented surrounds and narrow fanlights. The flank elevations framing the road junctions combine a hipped roof with a gable supporting the chimney stack, a device used on the pre-war cottage estate. The easternmost block has two ground-floor shops, probably original but altered.



Lordship Lane: cottage flats

**1.5.39.** The shopping parade (Nos. 340-386) was built in two phases, the five eastern units completed by 1914 and the remainder in 1925-6, presenting an apparently seamless façade (the later phase lacks party-wall gables). This is a handsome red-brick composition inspired by the architecture of Sir Edwin Lutyens, consisting of two storeys and attic with a hipped tiled roof and deep eaves, the projecting end bays framed in rusticated pilasters. Most sash windows to upper floors and dormers survive, as do several of the geometrical fanlights to the flat entrances. The shops have simple pilasters and moulded cornices; at the west end are two original shop fronts with splayed lobbies and square transom lights.



Lordship Lane



Shopping parade Lordship Lane

## CHARACTER SUB AREAS D AND E



Lordship Lane shop fronts

**1.5.40.** The buildings of these sub-areas date from 1919-23 and while retaining many of the essential cottage estate characteristics of the earlier phase, they have less variation and contrast in design, materials and decorative detail. The grouping of terraces in threes, with the central row set back behind a grass verge, is continued, providing variety to the streetscape.



Series of original doors and fanlights in Lordship Lane

**1.5.41.** Red brick is used on the Roundway frontage but elsewhere yellow London stock brick predominates; roofs are mainly hipped covered in clay pantiles, plain tiles or slate, but continuing the use of combined roof-forms to accentuate end houses, with the eaves carried on creasing-tile kneelers.

**1.5.42.** Windows are predominantly multi-pane sashes and many entrances have neo-Georgian timber pediments or flat door-hoods on scrolled brackets, combined in some terraces with round-arched through-

passages. Stretcher bond brickwork replaces Flemish bond, indicating the use of cavity wall construction.

**1.5.43.** While the sub-areas are less distinctive overall than the pre-war section of the estate, and very similar to the contemporary streets to the north outside the conservation area, they provide an important visual boundary to the pre-war cottage estate.

## CHARACTER SUB AREA D: The Roundway

**1.5.44.** The Roundway frontage comprises two identical groups of three symmetrical terraces flanking the junction with Risley Avenue, the central terraces set back behind an open grass verge. The end bays of the flanking terraces break forward while those of the central row are set back. The ground floors have tripartite sash windows.



The Roundway

The house to the south of the junction with Risley Avenue has been extensively altered and detracts badly from the group.

## CHARACTER SUB AREA E: Gospatrick Road and Henningham Road

**1.5.45.** These roads form a long curve bisected by the north-south axis of Waltheof Avenue. The south side of the road consists of three terraces of eight and one terrace of four houses, which have paired or single gables interspersed with dormers breaking through the eaves. A small casement window lights the stair at mezzanine level. Each terrace is symmetrical; the central row of the group of three is set back behind an open grass verge.



Gospatrick Road (south side)

**1.5.46.** The terraces flanking the junction of Waltheof Avenue with Gospatrick Road and Henningham Road are identical compositions, the penultimate bays breaking forward, with canted bay windows to the ground floor and mezzanine casements. The through-passages are set in shallow recesses with brick-on-edge spandrels and dentilled heads.



Henningham Road

**1.5.47.** The north side commences with a group of three terraces which have dentilled string-courses and ground-floor windows set within recessed arches with brick-on-edge spandrels; a similar terrace follows but lacking the window-arch detail.



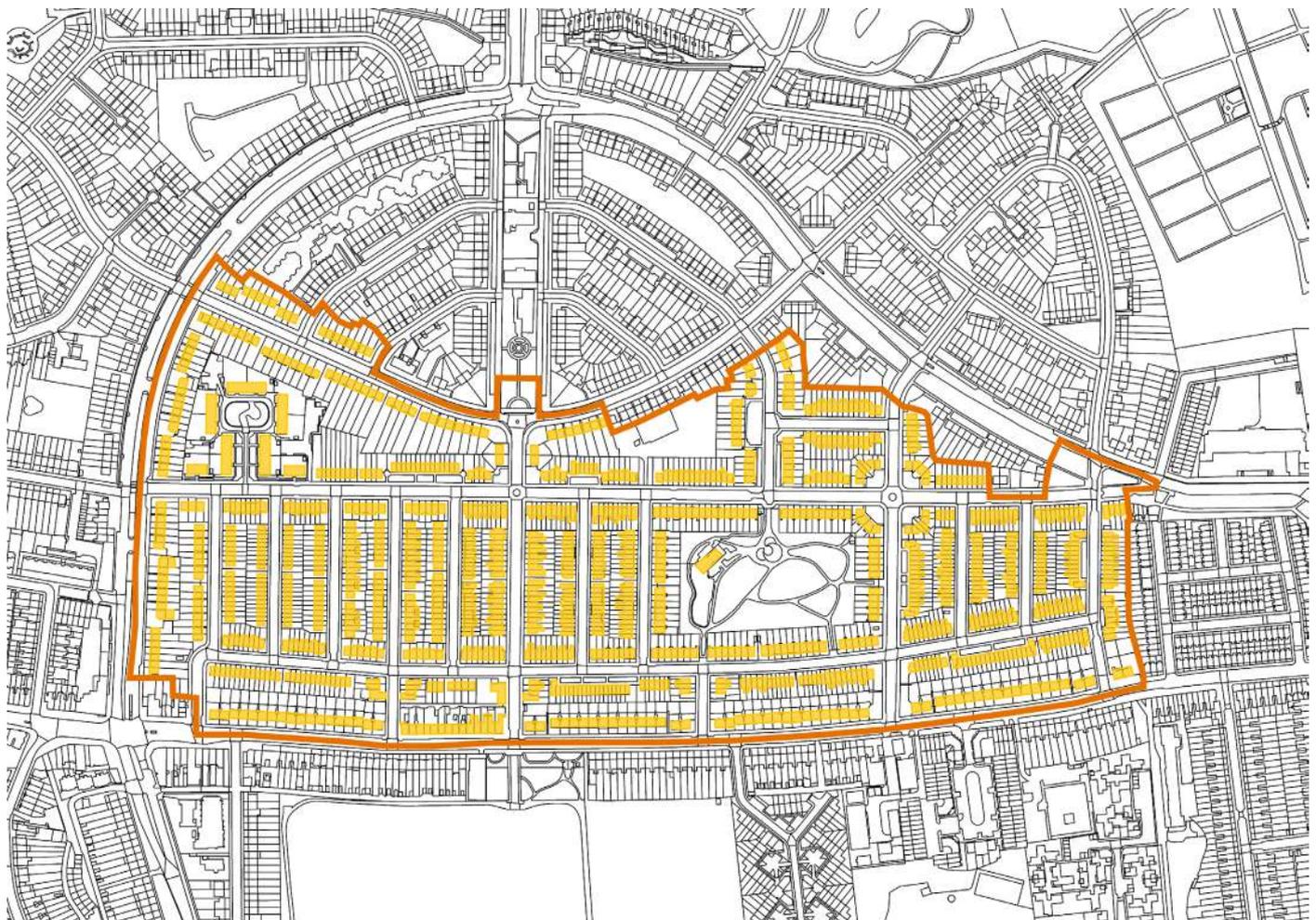
parking hardstandings, extensive window and door replacement, and an incongruous side extension.



Gospatrik Road (north side)

Parking hardstandings, Gospatrick Road

**1.5.48.** On both sides of Gospatrick Road, the terraces near the junction with the Roundway have undergone much alteration, including the loss of hedges to create



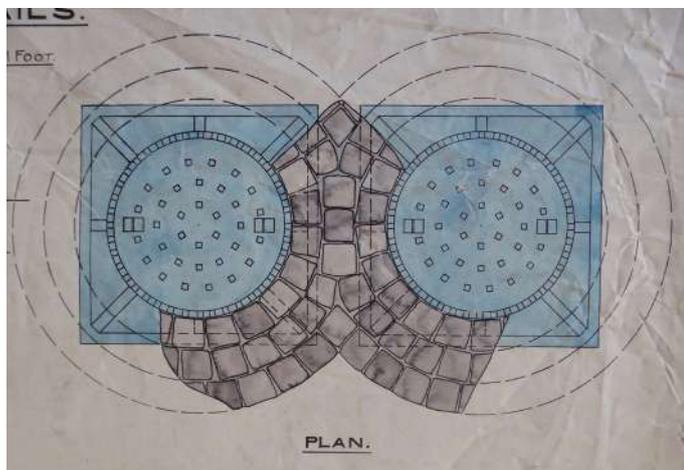
Tower Gardens Conservation Area Audit Map

- Statutory Listed Building
  - Locally Listed Building
  - Positive Contributor
- Historic Park or Gardens
  - Neutral
- Negative Contributor
  - Conservation Area Boundary

## 1.6 Public Realm

**1.6.1.** The principal public open space of Tower Gardens itself is largely concealed from the surrounding streets, but clearly noticeable from the tall trees visible above the roofline of the two-storey houses. The street grid therefore forms the main aspect of the public realm within the conservation area and a consistent feature is the survival of the privet hedges fronting the property boundaries. Signs in the estate include the words 'Tower Gardens Conservation Area' underneath the street name. While not an original feature, these are attractively designed and help to highlight the area's special interest. The street names themselves are unusual. A number are thought to be named after former Lords of the Manor of Tottenham.

**1.6.2.** The attention to detail evident in the design of the terraces was also reflected in the detailing of surface materials, as shown in the original drawing of the arrangement of granite setts around a manhole cover and in the use of red brick pavers and tiles on Risley Avenue.



Manhole cover detail



Original brick pavers

**1.6.3.** Generally, the present surface materials consist of tarmac roads and concrete paving for the footpaths with granite kerbs and, in many streets, granite setts lining the road gutters. Paving is generally in good condition although there are places where on-pavement parking has damaged the paving slabs. Some of the street furniture and signage is over-large and intrusive in the street scene, creating clutter at road junctions.



Signage clutter

**1.6.4.** Modern steel lamp standards are prevalent throughout the conservation area. These are utilitarian but unobtrusive.

## 1.7

### Condition and Development Pressures

**1.7.1.** The built fabric, front gardens and privet hedges of the estate are generally well maintained, although there are some notable instances of unkempt frontages and overgrown hedges.

**1.7.2.** The post-war terraces fronting The Roundway and in Gospatrick Road, which are not within the Article 4 area, have suffered more extensively from alterations, particularly replacement windows and front doors, and replacement of clay tiles with concrete roof tiles. The Lordship Lane frontage (which is within the Article 4 area) has lost less of its original character although the original shopfronts have largely been changed.

**1.7.3.** The pre-1914 cottage estate, which is entirely covered by the Article 4 Direction, currently retains much of its historic and architectural integrity although this is gradually being undermined by a number of significant and detrimental changes.

Changes comprise:

- ➔ Replacement of timber sash or casement windows in uPVC, aluminium, or timber units that do not replicate the originals
- ➔ Replacement of original glazed timber front doors
- ➔ Addition of porches, and the infilling of recessed porches
- ➔ Painting or rendering of brickwork
- ➔ Satellite dishes on front elevations
- ➔ Replacement of hedges with solid walls or fences, with some instances of parking hardstandings
- ➔ Poor quality shop fronts



De Quincey Road (west side)



Window replacement



Replacement door (left) original door (right)



Modern porch additions



Painted brickwork



Satellite dishes



Painted brickwork disrupts cohesion of this terrace



Satellite dishes



Replacement of hedges with mismatching walls and fences



Parking hardstandings, Gospatrick Road

**1.7.4.** Some of these changes may predate the Article 4 Direction issued in 1981 but it is evident that negative changes have taken place since that time, affecting both private and Council-owned properties. In particular, there has been substantial replacement of timber sash or casement windows with poorly detailed timber double-glazed versions, in many instances apparently undertaken by social landlords with planning permission.

**1.7.5.** The cumulative effect of these changes over time is likely to have a serious impact on the appearance of the conservation area, leading to the erosion of its character and historic integrity.

## 2.1 The Purpose of Conservation Area Management Plans

2.1.1. Local authorities have a duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Management Plans are essential tools in this process. Their principal functions can be summarised as follows:

- To set out the Council's strategy for managing change in the conservation area
- To provide guidance to all stakeholders to ensure that future change in the conservation area will preserve or enhance its special character

## 2.2 Summary of the Implications of Conservation Area Designation

2.2.1. Conservation area designation introduces stricter planning controls over demolition and tree protection:

- Demolition of buildings greater than 115m<sup>3</sup> and structures over 1m high next to a public highway, path or open space; or over 2m high elsewhere
- Works to trees with a trunk diameter greater than 75mm at 1.5m<sup>2</sup> above ground level: written notice must be given to the Council, which has 6 weeks to decide whether to grant permission or make a Tree Preservation Order (TPO). Failure to comply may result in prosecution

2.2.2. Generally, development must preserve or enhance the character or appearance of the conservation area. There is a strong presumption against the demolition of buildings or structures which make a positive contribution to its character or appearance, and similarly to preserve trees.

2.2.3. Additionally, there are restrictions on the types of development that can be carried out without planning permission (permitted development) in conservation areas. Flats and non-residential premises have fewer permitted development rights than dwelling houses.

2.2.4. The majority of Tower Gardens Conservation Area is subject to an Article 4 Direction which means that planning permission will be required for certain changes that would otherwise be considered as 'permitted development'. These include extensions, changes to the roof, windows, front boundaries and painting of brickwork (see link provided below). Advice should always be sought from the Council on what works are likely to require planning permission.

2.2.5. Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.

## 2.3 Managing Change in the Conservation Area: Key Principles

- In considering development proposals in the conservation area, the Council will apply the relevant national, regional and local policies and guidance

- All new development in the conservation area should preserve or enhance its special interest in terms of scale, design and materials and should have regard to the design guidance provided in Part 3 – Preserving and Enhancing the Conservation Area
- The Council recommends that pre-application advice be sought from the Planning Services
- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

## 2.4 Enforcement

**2.4.1.** The Council has an adopted Planning Enforcement Charter and will investigate and, where necessary, take enforcement action against unauthorised works in the conservation area.

**2.4.2.** Advertisements and signs: the Council is committed to taking enforcement action against

**2.4.3.** inappropriate signage and advertising where this is not 'historic', appropriate notices are being served and actions have been taken. The Council will continue to do so in the future.

**2.4.4.** Notices under Section 215 of the Town and Country Planning Act (1990) have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate on a case-by-case basis and in accordance with the provisions of the legislation.

## 2.5 Quality of Planning Applications

**2.5.1.** Applications should provide sufficient information to enable the Council to assess the impact of the proposed development and its setting to enable the Council to assess the impact of the proposals on the character and appearance of the conservation area. Applications for outline planning permission will not normally be accepted. The Council's Validation

Checklist sets out the level of information required in support of planning applications. The following are of key importance:

### Level of detail

**2.5.2.** A typical planning application might include:

- plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings
- plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition
- detailed drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5
- drawings annotated to show proposed materials
- any other information considered necessary to assess the potential impact of the development (including, for example, colour perspective drawings, models, photographs, structural engineers statement).
- planning applications for replacement of windows should include elevations at scale 1:10 or with all dimensions clearly annotated, property elevations or photographs of the whole of the property, with the windows to be replaced numbered to correspond with window elevations, a cross-section at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, and full size details of any glazing bars or leaded lights.

### Heritage Statements

**2.5.3.** All applications should be supported by a design and access statement or heritage statement

**2.5.4.** where appropriate. The amount of detail that is required will vary according to the particular proposal. The statement should include:

- An assessment of significance of any heritage assets which may be affected including their setting

- An assessment of the likely impact of the proposed development on the heritage asset(s) and their setting; and
- An explanation of the rationale behind design choices, including how the proposal would relate to its context and how potential negative impact on heritage assets would be avoided.

## Archaeology

**2.5.5.** Where a site falls within an Archaeological Priority Area or has the potential to contain archaeological deposits, planning applications should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. It is advisable to contact Historic England's Greater London Archaeological Advisory Service (GLAAS) before the submission of a planning application.

## Materials and workmanship

**2.5.6.** Planning applications should be supported by details of the proposed materials to be used for the external finish and details. Samples of the materials may also be required.

## Experienced consultants and builders

**2.5.7.** The Council strongly advises that applicants appoint consultants and builders with proven experience in historic buildings work.

## 2.6 Recommended Steps

- A dated photographic survey of the conservation area is strongly recommended as an aid to monitoring changes, the efficacy of the Management Plan and Article 4 Direction, and to support enforcement action. It may be possible to engage local volunteers in this exercise.
- It is recommended that the implementation of existing planning powers within the conservation area, particularly within the area covered by the Article 4 direction, should be reviewed to ensure that these controls are effectively and consistently applied. This can be helped by promoting public

awareness of the special character of the area, but also by securing the participation and support of social landlords, including Homes for Haringey, in the sensitive management of the estate in the future.

- Consideration should be given to reviewing and, where appropriate, extending the scope of the Article 4 Direction in respect of works that are identified in the Appraisal as adversely affecting the character of the conservation area
- Consideration should be given to extending the Article 4 Direction to include the entire conservation area, and in particular the south side of Gospatrick Road and Henningham Road. The level of alteration to the excluded area is reaching a critical stage where their continuing inclusion in the conservation area may be difficult to justify.
- It is recommended that SPG 3.1, which contains excellent detailed guidance on the management of the estate including the Article 4 direction, repairs and maintenance, should be updated and reissued.
- It is also recommended that street furniture and signage should also be reviewed, in liaison with the relevant departments within the council, so that when replacement or changes take place the special character of the streetscape within the conservation area is recognised in the use of appropriate street furniture and materials.

## 2.7 The Conservation Area Boundary

No alterations are recommended.

## 2.8 Monitoring and Review

The Council will review this Conservation Area Appraisal and Management Plan as part of a five-year programme, in compliance with national legislation and policy.

The following guidance applies to all buildings within the conservation area and reflects what the Council considers to be the best approach to preserving and enhancing the character of the conservation area. Applicants for planning permission should ensure that all proposals are in line with the guidelines contained here.

## 3.1 When is Permission Needed?

**3.1.1.** Many common alterations will require planning permission. There is an Article 4 Direction in place covering most of the Tower Gardens Conservation Area, which restricts alterations to the front of properties. This means that changes which would ordinarily be considered 'permitted development' will require planning permission in Tower Gardens. Below is a brief guide to common projects requiring planning permission. More information is available at <https://www.planningportal.co.uk>.

### Maintenance and Repairs

**3.1.2.** Planning permission is not required for like for like repairs using traditional techniques, materials and finishes.

### Windows and Doors

**3.1.3.** Planning permission is usually needed for replacement of, or alteration to windows and external doors.

### Rendering and Cladding and Painting

**3.1.4.** Rendering, cladding or painting of brickwork is not considered permitted development in a conservation area, and will require planning consent. Maintenance of existing finishes does not require permission, provided that this is like for like.

### Extensions

**3.1.5.** Single storey rear extensions to private dwelling houses of up to 3 metres in depth (or 4m in the case of a detached house) are considered 'permitted development' and do not require consent, provided that the design and materials match the existing building. Most other extensions including extensions and alterations to roofs will require planning consent.

### Boundaries and Gardens

**3.1.6.** Planning permission is usually required for the construction, alteration or demolition of a boundary wall.

### Vents, Satellite Dishes and Solar Panels

**3.1.7.** Permission is required for the installation of any of these on a wall or roof slope facing the street.

### Demolition

**3.1.8.** Permission is required for the total or substantial demolition of a building with a cubic content of more than 115 cubic metres (measured externally). It is an offence to carry out such works without consent. If in doubt, please consult the Council's conservation team.

## Trees

3.1.9. The council must be notified six weeks prior to cutting down or carrying out works to a tree in the conservation area.

## Change of Use

3.1.10. Changes of use will often require planning permission. Change of use from shops (A1) or financial or professional services (A2) to use as a dwelling house (C3) requires planning permission within the conservation area.

## Shop Fronts

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

## Advertisement Consent

3.1.12. Advertisement consent is usually required for exterior signs and advertisements which are illuminated, or with an area of greater than 0.3 square metres. This also applies to advertisements displayed inside of a shop window, which can be viewed from outside the building. More information about advertisement consent is available at [www.planningportal.co.uk](http://www.planningportal.co.uk).

## 3.3 General Maintenance and Improvements

### Masonry and Brickwork

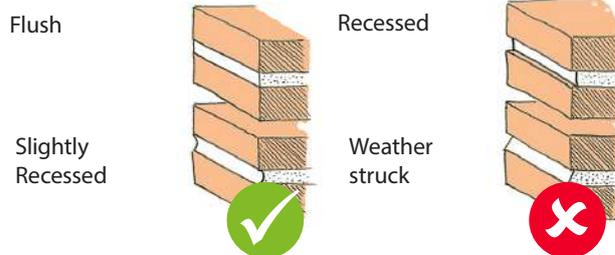
3.3.1. Brickwork, hanging tiles, roughcast render, and other original facing materials should not be painted, rendered, or covered. This can affect the appearance of the building or group, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted. Where

inappropriate painting or cladding has taken place, the Council supports its removal, provided this can be achieved without damaging the fabric of the building. It is important that a specialist using appropriate non-abrasive methods undertakes the work.

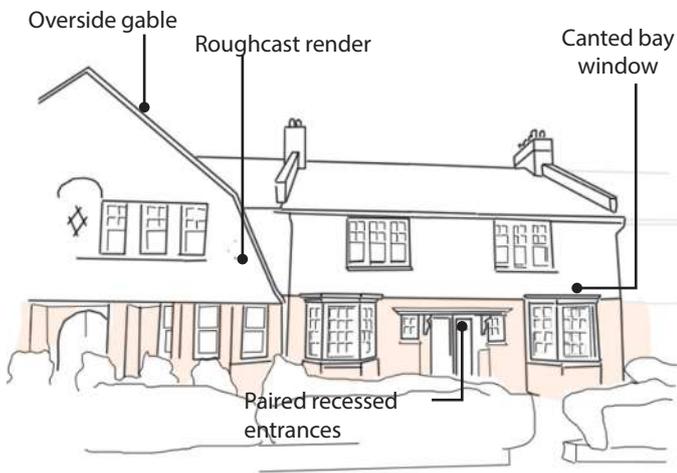
3.3.2. Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork. Any decorative features should be retained, and where necessary repaired or reinstated. Decayed bricks should be replaced with bricks of a similar quality and colour, and laid in the same pattern as the original. In all cases, skilled bricklayers with an understanding of historic brickwork should be employed.

3.3.3. Where necessary, older brickwork should be repointed with an appropriate mortar mix – usually a lime-based mortar carefully matching the existing mix in texture and colour. A flush or slightly recessed mortar joint profile is most appropriate. Cement based hard mortar should not be used on older buildings as it is less permeable than a lime mortar mix and can lead to deterioration of brickwork. This is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.

3.3.4. If roughcast repairs are required, the composition of the original work should be determined. All repair works should be made good to match the existing work. If repainting of roughcast facades is required where they have previously been painted, care should be taken to match the colour to existing paintwork in the terrace, and colour choice should be unobtrusive in the context of the street scene.



A flush or slightly recessed mortar joint is the most appropriate



A Typical façade in tower gardens featuring fair faced brickwork and rough cast render

## Roofs

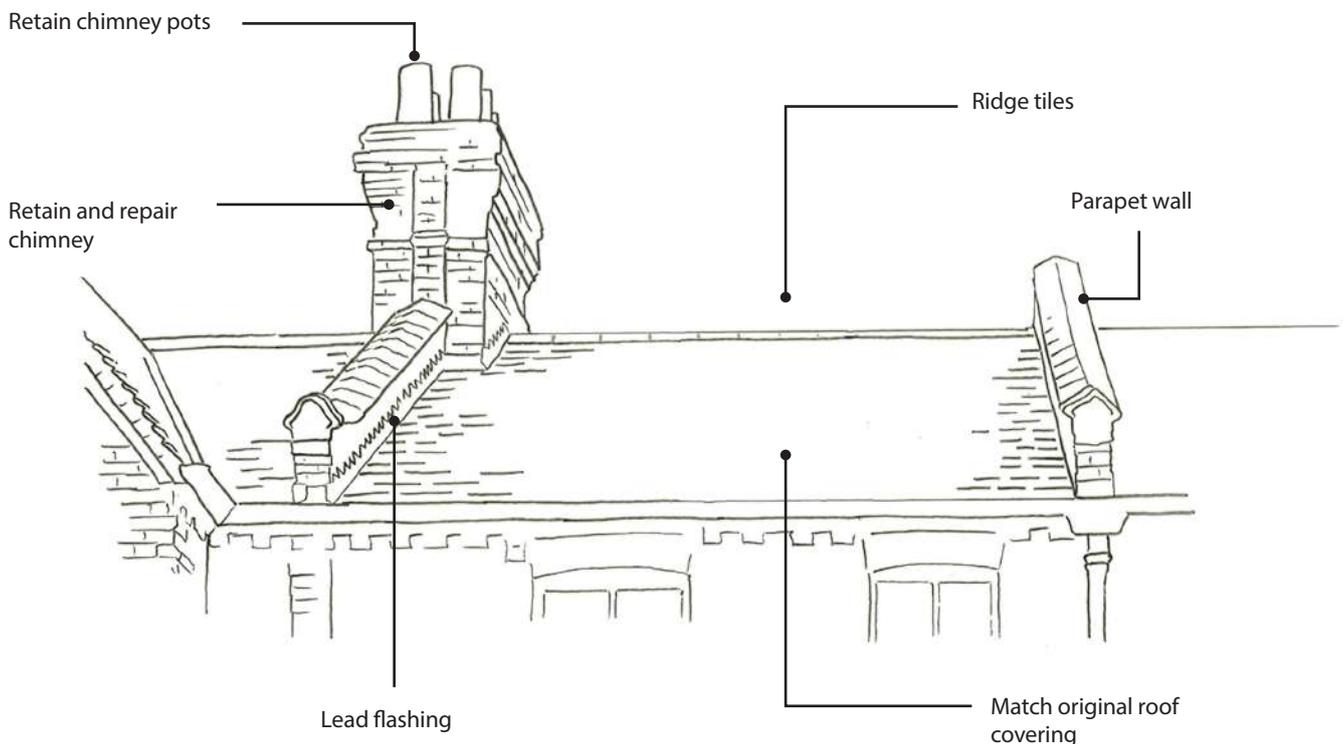
**3.3.5.** Where repairs or reroofing is required, this should be done in materials to match the original, in type, size and colour. This will usually be clay tile, or natural slate. Where possible, the original slates or tiles should be retained and reused. Features such as

parapet walls, ridge tiles, decorative tiling and flashing should be retained or restored.

**3.3.6.** Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to be replaced, the original material should be restored. Ridge tiles and other details should always be retained and reused, or replicated. The layout, tile size and any patterning in the original roof should be replicated.

**3.3.7.** Where additional ventilation is required, this should be provided at the eaves and ridge line and should not affect the appearance of the roof. Vents should not be installed on the roof slope.

**3.3.8.** Chimney stacks are important features of the roofscape and 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.



Roof features including chimneys should be retained or reinstated when doing work to the roof.

## Windows and Doors

**3.3.9.** Original windows and doors are important elements of the conservation area. Their inappropriate alteration or replacement can be very damaging to the special character and appearance of the building and wider area.

**3.3.10.** It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.

**3.3.11.** Where windows and doors have been altered, every opportunity should be taken to restore them to their original style. In cases where a previously altered window is to be replaced, the new window should replicate the original design and materials, which can usually be ascertained by looking at nearby houses of the same type.

**3.3.12.** The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds. In the case of listed buildings, the installation of secondary glazing will usually be permitted where it can be accommodated without harm to the significance of the building interior.

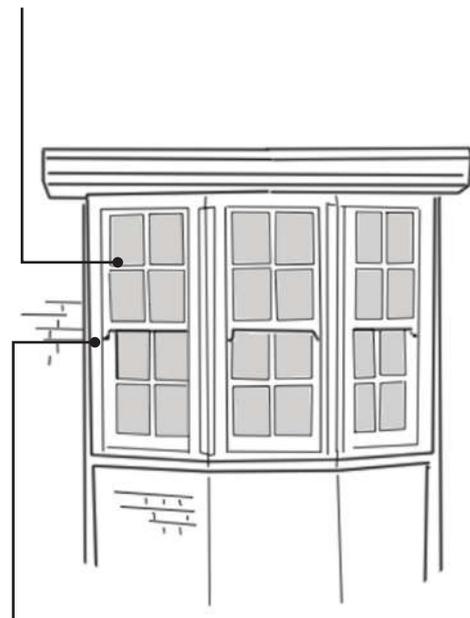
**3.3.13.** Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate in some cases on rear elevations that are not visible from the street. Windows in Tower Gardens are separated into small panes with glazing bars. These are an important feature and care should be taken to replicate their arrangement and profile.

**3.3.14.** Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

**3.3.15.** It is never appropriate to alter the original configuration of windows, the size and proportions of window and door openings, or details such as lintels, brick arches and sills. The depth to which window frames are set back from the face of the building should not be altered.

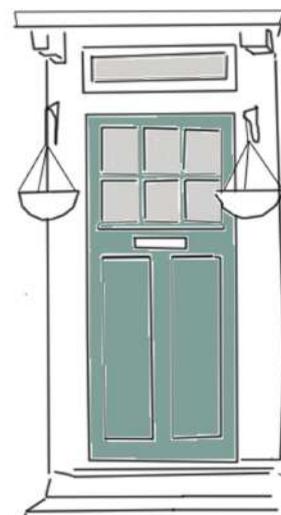
**3.3.16.** External security grills, gates and shutters should not be installed to doors or windows as this harms the character of the area. Residents wishing to improve security are advised to seek specialist advice on more appropriate solutions.

Glazing bars



Sash horns

A typical sliding sash window divided in to small pan



It is important to replicate the design and proportion of the original door, and to retain surrounding features such as top lights

## Architectural Features and Detailing

**3.3.17.** Original architectural features and decoration should be retained as far as possible. This includes features such as porches, hanging tiles, decorative tiles and brickwork, terracotta panels, gables and barge boards. Repairs to decorative features should usually be carried out by an appropriately skilled craftsman or conservator.

**3.3.18.** Where architectural features or decorative details have been lost, or replaced with poor-quality substitutes, and there is clear evidence of their original appearance, the Council will strongly encourage their reinstatement.

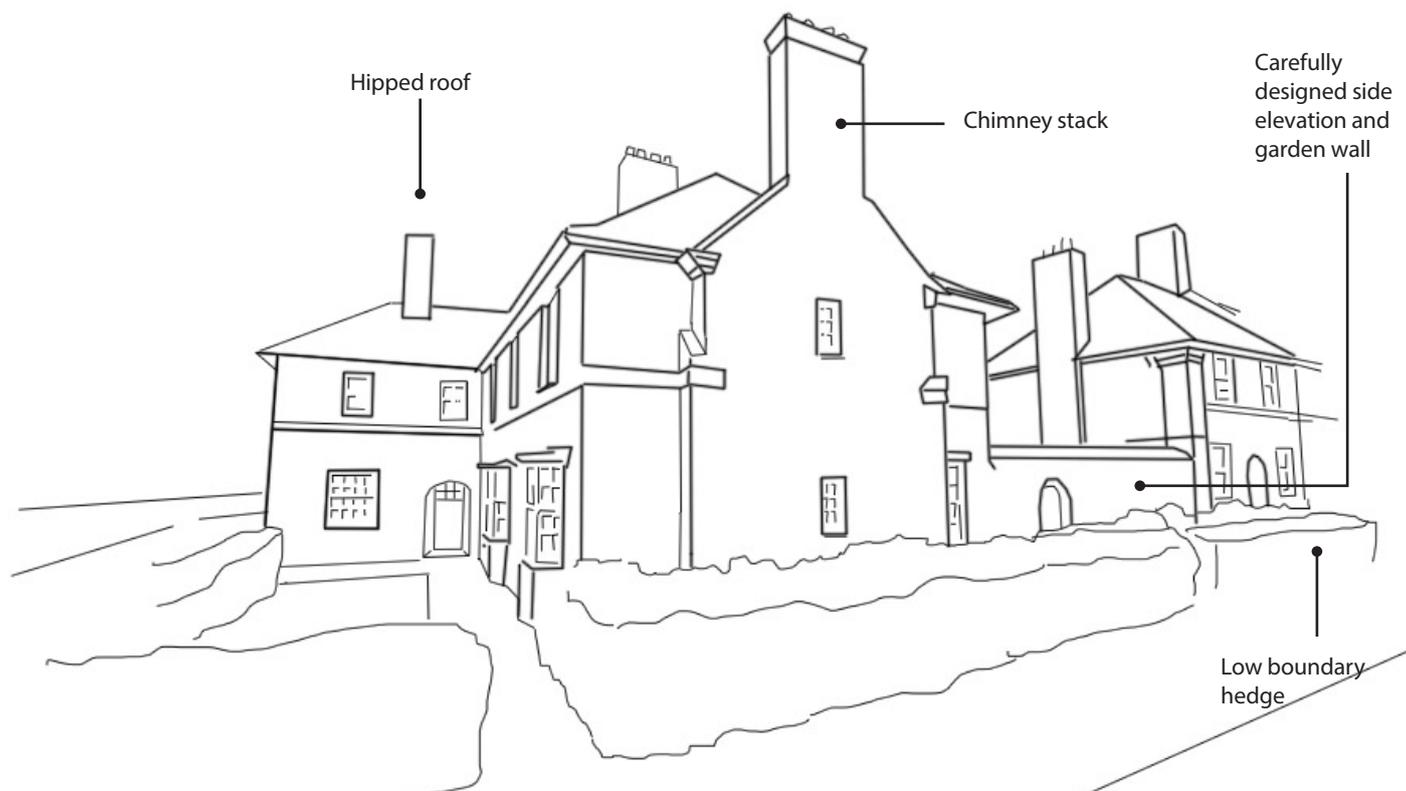
**3.3.19.** It is always best to retain the original porch arrangement which is often an integral part of the design of a building. Open porches should not be enclosed. Canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.

## Boundary Walls, Front Gardens And Parking

**3.3.20.** Walls, fences and other boundary treatments to both front and back gardens make an important contribution to character. Their removal, or the addition of a boundary treatment of a different height or type will not be considered appropriate.

**3.3.21.** Where boundary walls are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt to reflect the original appearance. Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork.

**3.3.22.** Loss of front gardens and/or boundary treatments in order to create parking spaces will not be considered acceptable. The original boundary treatment should usually be retained. The Council encourage the retention of hedges at the front of properties, which make an important contribution to the character of the street.



Corner plots have been carefully designed. Changes to boundary walls or side elevation should usually be avoided.

## External Services and Fitting

**3.3.23.** External services such as satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimise the impact on appearance. Satellite

dishes will only be acceptable where they cannot be easily seen from the street or other public areas - usually at the rear of the property below the level of the roof ridge, or on hidden roof slopes.

## 3.4 Extensions

**3.4.1.** In some cases it will be possible to extend houses in Tower Gardens without damage to the building's character, subject to sensitive handling of scale and detail. However, where extensions would detract from the uniformity of a group of buildings or have a negative impact on views or the street scene, they will be unacceptable in principle.

**3.4.2.** Extensions will only be permitted if subordinate in size and appearance to the original building. Care should be taken that the form and proportions of the original building are not obscured.

**3.4.3.** Design, detailing and materials (including roofing material, windows and doors) should be carefully considered to reflect or complement the existing building and the character of the area, and to be visually subordinate to the existing building. The design might reflect the style of the original building, but understated modern designs which complement (and do not compete with) the original building might also be acceptable.

### Dormers and Roof Extensions

**3.4.4.** Roof extensions will not usually be considered acceptable in Tower Gardens. Terraces are formed in to symmetrically composed groups and alterations at roof level will be harmful to the uniformity of the group. Roofs are modestly sized and roof extensions creating additional living space would not be subordinate to the original roof.

**3.4.5.** Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.

### Rear and Side Extensions

**3.4.6.** Rear extensions should usually be one storey and should generally extend no more than 3m beyond the rear wall in terraced properties.

**3.4.7.** Rear extensions should not be wider than the width of the house. Where the original footprint of the house is L shaped, extensions should reflect this, and

should not obscure the original massing, footprint, and architectural details.

**3.4.8.** Side extensions will not usually be acceptable, unless it can be shown that the proposed design will not have a negative impact on the street scene or the composition of the terrace.

## 3.5 Energy efficiency in historic buildings

**3.5.1.** The Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. It is possible to reduce energy loss in traditionally built buildings without compromising their historic and architectural character. However, some interventions may be unsuitable in certain types of historic building. 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/](http://www.historicengland.org.uk/advice/your-home/saving-energy/)

**3.5.2.** Improvements for energy efficiency should minimise disturbance to existing fabric and be easily reversible without damaging the existing fabric (especially changes to services).

**3.5.3.** It is important that when proposing any works to modify an older building, its construction, condition and performance are appropriately understood. Traditionally constructed buildings perform differently to modern buildings. They are 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.

**3.5.4.** The first measure should always be repairs and draft proofing, which can deliver significant improvements with very little disruption and cost. The installation of modern energy efficient boilers, appliances and heating systems will generally improve efficiency without harming the building's character.

### Insulation

**3.5.5.** 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 as 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.

**3.5.6.** 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.

**3.5.7.** External wall insulation will usually be harmful to the character of the building and will not usually be considered acceptable.

**3.5.8.** 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 often be considered appropriate.

### Micro-Generation Equipment

**3.5.9.** 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 and other interventions should be considered in the first instance. It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street. Discretely located installations on hidden elevations or rear roof slopes may be appropriate.

## 3.6 Shop Fronts

**3.6.1.** High quality shop fronts make an important contribution the character of an area. Some shop fronts in the conservation area have been extensively altered or are in poor repair. Nonetheless, original features remain and the Council will encourage shop owners to repair and restore shop fronts. Planning permission is required for most changes that will alter the appearance of the shop front, including for shutters and awnings.

**3.6.2.** Shop fronts should have regard to their context, so that the design complements the building as a whole.

Each design should relate to other shop fronts in the terrace, taking account of fascia lines, stall riser heights, transom height, bay width and materials. Individual shop fronts should not dominate the terrace.

**3.6.3.** Designs should incorporate the elements and proportions of traditional shop front design and make use of high quality traditional materials like timber, that complement the character of the building. Shop fronts in the conservation area need not always be reproductions of historic styles. New designs are encouraged, but these should also express the features and proportions of a traditional shop front.

**3.6.4.** Shop fronts that combine more than one shop unit can disrupt proportions, relating poorly to buildings around them. In these cases, pilasters should be retained or included to provide a visual break. Fascia signs should not be extended over multiple units.

**3.6.5.** Designs must be simple and uncluttered. Shop owners are encouraged to reduce clutter such as unnecessary signage, electrical equipment, stickers and additional advertising. Any signs, lighting, security measures or canopies should be incorporated within the design and should not obscure architectural elements.

**3.6.6.** Canopies and awnings will only be permitted if they can be accommodated without damage to the character of the building, and are capable of fully retracting. Retractable traditional straight canvas blinds accommodated within the cornice or architrave will usually be acceptable.

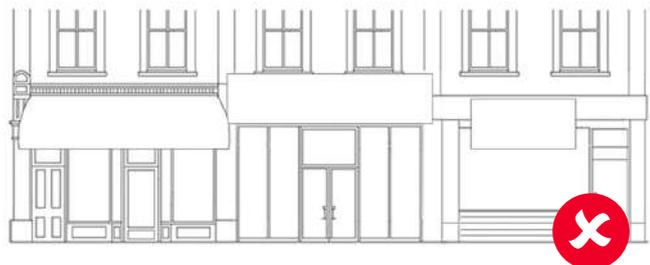
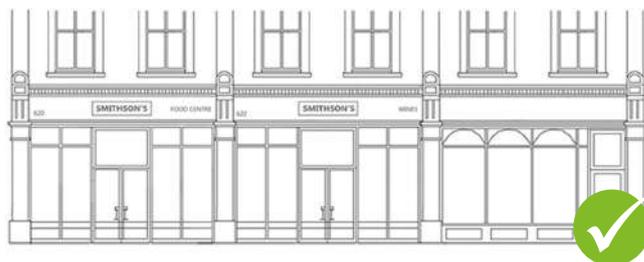
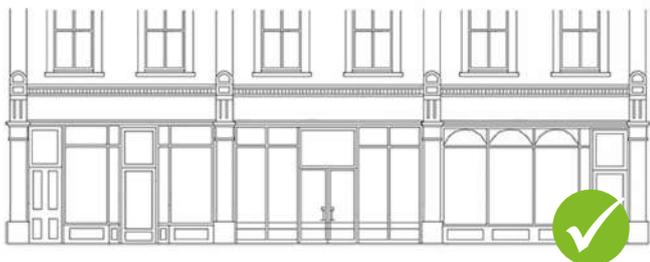
### Signage and Advertising

**3.6.7.** Materials, colours and design for all signage should complement the historic character of the building and area. Signwriting directly on to the timber or metal fascia board or individually mounted lettering are usually appropriate. Perspex, acrylic and other non-traditional materials are not.

**3.6.8.** Fascia signs should not obscure architectural features, project forward of other features, extend unbroken over more than one shop unit, or impinge upon first floor windows. Box fascias and projecting box signs are not acceptable. Additional signs applied to the facade above fascia level or on upper storeys will not usually be permitted.

Internally illuminated panels, signs or lettering will not usually be permitted. There will be a preference for illuminating signs indirectly with an appropriate swan

neck or trough light. Matt finish slim metal lettering with discrete individual halo illumination may be considered appropriate in some instances.



Shop fronts should relate to others in the area. Fascia signs should be in proportion, and not extend across multiple units.



Solid external shutters are not acceptable

## Shutters, Grills and Security

**3.6.9.** All security measures should be integrated within the overall shop front design and should not have a negative impact on the street scene or obscure architectural features.

**3.6.10.** Shop fronts should use the least visually intrusive security solution. Toughened or laminated glass; Internal screens, grills and shutters; or traditional removable external shutters are the Council's preferred solutions. Rod and link (or other open type) external grills may be permitted in exceptional circumstances where it can be shown that it is the only possible solution, but these must be integrated with the overall shop front design (including box and runners).

## 3.7 Demolition

**3.7.11.** There is a presumption in favour of the retention of all buildings that make a positive contribution to the conservation area, in line with national and local policy. Permission for demolition will not normally be granted.



## 4.1 Appendix A - Audit

### BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Awlfield Avenue (west side)

Nos. 1-21

Awlfield Avenue (east side)

Nos. 2-46

Balliol Road (west side)

Nos. 1-29

Balliol Road (east side)

Nos. 2-28

Bennington Road (west side)

Nos. 1-23

Bennington Road (east side)

Nos. 6-44

Cesthunte Road (west side)

Nos. 1-43

Cesthunte Road (east side)

Nos. 2-44

Cumberton Road (west side)

Nos. 1-35

Cumberton Road (east side)

Nos. 2-32

De Quincey Road (west side)

Nos. 1-31

De Quincey Road (east side)

Nos. 2-30

Gospatrick Road (north side)

Nos. 18- 54

Gospatrick Road (south side)

Nos. 1-71

Henningham Road (south side)

Nos. 2-16

Kevelioc Road (west side)

Nos. 1-39

Kevelioc Road (east side)

Nos. 2-40

Lordship Lane

Nos. 132-458

Morteyne Road (north side)

Nos. 1-27

Morteyne Road (south side)

Nos. 2-28

Risley Avenue (north side)

Nos. 1-25

Nos. 1-60 Topham Square

Nos. 27-203

Risley Avenue (south side)

Nos. 2a-6a

Nos. 2-266

The Roundway (east side)

Nos. 2-90

Shobden Road (west side)

Nos. 1-43

Shobden Road (east side)

Nos. 2-30

Siward Road (west side)

Nos. 1-45

Siward Road (east side)

Nos. 2-46

Spigurnell Road (west side)

1-39

Spigurnell Road (east side)

Nos. 2-48

Teynton Terrace (west side)

Nos. 1-31

Teynton Terrace (east side)

Nos. 2-36

Topham Square (see Risley Avenue north side)

Tower Gardens Recreation Ground

Gatepiers, gates and railings at entrances in Risley Avenue and Tower Gardens Road, and gatepiers to former south-west entrance in Tower Gardens Road

Boundary walls to north, south, east and west

Tower Gardens Road (north side)

Nos. 1-233

Tower Gardens Road (south side)

Nos. 2- 280

Walden Road (west side)

Nos. 1-7

Walden Road (east side)

Nos. 2-8

Waltheof Avenue (west side)

Nos.1-37

Waltheof Avenue (east side)

Nos. 2-36

Wateville Road (west side)

Nos. 1-39

Wateville Road (east side)

Nos. 2-28

## 4.2 Appendix B - Planning Policy Context

### National

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.
- National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (2018) sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 16. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).
- Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A good practice guide published by Historic England in 2019.

### Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.
- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas
- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

### Local

- Haringey Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of

the Borough up to 2026. Section 6.2 (SP12) relates to the historic environment.

- The Development Management DPD (adopted July 2017) sets out detailed development policies. DPD Policy DM9 relates to the management of the historic environment.
- Haringey's Streetscape Manual provides guidance on public realm management

Links for all the above documents are provided in the Sources section.

## 4.3 Appendix C - Planning Policy And Guidance Links

### National

Planning (Listed Buildings and Conservation Areas) Act 1990

[www.legislation.gov.uk/ukpga/1990/9/contents](http://www.legislation.gov.uk/ukpga/1990/9/contents)

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)

[www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment

<http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>.

Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2019). <https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

### Regional

The London Plan

[www.london.gov.uk/priorities/planning/publications/the-london-plan](http://www.london.gov.uk/priorities/planning/publications/the-london-plan)

Chapter 7 of the London Plan: London's Living Places and Spaces

[www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf](http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf)

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context, [www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context](http://www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context)

Historic England, Streets for All: A Guide to the Management of London's Streets <http://historicengland.org.uk/images-books/publications/streets-for-all-guide-to-management-of-londons-streets/>

## Local

Haringey Local Plan: Strategic Policies [www.haringey.gov.uk/sites/haringeygovuk/files/final\\_haringey\\_local\\_plan\\_2017\\_online.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_local_plan_2017_online.pdf)

Haringey Development Management DPD [www.haringey.gov.uk/sites/haringeygovuk/files/final\\_haringey\\_dmp\\_dtp\\_online.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_dmp_dtp_online.pdf)

Haringey Streetscape Manual [www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape](http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape)

Article 4 Direction: Tower Gardens Conservation Area (1981) [www.haringey.gov.uk/sites/haringeygovuk/files/tower\\_gardens\\_article\\_4\\_direction\\_original\\_order.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/tower_gardens_article_4_direction_original_order.pdf)

SPG 3.1 The Tower Gardens Estate Repair and Conservation Guide (1997) [www.haringey.gov.uk/sites/haringeygovuk/files/spg\\_3.1\\_tower\\_gardens\\_estate\\_nov\\_1997](http://www.haringey.gov.uk/sites/haringeygovuk/files/spg_3.1_tower_gardens_estate_nov_1997)

## 4.4 Appendix D Sources

### Bibliographic

Victoria County History, History of the County of Middlesex, vol. 5 (1976)

Susan Beattie, A Revolution in London Housing (1980)

Robert Thorne, The White Hart Lane Estate: an LCC Venture in Suburban Development, The London Journal Vol 12 (1) 1986)

Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)

Christine Protz, Tottenham: A History (2009)

### Maps

Ordnance Survey 1:2500: Middlesex XII 3 1894, 1913, 1935

### Websites

London Parks and Gardens Trust Inventory of London's Green Spaces of Local Historic Interest [www.londongardensonline.org.uk/gardens-online-record.php?ID=HGY041](http://www.londongardensonline.org.uk/gardens-online-record.php?ID=HGY041) accessed on 28 November 2017

### Archives

Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

Historic England Historians file HAR/14

London Metropolitan Archive

## 4.5 Appendix E - Glossary

**Arch** the spanning of an opening by means other than a lintel, made up of wedge-shaped blocks. Arches may be flat, semi-circular, segmental (a section of a circle) or pointed

**Band** an un moulded, horizontal projecting stringcourse, often delineating a floor/storey.

**Bargeboards** projecting boards set against the incline of a gable, sometimes decoratively carved

**Battlement** a parapet with alternating higher and lower parts

**Bay** the vertical division of the elevation of a building, usually defined by window openings

**Bay window** a projecting window, sometimes curved (also known as a bow window), canted (angled) or square

**Bond** the arrangement of facing brickwork in courses of headers and/or stretchers

**Capital** the head of a column or pilaster, often ornamented

**Casement window** a window hinged vertically to open like a door

**Cladding** an external covering applied to a structure for protective or aesthetic purposes

**Column** an upright, often supporting, structure, usually circular but sometimes square or rectangular in form

**Console** a scrolled bracket supporting the cornice of a shop front, marking the termination of one shop unit and the beginning of another

**Coping** a protective capping or covering on top of a wall, either flat or sloping to discharge water

**Cornice** a projecting, decorative moulding along the top of a building, wall, arch or shop front. A dentil cornice comprises small, square blocks

**Corbel** a projecting block, usually stone, supporting a beam, arch, parapet etc.

**Creasing tiles** thin clay tiles laid horizontally beneath a wall coping, often used decoratively in Arts-and-Crafts architecture

**Cresting** a decorative finish along the ridge of a roof, often in terracotta or metal

**Cupola** a dome that crowns a roof or turret

**Dog-tooth** a series of mouldings consisting of four leaf like projections radiating from a raised centre.

**Dormer window** a projecting window placed vertically in a sloping roof with a roof of its own

**Dressings** a finish, sometimes in a contrasting material to that of the main elevation, most commonly surrounding windows or doors

**Eaves** the lower part of a roof slope, overhanging a wall or flush with it

**Elevation** the external wall or face of a building

**Façade** the front or face of a building

**Fanlight** a window above a door, often semi-circular with radiating glazing bars, most commonly associated with Georgian buildings

**Gable** the triangular upper part of a wall at the end of a pitched roof

**Gable** a small gable, usually superimposed on a hipped roof

**Glazing bar** a vertical or horizontal bar of wood or metal that subdivides a window frame and holds the panes of glass in place

**Heritage asset** a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage asset includes designated heritage assets and assets identified by the local planning

authority (including local listing).

**Keystone** a central wedge-shaped stone at the crown of an arch, sometimes carved

**Kneeler** A shaped block, often set at the junction of an eaves and gable

**Lintel** a horizontal beam or stone bridging a door or window

**Mortar** a mixture of cement (traditionally lime), sand and water laid as an adhesive between masonry courses

**Moulding** a continuous projection or groove with a contoured profile used decoratively, or to throw water away from a wall

**Mullion** a vertical bar dividing a window opening into two or more lights

**Nail-head** a series of pyramidal mouldings resembling the heads of medieval nails

**Pantile** a roofing tile with a curved S shape designed to interlock

**Parapet** a low protective wall at the edge of a roof, balcony, bridge etc.

**Paterae** circular moulded ornaments derived from classical architecture

**Pediment** a triangular or segmental gable above a portico, opening or façade

**Perpendicular style** Gothic style of the late-15th and early-16th centuries

**Pier** a solid masonry support as distinct from a column, often flanking openings

**Pilaster** a shallow pier projecting slightly from a wall, often crowned with a capital

**Pitched roof** a roof with two slopes and a gable at each end

**Plinth** the projecting base of a wall or column

**Pointing** the exposed mortar finish to brick or masonry joints

**Quoin** a dressed stone at the angle of a building usually laid so that their faces are alternately short and long

**Render** plaster or stucco applied to an external wall surface. Roughcast (or pebbledash) is mixed with gravel

**Rooflight** a window set flush into the slope of a roof

**Sash window** a window that is double hung with wooden frames (sashes) that slide up and down with pulleys and weights

**Setts** rectangular blocks of stone (commonly granite) used for road surfacing

