



London Borough of Haringey

Conservation Area No. 19
Clyde Circus

Conservation Area Character Appraisal

**This Appraisal was approved and adopted by the Council on 9th March 2009.
It replaces the version approved and adopted on 26th February 2007.
Updating to incorporate factual and descriptive assessment, additions and
corrections is in accordance with English Heritage Guidance on the
Review and Updating of Conservation Area Character Appraisals.**

**CONSERVATION AREA CHARACTER APPRAISAL
CLYDE CIRCUS CONSERVATION AREA (No. 19)**

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1. INTRODUCTION

Background to the Study

- 1.1 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:-
"Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas."
- 1.2 The Borough has 29 such areas designated over 41 years, of which Clyde Circus Conservation Area is one.
- 1.3 Under Section 71 of the Act, once an area has been designated:-
"It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."
- 1.4 The Planning and Compulsory Purchase Act 2004 has reformed the planning system by introducing Local Development Frameworks (LDFs) which will replace Unitary Development Plans (UDPs). As part of the transition the UDP policies are automatically saved for three years or more while the new LDF system is being completed.
- 1.5 To meet Government requirements the Council is producing documents to protect its conservation areas in stages. The first stage is this Appraisal, which aims to give a clear assessment of the special interest, character, and appearance that justified the designation of the area as a Conservation Area. It is intended that each Appraisal will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers. **This updated Appraisal was approved and adopted by the Council's Planning Committee on 9th March 2009. It replaces the version approved and adopted on 26th February 2007 following public consultation. It now supports the UDP and LDF.** The second stage will be the production and adoption of a Supplementary Planning Document (SPD) on Conservation Area Design Guidance as part of the Council's evolving Local Development Framework (LDF). The third stage will be the production and adoption of Proposed Management Strategies for the conservation areas that will also support the SPD.
- 1.6 The designation of an area as a Conservation Area has other benefits beyond the protection of buildings and the design of the area. It enables other policies such as biodiversity and smarter streets to be developed for the conservation area and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.

- 1.7 In line with the guidance given by both the Government and English Heritage, this Appraisal will aim to define the character of the conservation area on the basis of an analysis of all or some of the following criteria:-
- current and past land use;
 - social and economic background;
 - orientation;
 - archaeological and historic sites;
 - geological and topographical mapping;
 - density and types of building;
 - place names and earliest references;
 - communication types and patterns;
 - comprehensive and selective historic mapping;
 - aerial photographs;
 - documentary sources;
 - historic environment record (HER) data;
 - characterisation and extensive urban studies (EUS);
 - statutory and non-statutory designations.
- 1.8 The aims of this Appraisal are to:-
- set out the special architectural and historic interest of the Clyde Circus Conservation Area and clearly describe the special character and appearance that it is desirable to preserve or enhance;
 - identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to its character;
 - identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;
 - examine the existing boundaries of the conservation area and consider the potential for other areas to be included;
 - Identify areas subject to pressure for change that would be adverse to the character and appearance of the area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.
- 1.9 It should be noted that the Appraisal does not represent an exhaustive record of every building, feature or space within the conservation area and an omission should not be taken to imply that an element is of no interest.

General Identity and Character of the Conservation Area

- 1.10 The character and appearance of an area depends on a variety of factors. Its appearance derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form), whereas its character includes other less tangible effects relating to the experience of an area. This may include levels and types of activity, patterns of, or prevailing, land uses, noise and even smells. The character of an area may also differ according to the day of the week or time of day.

- 1.11 This assessment of the character and appearance of the area is based on the present day situation. The intrinsic interest of an area, therefore, reflects both the combined effect of subsequent developments that replaced the earlier fabric and the original remaining buildings and street pattern.
- 1.12 The Clyde Circus Conservation Area is unusual in its form because its boundary omits a substantial inner area centred on Lawrence Road, Elizabeth Place and the western end of Clyde Road. Much of this area, which would normally have formed the core of the conservation area, always had a completely different character. From the mid 19th Century onwards a substantial industrial area built up along Lawrence Road that was of a much larger scale to the domestic buildings in the surrounding area. Many of these historic buildings were redeveloped in the post war period after 1955 to be replaced with now declining industrial buildings and modern social housing. The conservation area of largely 19th Century domestic buildings forms an almost complete ring around the later development. The area's roads are principally lined with long terraces of Victorian and Edwardian properties with small front gardens. In places the terraces are punctuated by larger detached and semi-detached houses including some late 20th Century infill properties. Despite this, the Clyde Circus Conservation Area is generally consistent in terms of the scale, mass and rhythm of its properties. Characteristic of the conservation area is the lack of any significant green spaces.
- 1.13 There is a presumption, set out in PPG 15, to retain buildings that make a positive contribution to the character of conservation areas. The role of buildings and spaces as positive, neutral or negative elements within the conservation area are set out in greater detail in the following section. Buildings that are considered to be examples of high quality modern or distinctive design can also be judged as making a positive contribution to the character of an area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement, with something of a more appropriate scale and massing or detailed architectural treatment, would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements that are neutral broadly conform to the overriding scale, form, materials and elevation characteristics of their context. The integrity and nature of the context are consequently influential in making this judgement.

Designation

- 1.14 Clyde Circus was designated a Conservation Area on 16th September 1991. Designation sought to protect the entire area currently covered by conservation area status and there have been no subsequent extensions.

Context of the Conservation Area within the Wider Settlement

- 1.15 The Clyde Circus Conservation Area (No. 19) is in the south eastern part of the Borough, close to the west side of Tottenham High Road. It is crossed in an east – west direction by the busy A504 West Green Lane from Seven Sisters to Turnpike Lane in the south and by the B153 Philip Lane in the north. Part of its eastern boundary abuts, across the railway cutting, part of the west boundary of the Tottenham Green Conservation Area (No. 9) at Clyde Road Depot. The St Ann's

Conservation Area (No. 17) is located a short distance to the south west of the conservation area.

Topography

- 1.16 The Clyde Circus Conservation Area is relatively flat, with no significant topographical features. The land rises gradually from West Green Road in the south to Philip Lane in the north.

2. DEFINITION OF SPECIAL INTEREST

- 2.1 The Clyde Circus Conservation Area is focused upon a comparatively small geographical area, but is relatively diverse in character and appearance. The common characteristics of the sub areas are broadly a function of the relationship between the following factors: land use; density of development; scale and style of buildings; construction materials; period of development and the influence of trees and planting.

- 2.2 The conservation area comprises a mix of mid-Victorian villas and later Victorian and Edwardian terraces together with commercial streets to its northern and southern edges. It is relatively well defined by main roads and the railway. The northern and southern edges are formed by Philip Lane and West Green Road respectively. The eastern edge is defined by the boundary formed by the railway cutting. To the western edge the boundary is partly defined by the distinction between Victorian housing and mid to late 20th Century housing on Mansfield Road.

Sub Areas

- 2.3 The conservation area can be split into sub areas for the purposes of the Appraisal in order to distinguish areas of similar character and similar periods of development. The following four sub areas have been identified and are shown on Plan 1:-

1. **Dorset Road, Summerhill Road and Bedford Road**
(Streets in the west section, including part of West Green Road)
2. **Philip Lane**
(Properties flanking Philip Lane forming the northern section)
3. **Clyde Circus and adjoining streets**
(Streets in the east section, including Beaconsfield Road & Grove Park Road)
4. **West Green Road (eastern section)**
(Properties flanking West Green Road forming the southern section)

3. ASSESSING SPECIAL INTEREST

Historical Development

- 3.1 The following section provides an overview of the social and historical development of the area and is based on historic plans and the sources acknowledged within the Bibliography. An understanding of how and why the area has evolved provides an essential tool in understanding its present day character and appearance.

Archaeology

- 3.2 The area now covered by the Clyde Road Conservation Area, although situated close to historic settlements in Tottenham Green and West Green that are both defined in the Council's UDP as Areas of Architectural Importance, has no known archaeological deposits because it remained essentially undeveloped until the 19th Century as can be seen on Wyburd's Survey of 1798.

Before 1800

- 3.3 Tottenham High Road has its origins in the Roman period as it represents the route of Ermine Street, which connected Roman London to Lincoln and York. The earliest written evidence of Tottenham's existence is in the Domesday Book of 1086. Philip Lane and Blackup Lane (now West Green Road), which now define the conservation area's northern and southern boundaries respectively, were laid out during the medieval period, although the area between was open farmland at this time. Much of the area now covered by the Clyde Circus Conservation Area formed part of Mount Pleasant Fields (farmland associated with the mansion house of Mount Pleasant later renamed Downhills House), which was situated to the north of Philip Lane (now the site of Downhills Park).

1800 - 1864

- 3.4 The population of Tottenham increased gradually during the first half of the 19th Century as new roads were laid out and the area became more accessible. Many of the roads within the Clyde Circus Conservation Area were formed in a piecemeal fashion within a 20 year period during the middle of the 19th Century. Clyde Road was laid out as a grand east – west approach from Tottenham Green to Downhills with Clyde Circus as a hub from which other new roads such as Jansons Road would radiate. Summerhill Road and Bathurst Road (now Lawrence Road) were the main north south links with Dorset Road as a cul de sac at the western end of the area. The intention was for these roads to be fronted by grand properties with large gardens, of which Pembroke Villa, Providence Cottage and Vernon Cottage in Summerfield Road, Montague Villas in West Green Road and Stowe Villas in Philip Lane are examples suggesting affluent Victorian streets. The Greyhound Public House, built at this time was also of grand design suited to the affluent area and a terrace of shops (dated 1859) was established on Philip Lane. The north west quarter of the Clyde Circus junction was also developed with houses. However, a floor cloth factory was developed on Bathurst Road, which together with the subsequent introduction of the railway line through Tottenham in 1872, physically separating the area from Tottenham Green by the railway cutting at the north end and embankment at the south, resulted in a change in aspirations for the area and subsequent development was of a less grand style. The south eastern section of

the area now covered by the conservation area remained as open farmland at this time.

1864 - 1894

- 3.5 The population of Tottenham had continued to grow steadily during the 1850s and 1860s, by approximately 4,000 and 10,000 persons in each decade respectively. However, the introduction of the Great Eastern Railway in the mid 19th Century and a tram service along Tottenham High Road resulted in the area's population growing at an unprecedented rate, so that by 1891 it had reached almost 100,000. The Enfield Branch of the Great Eastern Railway line, which now forms the eastern boundary of the Clyde Circus Conservation Area, was opened in 1872, connecting Tottenham directly with Liverpool Street in the City of London and the introduction of affordable early morning tickets encouraged workers to commute to the City. This increased accessibility made the area attractive to artisans and clerks who began to move to Tottenham during this period. The Alexandra Park Branch of the Great Eastern Railway constructed to the south of the conservation area further increased access to the area. Its change in status resulted in the streets becoming lined with terraced housing to accommodate the growing population of lower middle and skilled working class residents. By the time of the 1894 Ordnance Survey almost all of the land to the south and east of the conservation area had been developed and Grove Park Road, Beaconsfield Road, Nelson Road and Collingwood Road within the conservation area had been laid out and typical mid to late Victorian terraced properties were erected. These included the sites on the south east and south west junctions of Clyde Circus. During the same period large villas were still being constructed on Bedford Road, despite nearby small-scale industrial premises being established in the Lawrence Road area, including a Timber Yard and the Phoenix Sawmills at the boundary of the area now covered by the conservation area.

1894 - 1935

- 3.6 At the turn of the 20th Century, most of the Clyde Circus Conservation Area had been laid out and subsequent developments were relatively isolated. By the time of the 1915 Ordnance Survey the large mansions on the west side of Tottenham Green within the adjoining Tottenham Green Conservation Area, had been acquired and replaced by grand new civic buildings and a polytechnic, establishing the importance of this part of Tottenham and further encouraging development. The previously open land to the north of the conservation area, including the north side of Philip Lane had also been developed. Loobert Road had been formed on the north eastern side of Clyde Circus and residential properties were developed within Clyde Circus island site itself. A stationery factory and Bysouth's masonry works were established at the northern end of Dorset Road between 1915 and the 1935 Ordnance Surveys.
- 3.7 A range of industrial uses developed on Lawrence Road during this period. By the time of the 1935 Ordnance Survey the timber yard at the southern end of the road had expanded into a large timber and joinery works, whilst at the north end between Lawrence Road and Collingwood Road the Victorian floor cloth factory became an infant food factory, and an iron foundry and an electric lamp factory were also established. These developments are reflected in Lawrence Road's current

industrial character, of limited conservation interest, that has as a result been omitted from the conservation area. During the same period the site between the east side of Loobert Road and the railway cutting, also omitted from the conservation area, was developed as a furniture factory. Also, the G E R Alexandra Park Branch railway line became the L N E R Seven Sisters & Palace Gates line.

1935 - Present Day

- 3.8 The area surrounding Clyde Circus suffered relatively little bomb damage during the Second World War, the most significant damage being from a V2 which destroyed half of Clyde Road (now as a result omitted from the conservation area). This bomb site area, surrounding the junction of Lawrence Road and Clyde Road, was subsequently redeveloped, largely during the latter half of the 20th Century.
- 3.9 Subsequent developments have been relatively isolated in nature and most have involved infill developments, minor alterations to existing buildings or changes of use. Within the conservation area Nos. 16 to 26 (even) Dorset Road, Nos. 16, 18 & 20 and No. 40 Summerhill Road, the north end of Loobert Road and the Pharmacy at Nos. 105 & 107 Philip Lane were erected during the late 20th Century. The ground floor retail units to properties fronting West Green Road and Philip Lane were also introduced and altered during the post war period. Otherwise, there have been no major developments of note within the Clyde Circus Conservation Area during the post war period. The area to the south of the conservation area has been substantially redeveloped with new blocks of flats and houses along parts of West Green Road and following the closure of the Seven Sisters & Palace Gates railway line it too has been built over.

4. SPATIAL AND CHARACTER ANALYSIS

Overall character and appearance

- 4.1 The majority of properties within the Clyde Circus Conservation Area have small, sparsely planted front gardens, with a few fronting directly onto the street. The western section has streets lined with terraced and semi-detached mid Victorian dwellings, most of which remain largely intact, giving this sub area a degree of consistency. It also includes part of West Green Road which has Victorian villas of distinct architectural interest. The northern section comprises the busy B153 Philip Lane, the southern side of which is fronted by Victorian villas, whilst the northern side is lined with Edwardian terraces. The streets occupying the eastern section, in the vicinity of Clyde Circus, are primarily lined with long uniform terraces of late Victorian and Edwardian properties, the area characterised by its consistency and domestic scale. The southern section comprises the busy A504 West Green Road a commercial street, which is lined with relatively consistent terraces of two and three storey late Victorian properties with retail units at ground floor level. Despite the street being busy and vibrant many of its buildings are in a poor state of repair and incorporate unsympathetic shopfronts with a plethora of poorly integrated signage. The railway bridge crossing the road just beyond the eastern boundary of the conservation area also has a dominant influence on the character of the eastern section of the street.

Sub Area 1. Dorset Road, Summerhill Road and Bedford Road.

Dorset Road

- 4.2 Dorset Road is a residential cul-de-sac at the western boundary of the Clyde Circus Conservation Area that has a combination of small Victorian two storey terraces and semi-detached houses with more recent infill properties. The buildings all have very small front gardens, many of which now have no boundary walls and their front gardens have been hard surfaced as an extension to the adjoining street footpath.

Dorset Road (west side)

- 4.3 Nos. 1 & 3 Dorset Road are a small two storey semi-detached pair of yellow stock brick Victorian dwellings on the west side of the road. They have a shared hipped slate roof, one timber sash window on each floor with rubbed red brick flat arched heads and entrance doors in the flank elevations. There is a painted stone panel inscribed 'AMY'S COTTAGES 1866' set between the first floor windows. Nos. 5 to 9 (odd) Dorset Road are a similarly detailed small utilitarian terrace with original three panelled entrance doors and semi-circular fanlights with red brick detailing. There is a painted stone panel inscribed 'AMY'S COTTAGES 1879' set between Nos. 5 & 7 at first floor level. Nos. 11 to 19 (odd) are a more varied two storey Victorian terrace, also built from yellow stock brick but with a frieze of red brick crosses at first floor and eaves level. The original slate roofs have been replaced with concrete tiles and most of the windows are now unsympathetically designed replacements. No. 11 is two windows wide and has an entrance door with a round headed fanlight. Nos. 13 & 15 have been combined and incorporate a traditional timber shopfront with pilasters, corbel brackets and fascia and glazing bars at ground floor level. There is a plaque inscribed 'WALLER PLACE' within a red brick frame set between the first floor windows. Nos. 17 & 19 have one window each

and entrance doors with rectangular fanlights. They also have rebuilt front boundary walls.

- 4.4 Nos. 21 to 27 (odd) are also two storeys in yellow stock bricks with a rebuilt parapet concealing their roofs. They are two windows wide, Nos. 21 & 23 with decorative stucco hoods over the ground floor windows and entrance doorcases with rectangular fanlights. They both have rebuilt front boundary walls. Nos. 25 & 27 have ground floor canted bay windows with hipped slate roofs and entrance doors with round headed fanlights. They both have timber front boundary fences. No 29 Dorset Road is a slightly grander Victorian two storey yellow stock brick house with a parapet cornice, a ground floor canted bay window with painted stone pilasters and a first floor timber sash with a painted stone lintel. Although some of these dwellings have suffered from the introduction of modern windows, they are of architectural merit and provide the western side of the street with a consistent frontage.

Dorset Road (east side)

- 4.5 In contrast with the dwellings on the western side of the road, the properties fronting the eastern side of Dorset Road are relatively varied in character and appearance. At the southern end of the street Nos. 2 and Nos. 10 to 14 (even) Dorset Road are two storey Victorian dwellings of slightly different details, which were originally constructed of Yellow London stock brick with slate roofs. Nos. 2 and 10 are one window wide while Nos. 12 & 14 have two. Unfortunately, Nos. 10 and 12 now have unattractive painted or pebble-dashed facades and altered windows and Nos. 10 and 14 have concrete tiled roofs. Nos. 2 and 14 Dorset Road remain sufficiently intact to make a positive contribution to the streetscene, whilst the other properties lining this section of the street are of limited interest. The site formerly occupied by Nos. 4 & 6 Dorset Road is currently vacant and disrupts the frontage, whilst No. 8 is an unattractive infill building. A single storey white painted light industrial building is situated to the rear of Nos. 10 and 12 Dorset Road and has a negative impact on the streetscene.
- 4.6 Further north, Nos. 16 to 26 (even) Dorset Road are a late 20th Century two storey yellow stock brick terrace with slate roofs set back from the front building line of adjacent dwellings. They are of limited architectural interest but respect the scale of Dorset Road. Nos. 28 & 30 Dorset Road is an early 20th Century two storey pair of houses altered in an unattractive way to a single large property. It has a flat roof concealed behind a raised parapet and an unadorned white-painted façade, which is dominated by an unsympathetic two storey part weather-boarded square bay. The adjoining terrace comprises two groups of two storey Victorian dwellings. Nos. 32 & 34 is a single property similar in appearance to Nos. 12 & 14 Dorset Road. It is constructed of London stock brick and retains traditional timber sash windows and front doors with rectangular fanlights. Nos. 36 to 40 (even) were also originally constructed of yellow London stock brick with slate roofs, but Nos. 38 & 40 now have painted façades. They all have ground floor canted bay windows with hipped roofs. No. 36 remains largely intact and makes a positive contribution to the Dorset Road streetscene.

- 4.7 Bysouth Close, at the northern end of Dorset Road, is fronted on two sides by two storey late 20th Century terraced dwellings, which are constructed of yellow London stock brick and slate roofs. They are of limited architectural interest, but the entrance to the development retains a distinctive two metre high stone wall with square piers that appears to be the original boundary wall of the masonry works that formerly occupied the site.

Summerhill Road

- 4.8 Summerhill Road is a residential street originally laid out with cottages in 1857 that is now lined with a range of properties of varying age, condition and appearance, including Victorian cottages and villas, Edwardian terraced houses and larger late 20th Century blocks of flats. As a result, the road has a greater sense of diversity than other streets within the conservation area. It also appears wider than the adjacent roads because the buildings are set back behind larger front gardens many of which contain mature trees. This more spacious layout, which reflects a suburban scale and prominence, is thought to have been built with a range of different styles of early Victorian dwellings to demonstrate potential development within the area. Subsequent alterations and dilapidations have resulted in the road's character now having a feel of faded glory. St Philip the Apostle's Church on Philip Lane has a prominent role in terminating views north along Summerhill Road.

Summerhill Road (west side)

- 4.9 At the southern end, No. 1 Summerhill Road is a detached two storey yellow stock brick Edwardian house with a red brick front elevation and slate roof. It has a full height square bay two sashes wide beneath a gable with finial and decorative ridge tiles. The windows have painted stone lintels and sills and the left side entrance door has a round headed recessed porch. Unfortunately the original timber sliding sashes have been replaced with metal windows. The front garden has a replacement brick boundary wall. The adjacent No. 3 Summerhill Road is also a two storey detached house, originally of yellow stock brick, but it has been substantially altered. It now has a cream painted rendered front elevation with flanking single storey side additions, modern unsympathetically proportioned metal casement windows and a steeply sloping concrete tiled roof. The visually detrimental alterations to the front of the building, together with the loss of the front boundary wall to accommodate forecourt parking, have an adverse impact on the streetscene.
- 410 Nos. 5 & 7 and 9 & 11 Summerhill Road are two pairs of Gothic-style semi-detached Victorian villas, which are locally listed buildings of merit. They are built in yellow London stock brick with sandstone door and window surrounds and quoins, which are now painted white at Nos. 5, 7 and 11. The first floor windows are lancet shaped while the ground floors have a large square window with mullions and transom. The front entrance doors are set within pointed arched recessed porches. Although the houses now have modern replacement windows and concrete tiled roofs, they remain of architectural interest and retain their setting behind small front gardens, making a positive contribution to the streetscene.

- 4.11 Further north, No. 13 and No. 15 are two storey detached Victorian houses with red painted facades and hipped slate roofs, both set within well-planted gardens with replacement front boundary walls. The adjacent properties, Nos. 17 & 19 Summerhill Road, are a semi-detached pair of two storey Victorian cottages built of yellow London stock brick and share a hipped slate roof with bracketed eaves and tall central chimney stacks.
- 4.12 Nos. 21 & 23 are a pair of imposing three storey Victorian villas built of yellow London stock brick with a shared hipped slate roof with decorative eaves brackets and a tall central chimney stack. Their richly detailed façades include prominent decorative quoins and stucco window and entrance surrounds with bracketed hoods. The ground and first floor sashes have semi-circular heads and the second floor have marginal glazing. Unfortunately the brickwork of No. 21 has been painted and the front boundary wall and soft landscaping of the front garden have been lost to accommodate forecourt parking to the visual detriment of the symmetry of the pair of houses. In contrast, No. 23 Summerhill Road remains substantially unaltered behind its front boundary timber fence and well planted front garden. Despite the unfortunate alterations at No. 21, the villas are of architectural distinction and add to the quality of this part of the streetscape.
- 4.13 No. 23A is a two storey Victorian cottage built of yellow London stock brick and a slate roof. It has paired sashes with prominent white-painted lintels and retains a traditional front door with rectangular fanlight and timber sash windows. It is adjoined to the north by No. 25 Summerhill Road, a much altered two storey Victorian cottage with a hipped slate roof. It now has a cream painted façade, metal casement windows with green shutters and a full width tiled lean-to porch. The house is similar to Nos. 13 and 15 Summerhill Road.
- 4.14 Nos. 27 & 29 are very similar in size and materials to Nos. 21 & 23 Summerhill Road, but have different window details. Nos. 31 & 33 are a pair of small two storey cottages similar to Nos. 17 & 19 Summerhill Road. Accordingly, whilst Summerhill Road is characterised largely by its diversity, the form of several properties is replicated. Nos. 27 to 33 (odd) Summerhill Road all remain largely intact and contribute to the streetscape.
- 4.15 Nos. 35 & 37 are a pair of two storey Victorian houses with white-painted facades and parapets concealing shallow roofs. No. 35 has stucco quoins and window surrounds incorporating a ground floor pediment and first floor decorative hood mouldings. No. 37 has a plainer façade with an unsympathetic porch, and a slightly lower two storey right side extension. Both houses retain their original timber sliding sashes with glazing bars and make a modest contribution to the streetscene.
- 4.16 The adjacent dwellings, Nos. 39 & 41 are a late 20th Century pair of two storey semi-detached houses in yellow brick with red brick dressings and slate roofs, which make a neutral contribution to the streetscene. To the north, No. 43 is a three storey detached Victorian villa with a hipped slate roof similar in form to No. 24 and No. 26 on the eastern side of the road. Unfortunately, it has unsympathetically painted elevations, truncated chimney stacks and inappropriately designed modern windows.

4.17 Nos. 45 to 51 (odd) form a diminutive two storey Victorian symmetrical terrace of yellow stock brick dwellings with a continuous stone capped parapet raised at both ends. These rather utilitarian properties have two windows each at first floor and a single window and simple entrance door at ground floor, all with white-painted lintels. Nos. 43, 45 & 47 retain front gardens that are now rather neglected set behind a variety of replacement front boundaries. Unfortunately, No. 45 now has a painted rendered façade, modern windows and its front garden and boundary have been lost to accommodate forecourt parking, all of which detract from the character and appearance of the otherwise uniform terrace, and the streetscene at the northern boundary of this section of the conservation area.

Summerhill Road (east side)

4.18 No. 2 Summerhill Road is an attractive detached double fronted two storey Victorian villa built in yellow London stock brick with a hipped slate roof and chimney stacks with terracotta pots. It retains all of its original architectural features including a panelled and glazed front entrance door in a glazed timber screen set within a central round headed recessed porch with painted stone hood and keystone details, timber sliding sash windows and a ground floor canted bay. It is set within a mature landscaped garden with a front boundary wall and gate and makes a positive contribution to this part of the conservation area. Unfortunately, the adjacent short terrace of two storey dwellings, Nos. 4 to 8 (even) Summerhill Road, has been unsympathetically altered. They all now have concrete tiled roofs and replacement windows and front doors, Nos. 4 & 6 have rendered main elevations while No. 8 Summerhill Road has a stone clad façade and matching boundary wall. The front garden of No. 4 has been made over as forecourt parking behind metal gates. As a result of these substantial changes all now have a negative impact on the streetscape.

4.19 No. 10 is a grand detached double fronted Victorian house, built from yellow London stock brick with painted stucco window surrounds and eaves cornice. Unfortunately the original roof covering has been replaced with red concrete tiles with raised ventilators and there are new windows in the flank elevations in association with a new attic floor. The front elevation has three first floor sash windows and the ground floor has two large canted bay windows with a central portico. The adjacent properties, Nos. 12 and 14 Summerhill Road, are a pair of small two storey Victorian houses built in yellow stock brick with a parapet and cornice. Unfortunately both front gardens and boundary walls have been substantially removed to accommodate forecourt parking. No. 12 has had its brickwork rendered and painted white and has inappropriately designed and proportioned modern replacement windows with moulded hoods, which detract from the quality of the building and the streetscape of this part of Summerhill Road. In contrast, No. 14 retains its restrained façade comprising a single first floor timber sliding sash window with glazing bars and painted rendered ground floor. Its entrance door is on the flank elevation. The building makes a positive contribution to the character and appearance of Summerhill Road.

4.20 No. 16 is a three storey block of flats erected in 1994. It is constructed of pale brick with a slate roof and is in the form of three bays, each surmounted by a prominent gable end. It is an imposing building with robust detailing that attempts

to retain traditional elements of the streetscene. The ground floor level of the central bay is a vehicular entrance providing access to No. 18 Summerhill Road, a contemporary single storey residential building at the rear using the same materials but with a hipped roof. Both Nos. 16 and 18 are of limited architectural merit and make a neutral contribution to the streetscene. No. 20 Summerhill Road is a similar late 20th Century three storey block of flats with red brick window dressings and a rusticated ground floor level. Again, this building is of limited architectural interest.

- 4.21 The adjacent properties, Nos. 24 and 26 are a pair of grand detached three storey Victorian villas built in yellow London stock brick with hipped slate roofs with prominent chimney stacks and terracotta pots. They originally both had identical stucco detailing to Nos. 21 & 23 on the other side of the road. The façade to No. 24 Summerhill Road retains all of its original architectural features including full height decorative quoins, bracketed eaves, bracketed window hood mouldings and entrance door surround and a panelled and glazed entrance door with rectangular fanlight. The ground and first floor windows are round-headed timber vertical sliding sashes. Unfortunately, the ground floor brickwork up to first floor stringcourse level has now been painted and parts of the front boundary wall and garden have been removed to accommodate forecourt parking. In contrast, the front elevation to No. 26 has had all of its stucco architectural detail removed and replaced with plain painted render, detracting from its otherwise significant architectural quality.
- 4.22 No. 28, to the north of this pair, is a two storey detached Victorian property similar in style to Nos. 13 and 15, No. 25 and No. 34, all of which have stuccoed front elevations. It has a cream-painted façade, a hipped roof now recover in concrete tiles and chimney stacks and exceptionally tall pots. It retains timer sash windows with glazing bars and has a round headed recessed entrance porch.
- 4.23 The sites of Nos. 30 and 32 are currently occupied by unattractive works depots and single storey warehouse buildings, which have a detrimental impact on the Summerhill Road streetscene.
- 4.24 To the north of the works depots on the eastern side of the road, No. 34 is a two storey detached Victorian cottage of a similar form to Nos. 13, 15 and 25 on the western side of Summerhill Road. It has a cream painted façade with a stucco canted bay and decorative entrance surround at ground floor level. Unfortunately, the original sash windows and panelled entrance door have been replaced by ones of inappropriately modern design and the front garden and boundary have been removed to accommodate forecourt parking. The adjacent property, No. 36 Summerhill Road, is a two storey detached double fronted Victorian villa with a steeply pitched slate roof and prominent chimney stacks. The front elevation has two full height canted bay windows surmounted by pyramidal slate roofs, and a central ground floor round headed recessed entrance porch with a decorative keystone and surround. Unfortunately, all windows are now inappropriately designed modern replacements. The unsympathetic alterations to both Nos. 34 and 36 have had a visually detrimental effect upon the streetscene of this part of Summerhill Road.

- 4.25 The site of No. 38 Summerhill Road is occupied by a vehicular forecourt, wide access and storage yard leading to a large visually unattractive corrugated metal storage building (now No. 38) that extends to the rear of No. 40. The forecourt entrance between No. 36 and No. 40 is surmounted by a historical 'archway' sign which contributes to the character and appearance of the street, but the warehouse building and forecourt relate poorly to this part of the conservation area. No. 40 (Castle House), now used as the office associated with the adjoining yard, is a yellow London stock brick two storey Victorian house with a gable end and a slate roof. It has painted stone cambered heads to the first floor windows, but has lost its original door and windows, front garden and boundary and makes only a neutral contribution to the streetscene.
- 4.26 No. 42 & 44 Summerhill Road is a two storey double fronted Victorian property built in yellow London stock brick with a concrete tiled hipped roof and chimney stacks with terracotta pots. The front elevation has three first floor windows, the central one round headed. The ground floor has a central stucco doorcase with Tuscan pilasters and pedimented entablature flanked by two canted bay windows with slate hipped roofs. Unfortunately, the building has been subjected to significant alterations, including the introduction of unsympathetically designed modern windows. It retains a planted front garden, but has lost its boundary wall. Nonetheless, it makes a positive contribution to the streetscene.
- 4.27 The adjoining property, No. 46, is a two storey Victorian property, which appears to have previously formed part of a yellow London stock brick terrace with a parapet, projecting cornice and prominent white lintels. It retains its original timber sliding sash windows with glazing bars and recessed entrance porch with panelled and glazed front door and rectangular fanlight, making a positive contribution to the streetscene. Its form is replicated in the adjacent infill building, Nos. 48 & 50, a late 20th Century two storey block of flats with a mansard roof behind a parapet. The mansard storey, despite being set back from the block's front building line, disrupts the roofline of the adjacent terrace. Nevertheless, the building has a neutral role in the streetscene.
- 4.28 Nos. 52 to 60 (even) are a uniform two storey Victorian terrace of visually attractive yellow London stock brick houses with a slate roof, hipped over No. 52. and No. 60. They have a continuous painted stucco frieze below the eaves, window hoods and doorcases with Tuscan pilasters and entablature, panelled entrance doors and rectangular fanlights. No. 52 has replacement casement windows, but otherwise most houses remain largely intact with planted front gardens behind boundary walls and fences and provide this section of the street with a degree of consistency.
- 4.29 The remainder of Summerhill Road to the north of No. 51 and No. 60 is made up of late 20th Century terraced houses that have been excluded from within the conservation area boundary. St Philip the Apostle's Church on Philip Lane forms a local landmark terminating the view at the northern end of Summerhill Road.

West Green Road (western section)

- 4.30 West Green Road is part of the busy A504 road, which forms the southern boundary of the conservation area. Most of the buildings lining the road outside the conservation area have been redeveloped and are of no historic interest. In contrast, the short section on the north side of the road within this sub area is fronted by Victorian terraces and villas, with an attractive public house of notable architectural interest making a positive contribution on the adjoining south side.
- 4.31 Nos. 156 to 166 (even) West Green Road are a group of two storey yellow London stock brick Victorian houses at the south western edge of the conservation area. They were originally built as a symmetrical composition, but the visual effect has been lost by many subsequent alterations. No. 156 and No. 166 are detached houses with hipped roofs that flank the central terrace of four houses Nos. 158 to 164 (even) which share a hipped roof. All properties are two windows wide with a ground floor canted bay window and recessed entrance porch, Nos. 158 to 164 (even) having ornate white-painted stucco detailing. Only Nos. 164 and 166 retain their original slate roofs, the others having been replaced with concrete tiles and the tall chimney stacks have been truncated on Nos. 156, 158 and 166. Unfortunately, none of the original timber sash windows remain, the brickwork of Nos. 156, 158 and 162 have now been rendered over and No. 156 has a full height side extension. However, all of the properties retain their planted front gardens and front boundary walls largely intact, making a positive contribution to the streetscene.
- 4.32 Further east, Nos. 138 to 144 (even) and Nos. 146 to 152 (even) are four matching pairs of large semi-detached Victorian villas flanking the junction with Bedford Road. They are built in yellow London stock brick with shared hipped slate roofs with overhanging eaves and tall chimney stacks with terracotta pots. Each house is divided into two bays by full height brick pilasters topped with decorative paired eaves brackets and has a recessed side extension containing the entrance door with a stucco round-headed doorcase and fanlight. The main parts of the front elevations have two cambered headed sashes on the first floor and a canted bay and a tripartite window with round-headed sashes and stucco surrounds on the ground floor. They remain largely intact except for the loss of some brackets and truncated chimney stacks and the addition of an inappropriately designed porch at No. 138. They are of distinct architectural merit and make a positive contribution to the West Green Road streetscene.
- 4.33 The Fountain Public House (Nos. 125 & 127), on the south side of West Green Road, replaces an earlier building shown to have existed on the site in the 1870-73 Ordnance Survey and was identified as a beer house named 'The Fountain' in 1896. The current public house is a two storey building, probably built in the early 1920s, with an attic storey in a half-hipped clay tiled roof and extensive single storey bar extensions. Its free classical detailing and faience cladding are typical of pub-fronts of that period. The upper floors are of domestic style, the first floor built in yellow London stock brick with shallow canted bay windows, the attic with a large central dormer in the form of a Serlian or Venetian window. It retains many of its original features; of particular note, at ground floor level, the pub-front projects slightly and is clad in emerald-green glazed bricks with robust dressings in a darker olive-green faience, and a pale green faience moulded fascia. A segmental

pediment above the saloon entrance bears the name of the public house in faience lettering. There are separate entrances with mosaic paving to the saloon and public bar and a right side off-sales that retains a window engraved 'off licence'. The substantial garden at the rear contains several mature trees and a large handsomely designed central stone fountain probably dating from the time of the original Victorian beer house. It has a large raised circular basin with six scallop shells with water spouts and a large central Greek style urn from the rim of which water would cascade. Unfortunately, the fountain is currently out of action. The Fountain public house, its garden and fountain are attractive local amenities that have a prominent role in the West Green Road streetscene and English Heritage has acknowledged that "although not of national interest, the pub has good townscape interest for its distinctive green faience façade that makes an important contribution to the conservation area". This is despite being set amongst visually unattractive residential properties and workshop units, which have been excluded from the conservation area because they lack any historic or architectural interest.

Bedford Road

- 4.34 Bedford Road is a residential street fronted almost exclusively by two storey Victorian houses built in yellow London stock brick with slate roofs. As a result, Bedford Road is characterised by a greater sense of consistency than the adjacent streets in this sub area despite several alterations and isolated infill properties. The regular gaps between the groups of houses, many of which are connected by side extensions at ground floor level, also provide the street with a uniform rhythm.

Bedford Road (west side)

- 4.35 At the southern end of Bedford Road is a late 20th Century two storey infill property built in yellow brick with a hipped slate roof. The building incorporates some of the traditional features of the adjacent Victorian dwellings, though has a neutral role in the streetscene. To the rear, in what were the rear gardens of the houses on the north side of West Green Road, are a cluster of two storey mews properties (Nos. 2A to D Bedford Road) surrounding a secluded courtyard. The four dwellings are constructed of yellow London stock brick with hipped slate roofs and have garages with blue-painted doors at ground floor level. They make a neutral contribution to the Bedford Road streetscape.

- 4.36 Nos. 2 to 12 (even) Bedford Road and four semi-detached pairs of Victorian villas linked by side extensions. The two storey properties are constructed of yellow London stock brick with moulded stucco parapet cornices and slate roofs with party walls emphasised by substantial chimney stacks, which are a notable feature of these buildings and add a sense of rhythm to the streetscene. The main adjoining sections are two windows wide with ground floor canted bays and project slightly forward of the entrance bays which have a single window and ground floor recessed entrance porch with decorative stucco surrounds. Nos. 2 and 4 have been substantially extended by the addition of lower, modern yellow stock brick side extensions of two storeys and a third slate clad mansard storey. They also have an attic storey with visually prominent gabled dormers. No. 12 also has a substantial two storey side extension, which includes a dominant stucco surround to the first floor window with decorative arched detailing. Nos. 14 to 28 (even) are four similar two storey late Victorian semi-detached villas also constructed of yellow London

stock brick but with hipped slate roofs with projecting eaves and decorative brackets instead of parapets. No. 30 is the remaining half of a fifth pair of the same houses, its neighbour having been demolished to enable the construction of the adjoining late 20th Century development of Elizabeth Place to the north.

Bedford Road (east side)

- 4.37 Nos. 1 to 11 (odd) Bedford Road are the same in most respects as Nos. 2 to 12 (even) and Nos. 13 to 31 (odd) are similar to Nos. 14 to 30 (even). The main elevations to both types of villas are broadly analogous incorporating canted bays at ground floor level, recessed entrances and timber sash windows. Several of the dwellings have been subjected to alterations and unsympathetic side extensions, whilst many are interspersed with visually unattractive garages. However, the majority of the properties make a positive contribution to the character and appearance of Bedford Road and as a group provide the street with a consistent sense of scale, rhythm and proportion.

Sub Area 2. Philip Lane

- 4.38 Many of the buildings in this sub area incorporate retail units and other commercial premises at ground floor level. A further common theme on Philip Lane is the loss of front gardens and boundary walls to accommodate forecourt parking. The main landmark is St Philip the Apostle's Church situated at the junction with Clonmell Road. This can be viewed from a number of points within the western section of the conservation area.

Philip Lane (south side, west of Summerhill Road)

- 4.39 Nos. 215 to 233 (odd) Philip Lane are five pairs of two storey Victorian villas at the western end of the conservation area. All but Nos. 227 & 229 are identical in detail, the majority of these semi-detached properties being constructed of yellow London stock brick with richly detailed façades and shared hipped slate roofs with prominent central chimney stacks. Their central main projecting bays are brick built, whilst the flanking bays containing a corner entrance porch with Corinthian columns and pilasters and a recessed first floor are finished in white stucco. The bays are emphasised by bold pediment tripartite windows at ground floor level and first floor paired round headed sashes. No. 221 Philip Lane is architecturally identical to the adjacent properties, but has a red brick elevation, whilst No. 215 now, unfortunately, has a painted façade.
- 4.40 The consistent frontage provided by the group is broken by Nos. 227 & 229 Philip Lane, a pair of two storey semi-detached Tudor style Victorian houses. They are built in yellow stock brick with stucco quoins and window dressings, steep gables ends to their street elevation containing a third attic floor and red brick lozenge details and slate roofs with tall central chimney stacks with terracotta pots. The main entrances are within decorated stucco projecting porches on the flank elevations, the ground floors of the front elevation contain large stuccoed canted bays with hipped roofs. They retain most of their original architectural features and make a positive contribution to this part of the conservation area.

- 4.41 Many of the properties within this section of Philip Lane have poor settings where front boundary walls and soft landscaping have been removed to accommodate forecourt parking within front gardens. Despite this, they are still considered to make a positive contribution to the streetscene of this part of the conservation area.
- 4.42 A terrace of two storey late 20th Century mews style cottages are situated to the rear of Nos. 225-227 Philip Lane. The properties, which are accessed between Nos. 221 and 223, are constructed of orange brick with red brick detailing and have a mansard attic storey. They are surrounded by grounds lacking any benefit from soft landscaping and are of limited architectural interest.
- 4.43 Between No. 215 and the retail terrace ending at No. 211 is a vehicle repair workshop and associated forecourt, both of which have a detrimental impact on the Philip Lane streetscene. In addition, the flank elevations to the end of No. 211 incorporates a prominent high level, unsympathetic advertisement hoarding inappropriate for a site within a conservation area.
- 4.44 Nos. 199 to 211 (odd) Philip Lane are a curved terrace of three-storey properties built in 1850. They are constructed of yellow London stock brick with Gault brick front elevations and rebuilt raised parapets parts of which are now rendered. The upper floors have two sash windows to each unit, which originally all had rubbed brick heads with decorated keystones at first floor level, but many have now been strengthened with lintels and painted over. The eastern corner of the terrace has a recessed curved corner containing decorative stone panels at first and second floor levels, the lower one incorporating a full armorial achievement with crest, shield and motto. The ground floor level has retail units, several of which retain original shop surround cornices, pilasters and corbel brackets, and No. 207 includes a projecting 'Hovis' sign between first and second floors. Unfortunately, most of the retail frontages are in a poor state of repair and include picture windows and a plethora of overly prominent fascia signage. At the east end of the terrace the ground floor retail units have been extended to the corner of Summerhill Road by an unattractive single storey addition No. 197A Philip Lane that detracts from the character and appearance of this part of the conservation area.

Philip Lane (north side between Downhills Park Road and Gloucester Road)

- 4.45 Nos. 260 to 278 (even) Philip Lane is a terrace of three storey properties with retail units at ground floor level built in 1905 between the junctions with Downhill Park Road and Cromwell Road. They are constructed of yellow London stock brick, each unit having two sashes at second floor level with stucco lintels and Corinthian pilaster capitals and triple sashes at first floor with stucco Corinthian pilasters and entablature surmounted with a decorated pediment. Unfortunately, most of the original timber sliding sash windows have been replaced with inappropriately designed modern windows, several of the original slate roofs have been replaced with concrete tiles and the brickwork of No. 274 has been painted over. Entrances to the upper floors, which incorporate recessed porches with open rectangular fanlights and decorative stucco friezes, are integrated at regular intervals into the ground floor retail units, most of which retain elements of their original traditional shop-surrounds including, pilasters, corbel brackets and stallrisers. Unfortunately, many of the fascias and cornices have either been removed or covered over by

inappropriately designed large modern fascia signs, the majority of which are poorly integrated with the buildings' elevations and relate poorly to the Philip Lane streetscene. The appearance of the terrace also suffers from the addition of a plethora of satellite disks and a high level advertisement hoarding on the flank wall of No. 260. However, the quality of the architectural detailing of the terrace is such that it can be considered to make a positive contribution to the character and appearance of this part of the conservation area, particularly as it includes the local listed No. 278 Philip Lane, which has a high quality shop-surround notable for its grand corner entrance flanked by polished granite engaged Corinthian columns and surmounted by a broken segmental pediment, which includes scrolls, decorative cartouches and an urn finial.

- 4.46 St Philip the Apostle's Church, on the eastern side of Clonmell Road, is the primary landmark on Philip Lane. The church, by Cutts, dates from 1906 with a 1911 chancel, and is constructed of red brick with stone dressings and has a clay tiled roof. It has an elongated nave, which is surmounted by a clerestory and bell tower, and a prominent porch set within its south western corner. The Church's Philip Lane elevation is dominated by a large arched window with stone curvilinear tracery leaded glazing. The south chapel has four stained glass windows by Morris & Co. depicting the Nativity (1921) and three pairs of saints (1926, 1933 & 1936).
- 4.47 To the east of the Church, Nos. 246 to 256 (even) form a terrace of two storey Edwardian dwellings, constructed of red brick with stucco detailing slate roofs and gable ends above wide full height square bays and recessed arched entrances. The properties have undergone a series of alterations and all but No. 250 have unsympathetic modern windows. No. 256 also has a poorly integrated rendered façade and has lost its gable. The corner property, No. 246, has an inappropriately designed retail unit with an over-large fascia and picture windows.
- 4.48 Nos. 228 to 244 (even) Philip Lane are a similar terrace of Edwardian properties between Handsworth Road and Gloucester Road that have the same materials and details as Nos. 246 to 256 (even), but some of the houses have full-height canted bays surmounted by pyramid roofs. In contrast with the adjacent group, the majority of the properties remain essentially intact and these buildings make a positive contribution to the character and appearance of this part of the conservation area.

Philip Lane (south side between Summerhill Road and Lawrence Road)

- 4.49 On the southern side of Philip Lane, the junction with Summerhill Road is defined by No. 197, The Lord Palmerston public house. This mid 20th Century two storey building is constructed of red brick and has a steeply sloping tiled roof, which includes an attic floor with large dormer sash windows. The tall red brick chimney stacks with stone copings are prominent features, particularly the one on the canted street corner from which a projecting pub sign is fixed at first floor level. At ground floor level, its principal elevations are constructed of sandstone with moulded surrounds and include green framed windows.

- 4.50 Nos. 187 to 195 (odd) Philip Lane adjoined the east side of the public house. They are a two storey terrace of small Victorian yellow London stock brick buildings, originally with painted stucco moulded window surrounds and a projecting parapet cornice with retail units at ground floor level fronting directly onto the street. Their façades have, however, been significantly altered and the shopfronts to all of the properties fail to retain any traditional features. Nos. 183 & 185 at the east end of the terrace, are a similar sized and proportioned pair of two storey Victorian dwellings, but they have concrete tile roofs with eaves and cambered headed windows and ground floor round headed recessed entrance porches. They both now have painted facades and unsympathetic modern windows and, like their neighbours, have a neutral effect on the streetscene.
- 4.51 Nos. 169 to 181 (odd) Philip Lane are three storey terraced and semi-detached Victorian dwellings, which are set back behind the building line of the adjoining terrace. They are constructed of Gault brick with red brick banding and lintels and have round headed windows in triangular gabled half dormers. Unfortunately, all but No. 169 now have poorly integrated modern windows, Nos. 173, 175 & 179 have painted façades, No. 177 has an altered first floor window opening and Nos. 173 and 177 have unsympathetically inserted ground floor forward projecting extensions, that at No. 173 also incorporating a retail unit that further disrupts the consistency of the group. In addition, the former front gardens to most of these dwellings have lost their front boundary walls and are now used for car parking. Consequently Nos. 173 to 179 (odd) are considered to have a detrimental effect upon the townscape of this part of the conservation area, whilst only Nos. 169, 171 & 181 remain essentially intact and make a positive contribution to the streetscene.
- 4.52 Further east, Nos. 165 & 167 are a pair of small two storey semi-detached Victorian London stock brick villas with eaves, a shared hipped slate roof and prominent central chimney stacks with terracotta pots. No. 167 remains largely intact with a first floor timber sash and shallow ground floor canted bay and entrance door in the flank wall, whereas 165 now has a red painted façade, modern windows and a new front door has been introduced next to a ground floor bow window. Despite both front gardens now being used for car parking both dwellings are of architectural merit and make a positive contribution. No. 163 Philip Lane is a double fronted 20th Century two storey red brick dwelling with tiled roofs, three gable ends and tall red brick chimney stacks with terracotta pots. The wide timber casement windows have white painted lintels and the ground floor has two square bays with hipped roofs and a central projecting timber and glass porch. The house is set within a well-planted garden and retains its original attractive burr brick front boundary wall with red brick piers and scalloped coping.
- 4.53 The adjacent properties, Nos. 147 to 161 (odd), are a group of grand Victorian semi-detached and detached villas, which are of architectural distinction and remain largely intact. Nos. 159 & 161 are two storey local listed properties that have semi-basements. They are constructed of London stock brick with moulded stucco window and door surrounds and shared hipped slate roofs. The entrance doors above a flight of stone steps are set within recessed bays with separate hipped slate roofs beyond which are later recessed flat roofed bays containing coach houses. The houses retain their original timber sliding sash windows with glazing bars, those

on the ground floor and the doorcases having stucco bracketed hoods. A modern Fletton brick front boundary wall, metal gates and a hedge help to conceal the parking on the front gardens. Nos. 147 to 157 (odd) are of similar age, scale and materials and all have slate hipped roofs, some with projecting eaves with brackets and stucco quoins. Some houses have round-headed windows, triple sashes and canted bays, but several have been replaced with inappropriately designed modern windows. All but No. 149 retain front boundary walls although not in their original form, behind which front gardens to several of the dwellings, notably Nos. 147 & 149 and 155 & 157, are well-planted and include mature trees. No. 153 has a tiled pathway that is also of interest. All of the houses in this group are considered to make a positive contribution to the character and appearance of this part of the conservation area.

- 4.54 To the east of the group of villas, at the junction with Lawrence Road, is No. 145, The Botany Bay public house. This is a grand three storey Victorian building constructed of red brick with a highly detailed façade incorporating a deep stucco eaves cornice with frieze above the first floor windows, stucco window surrounds, and a corner oriel window at first floor level incorporating decorative cartouches. The steep slate roof has prominent tall red brick chimney stacks with stone banding and dormer windows within stucco pedimented gables, ball finials and a tall conical slate clad corner spire, which has a prominent role in the streetscene. The ground floor pub-front has polished granite pilasters and windows with glazing bars and top-lights. The public house successfully defines the junction between Philip Lane and Lawrence Road and, like the adjacent villas, makes a positive contribution to the streetscene.

Philip Lane (north side between Kitchener Road and Napier Road)

- 4.55 On the northern side of Philip Lane, Nos. 192 to 208 (even) and Nos. 182 to 190 (even) form two terraces of Edwardian properties with retail units at ground floor level. No. 208 Philip Lane is a three storey red brick building with decorative stucco window lintels and a slate roof, which incorporates a prominent hexagonal slate spire and wrought iron finial. Its longest elevation is onto Kitchener Road. Unfortunately all of the original timber sashes have been replaced by inappropriate modern metal windows and the ground floor now has an unattractive metal shopfront. Nos. 192 to 206 (even) are a two storey, red brick terrace, each unit set back from its neighbour to accommodate the curve in the road. The slate roofs are separated by the upward extension of the party walls, and part of their flanks are also clearly visible. Nos. 198 to 206 (even) each has a sash and a canted bay at first floor level, which incorporate decorative stucco pilaster capitals and rubbed red brick cambered arches and are surmounted by prominent stepped gables containing decorative triangular terracotta panels. No. 196 has a wider square bay with a triple sash and a larger stepped gable, while Nos. 192 & 194 each has a sash and twin sash. Unfortunately, all of the original shopfronts have been altered, although some of the pilasters, corbel brackets and cornices remain.
- 4.56 On the eastern side of Dongola Road, Nos. 180 to 190 (even) Philip Lane comprise a similar Edwardian terrace of two storey red brick properties with retail units at ground floor level. Each building has a sash and a large square bay with twin sashes with decorative stucco pilaster capitals and cambered window lintels and

are surmounted by large triangular gables incorporating decorative triangular terracotta panels. Unfortunately, all of the buildings original slate roofs have been replaced with concrete tiles, the brickwork on the front elevations has been painted, original timber sashes have been replaced by inappropriately designed modern windows and original shopfronts have been altered. However, they still retain their original chimney stacks and terracotta pots, No. 180 has reused decorative pierced ridge tiles and No. 190 retains its decorative pierced barge boards on the gable end on the flank elevation, but is adjoined to the west by an unattractive single storey shop extension.

4.57 No. 178 is a three storey yellow stock brick building which predates the rest of the northern side of Philip Lane. It has three sashes with stucco lintels on the second floor and a large altered twin sash on the first floor and an altered ground floor shopfront that retains its original pilasters and corbel brackets. No. 176 on the corner of Fairbourne Road is a later 20th Century building that the appearance of the other buildings in the terrace without their decorative window details. Because the majority of properties in both terraces have unsympathetic modern alterations they are considered to have a neutral effect upon the Philip Lane streetscene

4.58 Nos. 128 to 174 (even) Philip Lane are a long curved terrace of two storey Edwardian local listed dwellings between Fairbourne Road and Napier Road. This part of Philip Lane has a sense of enclosure caused by the concave curve of the terrace and the mature trees lining the southern section of the road. The houses are identical in details and materials to Nos. 180 to 190 (even) but they retain their original residential ground floors. Each house has a large square bay extending through ground and first floors and a round headed recessed porch with engaged ionic columns. Most of the properties retain timber sash windows, slate roofs and terracotta detailing. They are also set back from the road behind small front gardens with tiled pathways and many retain their original decorative brick front boundary walls with interlinked pierced circles, moulded copings and brick piers adding to the character and appearance of this part of the conservation area. Unfortunately, the unity of the terrace has been damaged at the eastern end by a series of unsympathetic alterations that have been carried out at No. 128, which has had its original square bay and gable removed and replaced by a flat fronted façade with inappropriately proportioned modern uPVC windows and rendered brickwork. It detracts from the character of the group, streetscene and conservation area.

Philip Lane (south side between Lawrence Road and Jansons Road)

4.59 Nos. 117 to 141 (odd) Philip Lane, which front the southern side of the road to the east of Lawrence Road, are a grand terrace of three storey Victorian local listed properties. Designed originally as a group of linked two storey semi-detached villas with hipped slate roofs, they were all extended soon after completion by the addition of a sheer faced attic storey. They are built in yellow London stock brick with full height brick pilasters, an original moulded stucco cornice above the first floor and a later matching third floor parapet cornice. The ground floor of each house has a sash with stucco surround and moulded hood and an entrance porch paired with its neighbour in front of recessed side bays with first floor round headed sashes. Whilst several of the dwellings have been subjected to alterations including the loss of stucco mouldings and rendering and painting of brickwork, they are still

considered to make a positively contribute to the character and appearance of this part of the conservation area.

- 4.60 Nos. 109 to 115 (odd) are a two storey Edwardian terrace of smaller dwellings, which are constructed of yellow London stock brick with red brick window dressings and have full height canted bays with pyramidal roofs. The properties are typical of those on Philip Lane and, although all but No. 109 have had their original slate roofs replaced with concrete tiles and their timber sash windows replaced with inappropriate modern windows, they are considered to make a positive contribution to the streetscene.
- 4.61 Nos. 105 & 107 is a late 20th Century three storey block of flats with a pharmacy at ground floor level. The building is constructed of yellow brick with rusticated render at ground floor level and modern fenestration. It is adjoined to the rear by a car park that serves the adjacent health centre, which is beyond the Conservation Area boundary, and makes a neutral contribution to the Philip Lane streetscene. The adjacent properties, Nos. 101 & 103 are a pair of two storey post World War II semi-detached houses built from dark brick with a concrete tiled roof. They are of no architectural merit and detract from the character and appearance of this part of the conservation area.
- 4.62 Nos. 89 to 99 (odd) Philip Lane are a group of local listed buildings that extend to the junction with Jansons Road. They are grand semi-detached Victorian villas of two storeys, plus attic and semi-basement built from yellow London stock brick with stuccoed basement façade, first floor string course and bracketed eaves cornice and hipped slate roofs. Each house has a wide canted brick bay through basement and ground floor levels with a shallow hipped slate roof. The entrance doors are approached via a short flight of stone steps up to a stucco side porch with pilasters and cornice. Nos. 89 to 95 (odd) retain their original dwarf front garden boundary walls and several of the villas also still have well-planted, mature gardens. The dwellings remain largely intact, despite the introduction of some unsympathetic dormer windows, and are of distinct architectural merit. However, Nos. 97 to 99 (odd) are currently semi-derelict as a result of recent repeated fire damage and have lost their front gardens and boundary walls.

Sub Area 3. Clyde Circus and adjoining streets.

- 4.63 Most of the properties within this area are two storeys fronting directly onto the street or have small front gardens. This sub area is also partly characterised by its relatively intimate sense of enclosure and scarcity of vegetation.

Jansons Road

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

4.65 The properties on the western side of Jansons Road comprise No. 27, a detached red brick building with a red tiled roof and prominent arched lintels, and Nos. 19 to 22 (consecutive), a short terrace of four dwellings constructed of London stock brick with a hipped slate roof. Nos. 19 & 20 make a positive contribution to the streetscape, but unfortunately, the architectural quality of the terrace has been compromised by unsympathetic alterations to the front elevation of No. 21 and the roof of No. 22. To the south of the terrace there is No. 17, an unattractive single storey building and an associated forecourt which is used for car washing.

4.66 The eastern side of Jansons Road is fronted by Nos. 1 to 16 (consecutive), a long utilitarian terrace of two storey Victorian properties built from yellow London stock brick with slate roofs, several of which have been re-roofed in red concrete tiles. They are simply detailed with gauged yellow brick flat arches above the ground floor windows and entrance doorways and timber sash windows with glazing bars. The gabled flank elevation of No. 16, facing onto Clyde Circus, is its main façade containing a central entrance door. Most houses remain largely intact and make a positive contribution to the conservation area. However, No. 3 has a visually intrusive stone clad façade and Nos. 9 & 11 have rendered façades and unsympathetic modern windows.

Clyde Circus

4.67 Clyde Circus, a wide circular road from which a series of residential streets radiate, forms the hub of the western section of the conservation area. Nos. 1 to 19 (consecutive) Clyde Circus occupy the land in the centre of the circus. They are consistent two storey semi-detached and terraced local listed Edwardian villas constructed of red brick with decorative stucco window lintels, painted timber porches and square bays surmounted by steeply hipped gables. Each of the properties has its own individually named carved stone plaque on the centre of the bay between the ground and first floor windows. Whilst the properties are of distinct architectural interest, their siting within the circular space results in left over triangular gaps between the groups of buildings, which in many cases represent unattractive areas of unused space and reveal the unadorned flank elevations detracting from the otherwise attractive streetscene.

4.68 The properties forming the outer edge of Clyde Circus are also Victorian, but are more varied in appearance. On the north west side of Clyde Circus, Nos. 74 to 84 (even) form three pairs of local listed two storey yellow London stock brick semi-detached houses with hipped slate roofs and largely unadorned façades. The dwellings are set back from the road behind mostly well-planted front gardens and enhance the Clyde Circus streetscene.

4.69 On the southern side of Clyde Circus, Nos. 79 to 87 (odd) and Nos. 69 to 77 (odd) comprise two gently curved terraces of small two storey yellow London stock brick houses with slate roofs, prominent white-painted door and window lintels, recessed entrance porches and ground floor canted bays with hipped slate roofs. Although several of the dwellings have been unsympathetically altered, both groups contribute to the character of the streetscene. To the east, Nos. 63 to 67 (odd) Clyde Circus are three similar, but more elaborate house in the form of a stepped terrace. They are two storey yellow London stock brick properties with oversailing

eaves supported on brackets projecting from the first floor window lintels and decorative stucco ground floor window surrounds and doorcases with Corinthian engaged columns. The adjacent dwelling, No. 61 is a double-fronted two storey dwelling with a hipped slate roof, pink painted façade and full height canted bays with parapets at eaves level. The largely unadorned flank elevation of No. 59 Clyde Road, which contains its entrance doorway and a first floor sash window, adjoins the northeast boundary of the front garden of No. 63 Clyde Circus. The north east side of Clyde Circus is made up of the flank elevations of properties on the west side of Loobert Road and the east side of Clyde Road.

Clyde Road (west of Clyde Circus)

- 4.70 The western section of Clyde Road within the conservation area has some mature street trees and is made up of utilitarian terraces of small two storey London stock brick cottage-style Victorian properties. The character and appearance of the terraces on the north side of the road have suffered badly as a result of an accumulation of inappropriate alterations. Of the six houses in the terrace Nos. 86 to 96 (even) only Nos. 94 & 96 retain their original slate roofs, the others have been re-roofed in concrete tiles. Only Nos. 86 and 94 retain their original stock brick elevations, the others having been rendered, rough-cast or stone clad. No. 88 has an inappropriate large dormer in its front roof slope and a projecting timber porch, No. 96 has fake external window shutters and all have obtrusively positioned satellite dishes. Only the end of terrace property, No. 86 Clyde Road, can be considered to make a positive contribution to the character and appearance of this part of the conservation area, while its neighbours, Nos. 88 & 90, detract from it.
- 4.71 Nos. 98 to 106 (even) Clyde Road are a similar small terrace that has also suffered from inappropriate changes. No. 98 is taller forward projecting unattractive grey brick two storey property with an attic window in the flank gabled elevation. It has suffered from poorly integrated modern windows and a concrete tile roof and is considered to detract from this part of the conservation area. The adjoining terrace, Nos. 100 to 106 (even) forms a group of diminutive two storey dwellings with unadorned London stock brick facades and slate roofs. Whilst Nos. 104 & 106 remain of architectural merit and make a positive contribution to this part of the conservation area, the unsympathetically painted façade and stone cladding of their neighbours, Nos. 100 & 102 detract from it.
- 4.72 At the western end of this section of Clyde Road within the conservation area boundary, Nos. 108 to 114 (even) comprise a group of slightly taller two storey Victorian properties with more elaborate unaltered yellow stock brick façades with string-courses, slate roofs with slightly projecting bracketed eaves, recessed arched entrances and pale flat brick window arches. Nos. 112 & 114 also have canted bays with hipped roofs at ground floor level. In contrast with most of the other properties on the northern side of this part of Clyde Road these dwellings remain largely intact and make a positive contribution to the streetscene.
- 4.73 The southern side of this part of Clyde Road is fronted by a relatively consistent terrace of properties, Nos. 89 to 109 (odd) that is identical in form to Nos. 69 to 77 (odd) and Nos. 79 to 87 (odd) Clyde Circus. The majority of the dwellings have modern windows and poorly maintained front gardens, and a couple have been

painted. Nos. 89 and 109 both have unsympathetic ground floor extensions and are considered to detract from the character and appearance of this part of the conservation area.

Collingwood Road and Nelson Road

- 4.74 To the south west of Clyde Circus, Nelson Road and Collingwood Road are lined with long terraces of identical two storey Victorian dwellings which are constructed of stock brick and have canted bay windows at ground floor level and prominent white lintels over their first floor windows. Most of the dwellings have suffered from unsympathetic alterations including the painting and rendering of facades and the introduction of modern windows, front doors and roofs. Nos. 31, 32 & 33 Nelson Road, which have painted facades and modern windows and No. 7 Nelson Road which has a prominent stone clad façade, are all considered to detract from the character and appearance of the conservation area., as does No. 2 Collingwood Road, which has a blue painted pebble dash rendered façade, an imposing front boundary wall, and an over large dominant porch. The single storey warehouse building that terminates the southern end of Collingwood Road also has a detrimental impact on the character and appearance of this part of the conservation area.

Clyde Road (east of Clyde Circus)

- 4.75 The eastern section of Clyde Road is fronted by a range of dwellings, including Victorian terraces and villas and late 20th Century properties. The north side of the road is fronted by Nos. 32 & 34, a pair of two storey late 20th Century dwellings built of orange brick with red brick soldier courses. They command an imposing corner site, but are of limited architectural interest. The adjacent local listed properties, Nos. 30 & 30A Clyde Road, are an elegant stuccoed Victorian villa, with a hipped slate roof and prominent red brick chimneystacks, one of which retains an elaborate tall terracotta and stone pot. The villa is painted chocolate brown with contrasting cream coloured long and short quoins, string-courses and richly detailed window dressings. The centre section of the south elevation projects significantly forward and contains entrance doorways splayed across the corner angles of the flanks. The building is of architectural distinction, but its setting and appearance are marred by being screened behind a two metre high unadorned London stock brick front and side boundary wall.
- 4.76 Between Clyde Circus and Beaconsfield Road, Clyde Road is fronted by Nos. 53 to 59 (odd) a two storey yellow stock brick Victorian terrace of four properties. They have a slate roof hipped over the end properties, tall yellow stock brick chimney stacks with buff terracotta pots, ground floor canted bay windows and recessed round headed entrance porches with stucco detailing and first floor decorative stucco window heads. All of the properties remain essentially intact and the group provide a consistent appearance to this part of the street.
- 4.77 Nos. 41 to 51 (odd) Clyde Road, to the east of the junction with Beaconsfield Road, were built as a two storey terrace with shops at ground floor. The buildings are constructed in yellow London stock brick with a moulded projecting stucco parapet cornice, first floor window lintels and ground floor shop surround pilasters, corbel brackets and fascias. The corner property, No. 51, is the only building to retain a

retail unit at ground floor level, but this has been substantially altered. All of the adjoining properties have had their original shopfronts removed and residential windows and entrance doors inserted within the retained shop surrounds. Unfortunately, the new ground floor windows appear to be too small and poorly positioned and proportioned for the elevation, conflicting with the original larger, traditionally proportioned first floor sash windows. They all now have modern roof terraces introduced behind the parapet.

Loobert Road

- 4.78 North east of Clyde Circus, on the edge of the conservation area, is Loobert Road which has identical terraces of two storey Edwardian dwellings on each side Nos. 1 to 19 (odd) and Nos. 2 to 26 (even). They are constructed of red brick with slate roofs and richly detailed façades incorporating ground floor canted bay windows with hipped slate roofs and stucco detailing, ornate round headed entrance porches and first floor twin sashes with stucco surrounds and decorative lintels. The properties all retain their traditional timber sash windows and are painted in a uniform colour scheme providing the street with a degree of consistency and rhythm that is not experienced elsewhere within the conservation area and making a positive contribution to its character and appearance.
- 4.79 Loobert Road is terminated by a late 20th Century two storey block of maisonettes which is constructed of red brick and has a prominent red concrete tiled roofscape, part of which is in the form of a cat-slide which descends to ground floor level. The building is of limited architectural merit and has a detrimental impact on the otherwise consistent streetscape of Loobert Road.

Beaconsfield Road

- 4.80 Beaconsfield Road is a long straight road that links Clyde Road with West Green Road to the south. It is fronted by relatively consistent two storey terraces of Victorian dwellings and is lined intermittently with trees, which contribute to the streetscene. The majority of the front gardens are poorly maintained and many have lost their boundary walls and are used for car parking.
- 4.81 Nos. 4 to 30 (even), Nos. 32 to 78 (even), Nos. 100 to 116 (even) on the west side and Nos. 1 to 139 (odd), a long terrace which lines the entire eastern side of the road, are identical properties constructed of yellow London stock brick with slate roofs. They have ground floor canted bay windows and entrance surrounds that incorporate stucco detailing as well as first floor decorative stucco window lintels.
- 4.82 Nos. 80 to 86 (even) and Nos. 94 to 98 (even), which flank the junction with Grove Park Road, are wider double fronted properties that incorporate the same stucco features as on the other groups.
- 4.83 Several of the properties have been altered, including the introduction of modern windows, unattractive stone clad façades, and painted façades. No. 7 has had its bay replaced by a modern ground floor extension. Nos. 25 to 31 (odd) appear to have been built with flat fronts with ground floor sashes instead of bay windows. The long terrace on the west side of the road incorporates an archway between Nos. 30 & 32 providing access to land at the rear of the dwellings.

4.84 No. 78 has a poorly integrated slate mansard roof addition and No. 114 includes a prominent glazed bay at ground floor level. At the northern end of the street, No. 116 is adjoined by an unattractive single storey property and No. 2 at the southern end includes a single storey retail unit. All of these properties have a detrimental impact on the Beaconsfield Road streetscene. No. 80 has suffered from significant fire damage.

Grove Park Road

4.85 Grove Park Road is a tree-lined residential street, which curves to connect Beaconsfield Road with West Green Road. The road is fronted by two and three storey terraces of Victorian properties and late 20th Century infill buildings. Accordingly, it is slightly more varied in character than the adjacent streets within this section of the conservation area.

4.86 The northern section of Grove Park Road is orientated east-west and its north side has a two storey terrace of Victorian dwellings, Nos. 59 to 95 (odd), constructed of yellow London stock brick with slate roofs. They have full height canted bays with flat roofs and recessed entrance porches that incorporate ornate stucco detailing. Even though approximately half of the properties in the road have altered roofs and unsympathetically designed modern windows they are considered to make a positive contribution to this part of the conservation area except for Nos. 71 to 75 (odd) that have rendered or stone clad facades and detract from it.

4.87 The dog-leg in the road contains a traffic island with a well-planted raised bed containing a mature tree and shrubs that contribute to the streetscape of this part of the conservation area. No. 57, which terminates a northern spur to Grove Park Road, is a two storey mid 20th Century property constructed of London stock brick with a hipped slate roof and modern windows. It is of no architectural merit and detracts from the character and appearance of this part of the conservation area.

4.88 The southern side of the north section of Grove Park Road contains two terraces of two storey dwellings of Victorian origin, Nos. 50 to 56 (even) and Nos. 58 to 70 (even). The properties are constructed of yellow London stock brick and have stucco ground floor canted bay windows, pedimented hoods over recessed entrances and prominent first floor window lintels. Several of the properties have rendered and painted facades. However, the group generally makes a positive contribution to the streetscene. The rear garden to No. 86 Beaconsfield Road at the east end of the terrace is surrounded by a visually unattractive, two metre high concrete boundary wall.

4.89 Nos. 41 to 55 (odd) on the western side of Grove Park Road are a typical terrace of two storey Victorian dwellings. They are constructed of yellow London stock brick with red brick detailing and have square bays with hipped roofs that continue over the front entrance doors to form projecting porches. The bays have stucco detailing and the first floor windows have prominent lintels. The majority of the properties remain largely intact and make a positive contribution to the Grove Park Road street scene. However, No. 55 detracts from this group because it has been unsympathetically altered, with modern replacement windows and door, a modern ground floor bay and a rendered and painted façade.

- 4.90 Much of the southern section of Grove Park Road is lined with symmetrical terraces, each comprising four properties. They are constructed of yellow London stock brick with red brick window and porch heads and string-courses at first floor window sill and head levels. Each group of four premises has a slate roof with gable ends and shaped bargeboards on the end of terrace properties that contain cambered headed attic windows. Each property within the group has a ground floor canted bay window with hipped roof and a recessed entrance porch paired with its neighbour and surmounted by a decorative stucco pediment. Nos. 9 to 15 (odd), Nos. 17 to 23 (odd), Nos. 25 to 31 (odd) and Nos. 33 to 39 (odd) on the west side and Nos. 10 to 16 (even), Nos. 18 to 24 (even), Nos. 26 to 32 (even) Nos. 34 to 40 (even), Nos. 42 to 48 (even) and Nos. 50 to 56 (even) on the east side are all of this type. Unfortunately, the first floor windows of Nos. 16 & 18 and the ground floor bay of No. 12 have been very poorly altered by inserting 'picture' windows that are entirely inappropriate in terms of their proportion and relationship with the remaining windows and have resulted in these houses detracting from their groups and the character and appearance of this part of the conservation area. However, most of the dwellings remain intact and make a positive contribution to the Grove Park Road streetscene. No. 31 Grove Park Road has been removed and the resultant gap, which detracts from the streetscape, provides an entrance to the industrial land to the west.
- 4.91 Nos. 3 to 7 (odd) Grove Park Road, at the south end of the west side, are the remaining three houses of another symmetrical terrace of four three storey Victorian dwellings constructed of London stock brick with red brick banding. The properties differ from the other groups by having a taller front elevation to provide greater head room for an attic storey in a roof with oversailing eaves that extend through the gable end and supports wide dormers on brackets. They have been significantly altered and make a limited contribution to the character of Grove Park Road. The original matching gabled building at No. 1 has been replaced by a larger late 20th Century two and three storey building, Nos. 1A to D Grove Park Road, that makes an attempt to blend in with its neighbours by reproducing the gable end, but is otherwise of modern design using pale brick and contemporary fenestration. The southernmost section is of two storeys with a hipped slate roof. The dwellings have a neutral role in the streetscene.
- 4.92 Nos. 2A to 8 (even) Grove Park Road, at the south end of the east side, were originally a Victorian groups of four building matching Nos. 1 to 7 (odd) on the other side of the road, but have been partly rebuilt in a simplified style that broadly replicates the form of the original terrace using traditional yellow London stock brick with red brick string-courses at window head level and cambered arches to the recessed porches and have ground floor. The slate roofs incorporate the characteristic gable ends with the addition of intermediate gabled dormers, as opposite, all with timber bargeboards and set above a deep rendered band at eaves level. The lack of first floor window head decoration and eaves brackets has left a deep unadorned area of brickwork above the first floor windows that has resulted in an ill-proportioned front elevation. As a result the group makes a neutral contribution to the streetscene.

4.93 The adjacent property, No. 2 Grove Park Road, is an unattractive two storey late 20th Century yellow London stock brick building with a shallow tiled roof and timber casement windows with leaded panes that, together with the buildings in Winns Mews detracts from the character and appearance of this part of the conservation area.

Sub Area 4. West Green Road (eastern section)

4.94 Most of the northern side of this section of West Green Road is fronted by three storey Victorian terraces build from yellow London stock brick with retail shopfronts at ground floor level. Nos. 56 to 66 (even), Nos. 70 to 88 (even), Nos. 96 & 98 and Nos. 100 to 114 (even) are all of similar design with a parapet and projecting moulded stucco cornice and window heads. Several of the properties have been altered or partly rebuilt in simplified form and most now have unsympathetically designed modern windows and painted facades and poorly integrated modern shopfronts and signage. Nos. 90 to 94 (even) West Green Road are a group of three storey post World War II infill properties with pale brick facades and modern windows, which make a neutral contribution to the West Green Road streetscene. The junction with Beaconsfield Road is defined by The West Green public house, No. 68 West Green Road, a three storey yellow London stock brick building with a parapet and timber sliding sashes, those on the first floor having semi-circular terracotta panels above. The ground floor pub-front is of traditional design with cream painted decorative panelled pilasters, console brackets and fascia. The public house has a prominent role in the West Green Road, is of some architectural merit and makes a positive contribution to streetscene.

4.95 At the western boundary of the sub-area, Nos. 116 to 126A (even) West Green Road form a terrace of three storey Edwardian properties, which are constructed of red brick and have slate roofs. Historic maps show that this terrace replaced Montague Villas, a group of six Victorian dwellings with long gardens. This group is stepped in relation to the road, although their single storey retail units provide a curved frontage at ground floor level, which replicates the curve of West Green Road. Their façades include a continuous stucco eaves cornice and string-course at first floor window head level with a triangular stucco pediment over the central window of each property. Nos. 116 to 126A (even) are the most architecturally distinguished and consistent of the terraces fronting West Green Road despite some painted facades and unsympathetic alterations to most of the retail units.

4.96 Nos. 1 & 2 Lawrence Yard, at the rear of Nos. 116 to 126A (even) West Green Road, is a small two storey building with a green painted front elevation with a parapet, twin sashes on the first floor and a traditional shop-surround with pilasters and fascia on the ground floor, but with some modern alterations. It is of limited architectural merit, and is a neutral element in the streetscape.

4.97 Most of the south side of West Green Road is made up of two terraces of Victorian three storey yellow London stock brick terraces with parapets that are similar in form, condition and appearance to the groups of terraces on the north side of the road. Nos. 43 to 49 (odd) and Nos. 59 to 95 (odd) form relatively consistent terraces, but most have been detrimentally altered and are in a poor state of repair. Accordingly, they make a neutral contribution to the streetscene. These groups are

interspersed with Nos. 51 to 57 (odd) and Nos. 97 to 111 (odd) West Green Road, smaller groups of paired two storey earlier Victorian buildings with an attic storey with small dormers in hipped roofs. Most are built from yellow London stock brick and have ground floor retail units, some projecting forward over original front gardens. These groups also make a neutral contribution to the character and appearance of this part of the Clyde Circus Conservation Area.

5. PLANNING POLICY FRAMEWORK

National

- 5.1 The Government's document (PPG 15) "Planning Policy Guidance: Planning and the Historic Environment" sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas and advises local authorities on how to operate the legislation, emphasising that: - *"It is the quality and interest of areas, rather than that of individual buildings, which should be the prime consideration in identifying conservation areas. There has been increasing recognition in recent years that our experience of a historic area depends on much more than the quality of individual buildings - on the historic layout of property boundaries and thoroughfares; on a particular 'mix' of uses; on characteristic materials; on appropriate scaling and detailing of contemporary buildings; on the quality of advertisements, shopfronts, street furniture and hard and soft surfaces; on vistas along streets and between buildings; and on the extent to which traffic intrudes and limits pedestrian use of spaces between buildings. Conservation area designation should be seen as the means of recognising the importance of all these factors and of ensuring that conservation policy addresses the quality of townscape in its broadest sense as well as the protection of individual buildings."*
- 5.2 This intention has been reinforced by English Heritage in their document "Conservation Area Practice" and in their latest consultative guidance documents produced for the DCMS, ODPM & PAS in February 2006 "Guidance on the Management of Conservation Areas" and "Guidance on Conservation Area Appraisals". These bring up to date the required approach to conservation areas in line with the legislative and planning policy framework resulting from Government reform of the planning system. Local authorities are now required to replace their Unitary Development Plan (UDP) with a more flexible Local Development Framework (LDF). Within this structure a Supplementary Planning Document (SPD) will be produced to detail conservation area policies covering all of Haringey's conservation areas. The SPD will be supported by adopted and published Appraisals and proposed Management Strategies for each conservation area that cannot by themselves be an SPD.
- 5.3 A three-part heritage "Best Value Performance Indicator" (BV219) issued by the ODPM in February 2005 to monitor local authorities' performance in relation to Sections 71 & 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990 has resulted in the need for local planning authorities to have up-to-date adopted and published Appraisals and related Management Proposals for all its conservation areas that should be reviewed every five years.

- 5.4 It is, therefore, even more important than before that there should be a clear definition, recorded in some detail, of what constitutes the special architectural or historic interest that warranted the designation of every conservation area.
- 5.5 The involvement of the public in deciding what (in the historic environment) is valuable and why has become increasingly important, especially in the wake of “Power of Place”, a report produced by a 20-strong steering group representing a wide range of interests lead by English Heritage in December 2000. In response to this, English Heritage have updated their guidance to take onboard new approaches to identifying and sustaining the values of place in line with the Government’s heritage protection reform proposals and have produced a document “Conservation Principles, Policies and Guidance”. The White Paper “Heritage Protection for the 21st Century” presented to Parliament by the Secretary of State for Culture, Media and Sport in March 2007 will, if it becomes a new Act, lead to legislative changes involving the establishment of a single integrated ‘Register of Historic Sites and Buildings of England’. Clear direction and advice will be essential to amplify and reinforce PPG15 & PPG16. The proposals in the White Paper reflect the importance of the heritage protection scheme in preserving our heritage for people to enjoy now and in the future. These are based around three core principles:-
- “Developing a unified approach to the historic environment*
- *Provide a unified legislative framework for heritage protection that removes current distinctions to deliver a system that works for the whole historic environment.*
 - *Build on this new legislative framework by creating a single system for national designation and consents and encouraging greater unification at local level.”*
- “Maximising opportunities for inclusion and involvement*
- *Open up the designation system to greater consultation and scrutiny and promote a debate on what we should protect in future.*
 - *Provide the public with better information about how the system works and why things are protected.*
 - *Encourage local authorities and local communities to identify and protect their local heritage.*
 - *Provide people with better access to improved information about the historic environment around them.”*
- “Delivering sustainable communities by putting the historic environment at the heart of an effective planning system.*
- *Speed up the designation system and make it more efficient.*
 - *Join up and streamline the consent process to reduce bureaucracy and make it more efficient.*
 - *Consider introducing new tools for local planning authorities and developers to address heritage in major developments.*
 - *Provide the means for devolving greater responsibility to local planning authorities so they can manage the historic environment alongside other planning responsibilities.”*

Regional

5.6 The Mayor of London's "London Plan: Spatial Development Strategy for Greater London (Consolidated with Alterations February 2008)" forms part of the statutory plan for the Borough. It contains a range of policies relating to 'Built heritage and views' and 'Biodiversity and natural heritage', all of which have relevance to conservation areas.

5.7 Policy 4B.11 'London's built heritage' confirms that:-
"The Mayor will work with strategic partners to protect and enhance London's historic environment.

Development Plan Document (DPD) policies should seek to maintain and increase the contribution of the built heritage to London's environmental quality, to the economy both through tourism and the beneficial use of historic assets, and to the well-being of London's people while allowing for London to accommodate growth in a sustainable manner."

5.8 Policy 4B.12 'Heritage conservation' recommends:-

"Boroughs should:

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

5.9 Policy 4B.13 'Historic conservation-led regeneration' emphasises that:-

"The Mayor will, and boroughs should, support schemes that make use of historic assets, including the waterways heritage, and stimulate environmental, economic and community regeneration where they:

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

5.10 Policy 4B.15 'Archaeology' states that:-

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

- 5.11 Policy 4B.16 ‘London View Management Framework’ contains strategically important views, of which London Panorama I (from Alexandra Palace to central London) Landmark Viewing Corridor centred on St Paul’s Cathedral, passes through the western part of the Borough.
“The Mayor will keep the list of designated views under review.”
- 5.12 Policy 4C.3 ‘The natural value of the Blue Ribbon Network’ has relevance to the Borough through the River Lee Navigation and Moselle Brook.
“The Mayor will, and boroughs should, protect and enhance the biodiversity of the Blue Ribbon Network by:
- *resisting development that results in a net loss of biodiversity*
 - *designing new waterside developments in ways that increase habitat value*
 - *allowing development into the water space only where it serves a water-dependent purpose or is a truly exceptional case which adds to London’s world city status*
 - *taking opportunities to open culverts and naturalise river channels*
 - *protecting the value of the foreshore of the River Thames.”*
- 5.13 Policy 4C.20 ‘Development adjacent to canals’ points out that:-
“The Mayor will, and relevant boroughs should, require developments adjacent to canals to respect the particular character of the canal. Wherever possible, new developments close to canals should seek to maximise water transport for bulk materials, particularly during demolition and construction phases. While recognising the navigation functions, opportunities should be taken to improve the biodiversity value of canals.”

Local

- 5.14 Haringey’s Unitary Development Plan (UDP) adopted by the Council on 17 July 2006 replaces the earlier UDP adopted in March 1998. The UDP sets out the planning policy framework for the development of the Borough and development control decisions. It contains a range of policies to preserve and enhance the character or appearance of special architectural or historic interest relating to ‘Strategy’; ‘Development and Urban Design’ and ‘Conservation’. “Both the conservation of the built environment, (in terms of preserving cultural heritage and ensuring the efficient use of land and building materials), and good design (which is acknowledged as contributing to people’s quality of life) are seen as integral components of sustainable development.”
- 5.15 Policy G1: Environment:-
“Development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources.”
- 5.16 Policy G2: Development and Urban Design:-
“Development should be of high quality design and contribute to the character of the local environment in order to enhance the overall quality, sustainability, attractiveness, and amenity of the built environment.”
- 5.17 Policy G10: Conservation:-
“Development should respect and enhance Haringey’s built heritage in all its forms.”

5.18 Policy UD4: Quality Design:-

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

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

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

5.19 Policy CSV1: Development in Conservation Areas:-

“The Council will require that proposals affecting Conservation Areas:

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

5.20 Policy CSV2: Listed Buildings:-

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

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

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

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

- 5.22 Policy CSV4: Alterations & Extensions to Listed Buildings:-
 “The Council will require that alterations or extensions to listed buildings:
 a) *are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building’s interior and exterior;*
 b) *relate sensitively to the original building;*
 c) *do not adversely affect the setting of a listed building.”*
- 5.23 Policy CSV5: Alterations & Extensions in Conservation Areas:-
 “The Council will require that alterations or extensions to buildings in Conservation Areas:
 a) *preserve or enhance the character of the Conservation Area;*
 b) *retain or reinstate characteristic features such as doors, windows or materials of buildings.*
- 5.24 Policy CSV6: Demolition of Listed Buildings:-
 “The Council will protect Haringey’s listed buildings by refusing applications for their demolition. In the case of internal demolition work the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building’s interior.”
- 5.25 Policy CSV7: Demolition in Conservation Areas:-
 “The Council will seek to protect buildings within Conservation Areas by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.”
- 5.26 Policy CSV8: Archaeology:-
 “Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:
 a) *applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development;*
 b) *development proposals will preserve in situ, protect and safeguard important archaeological remains and their settings, and where appropriate, provide for the permanent display and interpretation of the remains.*

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

Supplementary

- 5.27 Supplementary Planning Guidance (SPG2) ‘Conservation and Archaeology’ is a draft consultation document available in association with the UDP providing additional information.
- 5.28 A leaflet produced by the Victorian Society supports the importance of conservation and highlights the continuing threat to historic buildings:-
 “It’s hard to believe that not so long ago people thought that Victorian buildings were ugly and old fashioned. They said that they were not suited to modern requirements, and so they tore them down and put up new ones. They ripped the

heart out of our historic city centres and dispersed the communities who lived there, and soon many places looked much the same as anywhere else.

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

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

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

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

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

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

6. AUDIT

Introduction

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

STATUTORY LISTED BUILDINGS

- 6.2 There are currently no buildings or structures on the Statutory List of Buildings of Architectural or Historic Interest within the Clyde Circus Conservation Area.

LOCAL LISTED BUILDINGS OF MERIT

Address	Date First Listed
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Clyde Circus

Nos. 1 to 19 (consecutive)	27.01.97
Nos. 74 to 84 (even)	27.01.97
Nos. 30 & 30A (2 Villas on Old Post Office site)	27.01.97

Philip Lane (north side)

Nos. 128 to 174 (even)	29.03.73
No. 278	27.01.97

Philip Lane (south side)

Nos. 117 to 141 (odd)	11.06.73
Nos. 159 & 161	11.06.73

Summerhill Road (west side)

Nos. 5 to 11 (odd)	11.06.73
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POSITIVE CONTRIBUTION BUILDINGS

- 6.3 In addition to the buildings that are on the statutory list and those that are locally listed, there are a number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the conservation area as a whole. Whilst some of these buildings may have experienced minor alterations over the years, they contribute as part of a group. The assessment of whether a building makes a positive contribution to the special architectural and historic interest of a conservation area is based on the guidance provided in English Heritage's publication '*Conservation Area Appraisals*'.

Bedford Road

Nos. 1 to 19(odd)
Nos. 23 to 31(odd)
Nos. 6 to 30 (even)

Clyde Circus

Nos. 61 to 87(odd)

Clyde Road

Nos. 53 to 59 (odd)

No. 86

Nos. 104 to 114 (even)

Dorset Road

Nos. 1 to 29 (odd)

No. 2

No. 14

Nos. 32 to 38 (even)

Grove Park Road

Nos. 9 to 53 (odd)

Nos. 59 to 69 (odd)

Nos. 77 to 95 (odd)

Nos. 10 to 14 (even)

Nos. 20 to 34 (even)

Nos. 40 to 56 (even)

Nos. 62 to 70 (even)

Jansons Road

Nos. 1 & 2

Nos. 4 to 16 (consecutive)

Nos. 21 & 22

No. 27

Loobert Road

Nos. 1 to 19 (odd)

Nos. 2 to 26 (even)

Philip Lane (north side)

Nos. 228 to 244 (even)

No. 258 (Church of St Philip the Apostle)

Nos. 260 to 276 (even)

Philip Lane (south side)

Nos. 89 to 99 (odd)

Nos. 143 & 145 (The Botany Bay Public House)

Nos. 147 to 157 (odd)

Nos. 165 to 171 (odd)

No. 181

No. 197 (The Lord Palmerston Public House)

No. 199 to 211 (odd)

Nos. 215 to 233 (odd)

Summerhill Road (west side)

Nos. 13 to 17 (odd)
Nos. 21, 23 & 23A
Nos. 25 to 35 (odd)
Nos. 47 to 51 (odd)

Summerhill Road (east side)

No. 2
No. 10
No. 14
Nos. 24 to 28 (even)
Nos. 42 to 46 (even)
Nos. 52 to 60 (even)

West Green Road (north side)

No. 68 (The West Green Public House)
Nos. 116 to 126A (even)
Nos. 138 to 152 (even)
No. 166

West Green Road (south side)

Nos. 125 & 127 (The Fountain Public House)
Stone fountain in the rear garden of The Fountain Public House

SHOPFRONTS OF MERIT

- 6.4 Within the Clyde Circus Conservation Area none of the shopfronts are considered to be of townscape merit. However, the following public house frontages are considered to be of historic or architectural merit.

Philip Lane

Nos. 143 & 145 (The Botany Bay Public House)
No. 197 (The Lord Palmerston Public House)

West Green Road (north side)

No. 68 (The West Green Public House)

West Green Road (south side)

Nos. 125 & 127 (The Fountain Public House)

ELEMENTS OF STREETScape INTEREST

- 6.5 The character and the appearance of the Clyde Circus Conservation Area is not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage and trees and planting contribute greatly to the area's quality, character and appearance. The following elements of the area's streetscape are considered to be of interest:

Beaconsfield Road

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

Bedford Road

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

Clyde Circus

Kerbstones.

Clyde Road

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

Collingwood Road

Kerbstones; granite sets.

Dorset Road

Kerbstones; granite sets lining the street; granite sets at the vehicle entrance adjacent to Nos. 10 & 12; stone wall and sets at the entrance to Bysouth Close.

Grove Park Road

Kerbstones; granite sets; raised bed containing mature planting; mixed deciduous trees.

Jansons Road

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

Loobert Road

Kerbstones.

Nelson Road

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

Philip Lane

Kerbstones; isolated mature trees; traditional 'Hovis' signage at No. 207; cast iron bollards.

Summerhill Road

Kerbstones; granite sets; mature deciduous trees; historical signage surmounting the entrance to No. 38.

West Green Road

Kerbstones; cast iron bollards; isolated deciduous trees.

DETRACTORS

6.6 Inevitably there are buildings that detract from the character and appearance of the Clyde Circus Conservation Area. This may be due to a building's scale, materials, relationship to the street or due to the impact of alterations and extensions. There are also structures and elements of streetscape (e.g. visual clutter from excessive signage or advertisements) that impinge on the character and quality of the conservation area.

Beaconsfield Road

No. 2; No. 58; No. 78; No. 114; No. 118
No. 7; No. 21; No. 41; No. 49; No. 75; Nos. 117

Bedford Road

Lock up garages at the southern end of the road.

Clyde Road

Nos. 88 & 90; Nos. 98 to 102 (even)
Nos. 89 & 109

Collingwood Road

Nos. 2 & 3; No. 19; No. 23A
No. 22

Dorset Road

Vacant site at Nos. 4 & 6; Nos. 28 & 30

Grove Park Road

No. 2 (Winns Mews); No. 12; Nos. 16 & 18
No. 7; No. 31; Nos. 55 & 57; Nos. 71 to 75 (odd)

Jansons Road

No. 3; No. 17

Loobert Road

Block of maisonettes at the northern end of the road.

Nelson Road

No. 7; Nos. 31 to 33 (consecutive)

Philip Lane

Nos. 101 & 103; Nos. 173 to 179 (odd); No. 197A; yard on the site of No. 213
Mews properties to the rear of Nos. 223 & 225

Summerhill Road

No. 3; No. 45
Nos. 4 to 8 (even); warehouses and forecourts at Nos. 30 & 32

West Green Road

Nos. 156 to 164 (even)

7. CHALLENGES, PRESSURES & OPPORTUNITIES FOR DEVELOPMENT

Design Considerations

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

Traffic Management

- 7.2 The south and north sections of the conservation area are concentrated on the busy A504 West Green Road and the B153 Philip Lane, both of which are affected by both public and private transport and of service vehicle traffic that pass east and west through it. This, together with the pedestrian traffic movements focussed on Tottenham High Road and Seven Sisters underground and rail station just beyond the south east boundary of the conservation area, has an influence on the area's character and appearance.

Streetscape and Public Realm Improvements

- 7.3 Clyde Circus Conservation Area retains most of its key historic fabric concentrated in its north – south oriented residential streets and its busier commercial and retail east – west streets. However, some of its streetscape is cluttered and lacking in consistency or co-ordination. Many areas contain a jumble of traffic signs, bins, bollards, guard rails and street furniture in a variety of different designs set in a mix of paving made up of tarmac areas or broken and uneven paving. Further investment in the public realm would be desirable.

- 7.4 *"Investment in the public realm is a key to the regeneration of many run-down areas by restoring confidence in their economic future, attracting inward investment and restoring civic pride. Environmental improvements which are well-designed can help to nurture this local distinctiveness and revitalise local communities."* (Streets For All: A Guide to the Management of London's Streets).

- 7.5 Haringey Council has recently produced a Streetscape Manual which helps to set out its vision for the Borough's conservation areas. This vision focuses on the reduction of clutter and provision of attractive and robust street furniture. The Design and Conservation Team will seek to work with the Highways Team and TfL to pursue this objective.

8. DEVELOPMENT CONTROL ISSUES

- 8.1 The potential future pressures for development can diminish and harm the character and appearance of the Clyde Circus Conservation Area are highlighted below. Potential opportunities where enhancement of the character and appearance of the area could be achieved are also identified.

8.2 The majority of the properties within the Clyde Circus Conservation Area are residential with some commercial and retail uses along Philip Lane and West Green Road. The retention of such uses is important to the character of the area and has largely been retained.

Residential Areas

8.3 The areas of residential development have been subject to alterations and extensions in a number of instances. In particular, the main changes are:

- the introduction of forecourt parking and vehicular crossovers;
- the loss of original features, such as windows, front doors, porches etc.;
- painting, rendering or cladding of main frontages;
- the introduction of roof extensions or dormer windows.

• Forecourt Parking and Vehicular Crossovers

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

• Original Features

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

• Brickwork and Stonework, Painting, Render and Cladding

8.6 The painting, rendering and cladding of brickwork and stonework within consistent streets with brick and stone elevations has occurred in a number of areas within the conservation area. This has had a detrimental effect on the appearance, integrity and consistency of frontages in a number of locations. Other changes that have affected the consistent appearance of the frontages include the re-cladding of roofs in non-original materials and to a lesser extent the infilling of recessed doorways and porches.

• Dormer Windows

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

Shopfronts

- 8.8 None of the shop units within the Clyde Circus Conservation Area retain their original shopfronts. However, several of the public houses retain their original pub-front features that contribute to the interest of the streetscene and most shops still retain the original features of their shop-surrounds. These should be retained and repaired to enhance the character and appearance of the commercial frontages. The appearance of the shop units could be significantly improved by the introduction of good quality well designed traditional, or modern, shopfronts within the retained and restored shop-surrounds.
- 8.9 Shopfronts with original features would contribute to the interest and vibrancy of the streetscene at ground level, whereas existing poor quality badly designed and proportioned shopfronts detract from the overall quality of the frontages of shop units because they have:
- inappropriately proportioned fascias (too wide, too deep);
 - inappropriate signage on the fascias (internally illuminated boxes, over sized lettering and signboards);
 - a visual clutter of advertisements;
 - prominent shopfront security (externally fixed roller shutters).
- 8.10 If any new shopfronts and fascias are allowed to be introduced to buildings within the conservation area they should be sympathetic to the proportions and balance of the overall frontage. Signage should have clear simple lettering of an appropriate size and be contained within the fascia. Prominent shopfront security (roller shutters), fixed plastic canopies and internally illuminated box signs should be avoided.

Future Change

- 8.11 The potential for future change to residential areas is likely to result from the same pattern of incremental change that can be seen at present. This may lead to the further loss of front boundary walls where hard-standings for vehicular parking areas are installed, the replacement of original timber windows, doors and porches, and the painting and rendering of frontages that are currently beyond the scope of planning control. The replacement of windows may be greatest on the frontages to busy roads.
- 8.12 There may also be a pressure to enlarge and extend existing dwellings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets.
- 8.13 The impact of any future changes of use to properties in residential areas would need to be carefully considered in relation to the impact on the character and appearance of the street resulting from the amalgamation of properties, the impact and requirement for parking, signage and the loss of original details.

Opportunity Sites

- 8.14 These are areas where visual improvements are desirable and could be achieved through redevelopment or refurbishment. Where these sites are identified, the potential for redevelopment will be judged against criteria suitable for a conservation area. New buildings should contribute positively to the visual quality of the area, and preserve or enhance the character and appearance of the area. In considering proposals for new buildings in conservation areas, amongst the principal concerns should be the appropriateness of the mass, scale of the architectural elements and its relationship with its context. A good new building should be in harmony with, or complementary to, its neighbours having regard to the pattern, rhythm, details and materials of the surrounding development in the conservation area. A new building that does not respect its context is not a good building.
- 8.15 There is scope for improvements to, or redevelopment of, the following sites where development would result in an enhancement to the adjoining streetscape:
- the vacant site of Nos. 4 & 6 Dorset Road;
 - the former access road on the site of No. 31 Grove Park Road to the works depots in Lawrence Road;
 - the site of No. 30 Summerhill Road.
- 8.16 In addition to the ‘detractors’ previously identified, all of the public realm comprising Clyde Circus Conservation Area would benefit from an upgrade and refurbishment to promote high quality design and to eliminate visual clutter by removing redundant items of street furniture. These works could involve the reintroduction of high quality natural materials such as large rectangular paving slabs of York stone or artificial stone of a uniform colour laid in a traditional interlocking pattern and granite setts as appropriate; the retention and refurbishment of original cast iron lighting columns and historic cast iron bollards.

9. CONSERVATION AREA BOUNDARY REVIEW

Introduction

- 9.1 The boundary of the Clyde Circus Conservation Area has been reviewed as part of this study.
- 9.2 The principal issue to consider in undertaking a review of a conservation area is whether the boundary should be amended. If areas under consideration outside the existing conservation area can be seen to have the same character and appearance that should be preserved or enhanced ‘*demonstrably special architectural and historic interest*’¹ the conservation area should be extended to include the new areas. If areas within the existing conservation area have lost the qualities that originally merited their inclusion by being eroded by changes, they no longer have the same character and appearance and they should be excluded from the conservation area.

¹ Conservation Area Practice – English Heritage

9.3 PPG 15, para. 4.3 notes that “*it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest*”. This guidance further advises (para. 4.14) where development adjacent to a conservation area would affect the setting or views into or out of the conservation area, the preservation and enhancement of that conservation area should be a material consideration.

9.4 PPG15 notes that conservation area legislation should not be used to solely protect landscape features except where they form an integral part of the historic environment.

9.5 The following tests have been applied in reviewing the boundary of the Clyde Circus Conservation Area.

Test 1 Boundary

- Is there a clearly defined edge to the existing boundary (i.e. a definite change in character and quality between the two areas)?
- Is the area part of the setting of the conservation area?
- Is the area clearly beyond the defined edge of the conservation area?

Test 2 Architectural Quality and Historic Relevance

- Is the area of similarly, ‘demonstrable special architectural or historic interest’ as the rest of the conservation area?

The following have been considered:

- i) Whether the area reflects the architectural style and details present within substantial parts of the conservation area;
- ii) Whether the development within the area dates from a similar period to substantial parts of the conservation area;
- iii) Whether the uses within the area reflect prevailing or former uses of substantial parts of the conservation area;
- iv) Whether the development is the work of the same architect/developer active elsewhere within significant parts of the conservation area;
- v) Whether the development is of similar massing, bulk, height and scale to a significant proportion of the development within the conservation area;
- vi) Whether the development within the area is of notable architectural and historic interest in its own right.

Test 3 Townscape Quality

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

- What proportion of the buildings within the area would be defined as positive contributors if located within the conservation area;
- Whether there is evidence of significant alteration to the street/area as a result of:
 - i) loss of soft landscaping of front gardens to parking on hard-standings;
 - ii) removal of boundary walls;
 - iii) alterations to the roofs;

- iv) loss of original details (doors; windows; porches; stucco detailing; decorative panelling; chimney stacks; rendering, cladding or painting of stonework or brickwork);
- v) alterations and extensions (introduction of inappropriate dormers; infilling between properties; prominent rear extensions).

Review

9.6 In general the boundary of the Clyde Circus Conservation Area has been found to be clearly defined on the ground.

9.7 The essential elements of the Clyde Circus Conservation Area are:

- The western residential streets of Bedford Road, Summerhill Road and Dorset Road. These contain some good quality mid Victorian semi-detached and terraced dwellings interspersed with later properties;
- Philip Lane, which has Victorian shops and villas along its southern side and Edwardian residential and commercial terraces along the northern side;
- Clyde Circus and adjoining streets. These primarily late Victorian streets are lined by long terraces of two storey dwellings.
- West Green Road is a busy commercial street lined by three storey late Victorian properties.

9.8 The four areas that make up the Clyde Circus Conservation Area surround, but exclude, a core area centred on Lawrence Road, Clyde Road and Elizabeth Place that was radically redeveloped in the mid 20th Century. As a result, this area has little architectural or historic interest and the conservation area boundary omits it.

Recommendation

9.9 The potential boundary changes to the Clyde Circus Conservation Area have been considered. However, there are no suggested alterations to the boundary.

10. POTENTIAL FOR ARTICLE 4 DIRECTIONS

Introduction

10.1 'Permitted Development' (PD) is the term used to describe those works that can be carried out to a property without needing specific planning permission. Such works include some types of small extensions, porches, garages and fences. However, there are detailed 'rules' to comply with and flats do not have any 'PD rights' at all. These detailed rules are set out in the Town and Country Planning (General Permitted Development) Order 1995 (GPDO).

10.2 It must be noted that PD rights only provide an automatic grant of Planning Permission. Before building work can be carried out it may well be necessary to deal with property restrictions (such as ownership, covenants, or rights of light) and health restrictions (such as Building Regulation Approval). There may also be legal considerations such as the 'Party Wall Act 1996' to take into account. If the building is statutory listed, building work will probably also need Listed Building Consent.

- 10.3 Permitted Development (PD) rights are more restricted in conservation areas, and the local planning authority can further withdraw these rights in specific cases.
- 10.4 Directions authorised by Article 4 of the GPDO are used by local authorities to remove certain permitted development rights from single family dwellings in conservation areas where change would be harmful to the character and appearance of an area. As noted in the Introduction, local authorities also have a statutory duty to preserve and enhance the character and appearance of their conservation areas.
- 10.5 There are currently no Article 4 Directions within the Clyde Circus Conservation Area.

Current Permitted Development Issues

- 10.6 In residential areas some of the main causes of change that are having an impact on the character and appearance of the Clyde Circus Conservation Area are not currently subject of planning control. Consideration of the relevance of Article 4 Directions to the preservation and enhancement of the Clyde Circus Conservation Area has focused upon the potential for harmful change. The types of permitted developments that have occurred include:
- i) changes to the appearance of properties as a result of the loss of original features (especially windows, doors, porches and brackets, decorative plasterwork (pargetting), terracotta (finials, hip and ridge tiles), tile hanging and chimney stacks and pots;
 - ii) painting, cladding and rendering of frontages within consistent brick fronted street elevations;
 - iii) re-roofing in inappropriate materials and colours;
 - iv) the loss and replacement of original front boundaries;
 - v) removal of front boundary walls below one metre in height and loss of soft landscaping of front gardens to form hard-standings for vehicle parking.
- 10.7 These changes are permitted for single dwelling houses under Schedule 2; Parts 1 and 2 of the Town and Country Planning General Development Order 1995 (GPDO).

Impacts on the Character and Appearance of Clyde Circus

- 10.8 Paragraph 4.23 of PPG15 advises that Article 4 Directions should only be made where they are backed by a clear assessment of an area's special architectural and historic interest, where the importance to that special interest of the features in question is established, where the local planning authority can demonstrate local support for the Direction, and where the Direction involves the minimum withdrawal of permitted development rights (in terms of both area and types of development) necessary to achieve its objective.
- 10.9 Much of the special architectural and historic interest of Clyde Circus Conservation Area's residential areas that dates from the mid to late 19th Century derives from the richness of the detailed treatment of the properties, the consistency of that treatment and the sense of visual cohesion that results from the use of consistent materials and repeated details and forms. An essential component of the historical character and appearance of the frontages is also the relationship of the properties

to the street, set back from the pavement by small front gardens behind low boundary walls.

- 10.10 The elements that contribute to the special, and to a degree unaltered, character of parts of the Clyde Circus Conservation Area are vulnerable to change arising from home 'improvements' such as the painting and rendering of elevations inadequate maintenance and pressure for parking that are enabled by permitted development rights. Once these alterations have occurred it is unlikely that they will be reversed.
- 10.11 The most significant effect on the character and appearance of the streetscape of the conservation area is the alterations to the elevations and roofs of properties which are visible from the street. The streets or frontages most susceptible to being most seriously undermined by incremental changes are those which are substantially intact and where there is a richness and cohesion in the detailed treatment that warrants its additional protection.

Recommendation

- 10.12 Where the loss or alteration of original architectural features has occurred there has been a diminution in the character and quality of the frontages of houses within the conservation area. However, it is felt that these changes have not been on a sufficient scale to significantly undermine the integrity of the street scene in the Clyde Circus Conservation Area and can best be controlled by self imposed standards of conservation and restoration by local residents and amenity bodies. This will not involve any additional Council resources to enforce the control of development and will rely upon the civic pride of local residents.
- 10.13 Where it is appropriate, the removal of permitted development rights may be used to preserve the character and appearance of an area. The blanket removal of permitted development rights over the whole of a conservation area is not appropriate.
- 10.14 It is regrettable that a significant number of residential properties within the Clyde Circus Conservation Area have either already suffered past erosion of their architectural quality and integrity by unsympathetic alterations, or are of moderate architectural or historic interest. On that basis it would not be appropriate to introduce Article 4 Directions in this area.

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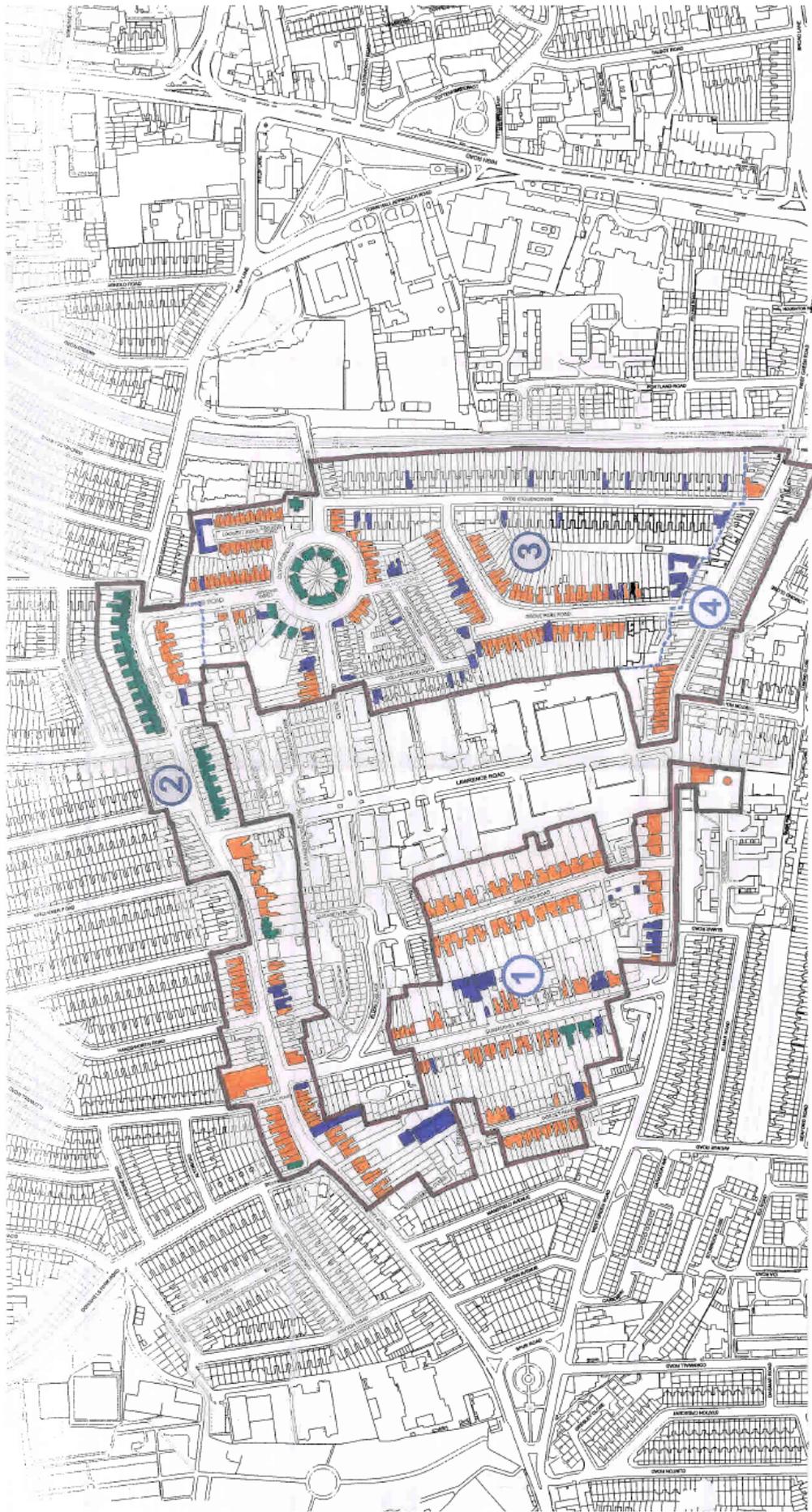
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12. PLANS

1. Conservation Area Boundary and Built Heritage Appraisal

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Plan 1

Conservation Area Boundary and Built Heritage Appraisal

- Sub Area 1. Dorset, Summerhill and Bedford Roads
- Sub Area 2. Philip Lane
- Sub Area 3. Clyde Circus and Adjoining Streets
- Sub Area 4. West Green Road

-  Conservation Area Boundary
-  Conservation Area Boundary
-  Statutory Listed Building
-  Local Listed Building of Merit
-  Positive Contribution Building
-  Detractor

Conservation Area No. 19
 Clyde Circus
 Conservation Area Character Appraisal
 Adopted 26th February 2007