

Tower Gardens Design Guidelines

Important notice

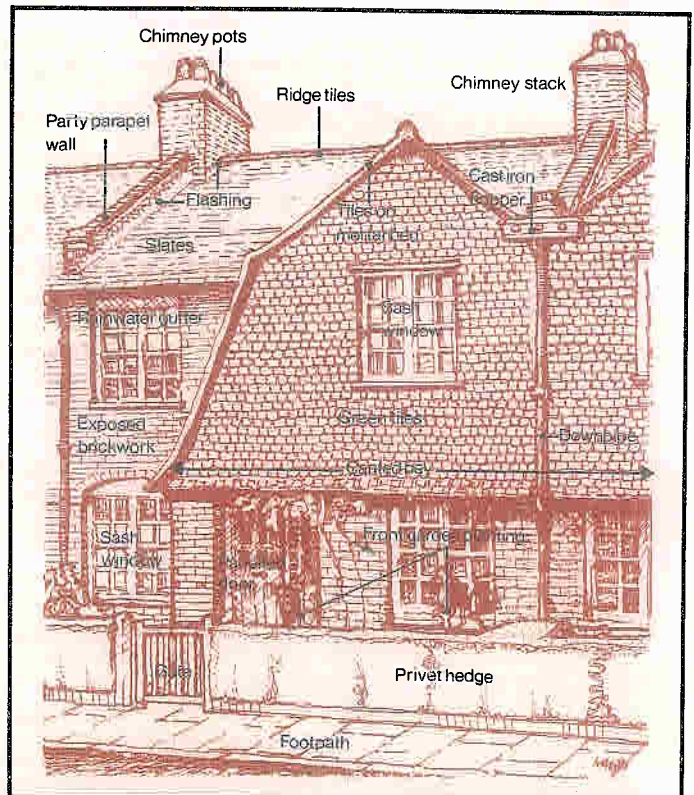
Please do not make any changes to the external appearance of your house without first reading this leaflet. Even minor alterations including rendering, pebble dashing, new windows, or porches, boundary walls and fences now require planning consent from the Council. It is not intended to stifle change, but merely to make sure that alterations are in keeping with the original design.

Historical background

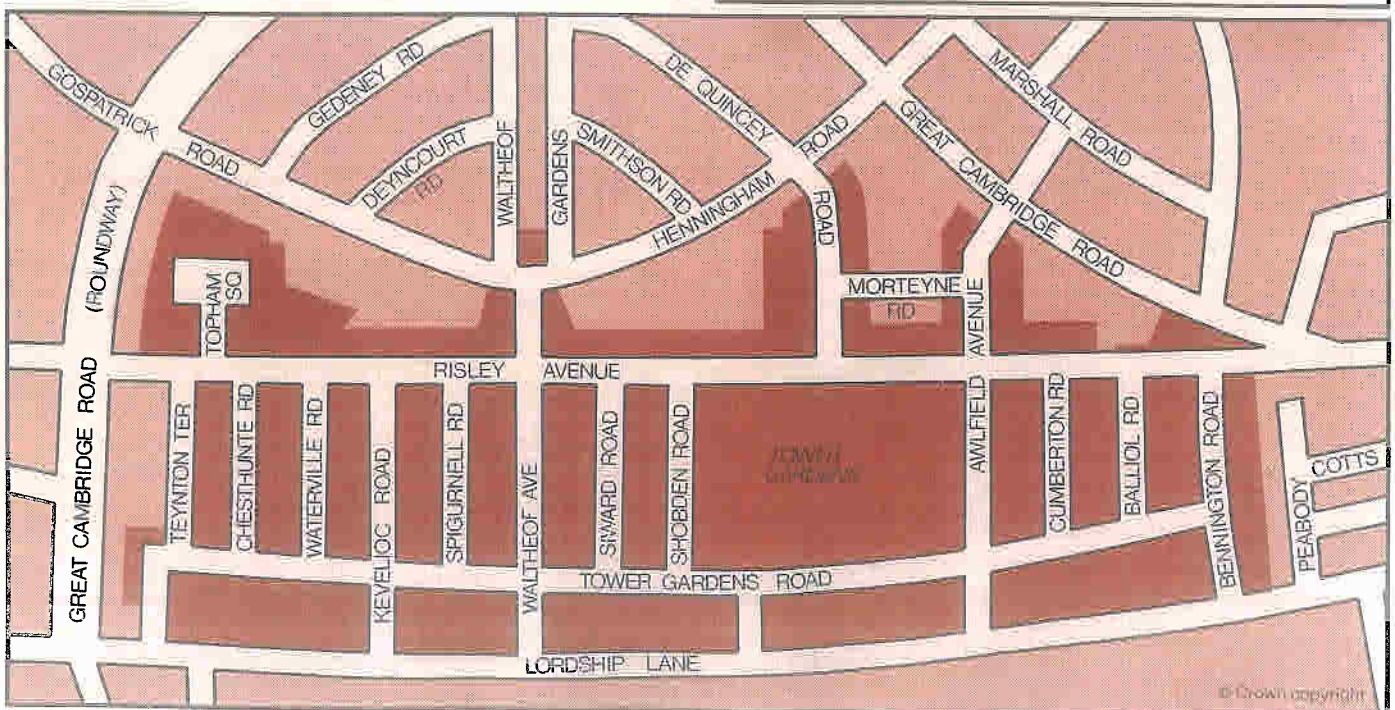
The Tower Gardens area is of architectural and historic importance. Historically it is one of the first public housing estates in England. It was designed and laid out according to the principles of the "Arts and crafts" movement, and these are reflected in the care that went into the simple details that give it a 'garden city' appearance. The London Borough of Haringey, as the body locally responsible for town planning, made it a conservation area in 1978. The idea is that Tower Gardens should be specially looked after and preserved for the benefit of future generations.

Even so, the conservation area is a place to live in, not a museum exhibit. Many of the houses need work to make them comfortable, but building work brings with it many temptations to do things differently. The danger is that if things are done differently, the area will lose most of the features that make it historically important. This leaflet sets out to tell you what to look out for and when to go carefully so as to respect the intentions of the original architect. If everyone is careful enough the estate will become a very pleasant place in which to live — and property values will benefit too.

This guide deals with those parts of the buildings upon which insensitive alterations could have the greatest effect. Repair and maintenance are also key factors in keeping the original character and in preventing long term expense.



Tower Gardens Conservation Area



Roofs

TILES: Plain brown clay tiles are used for slopes, and shaped tiles for ridges and hips.

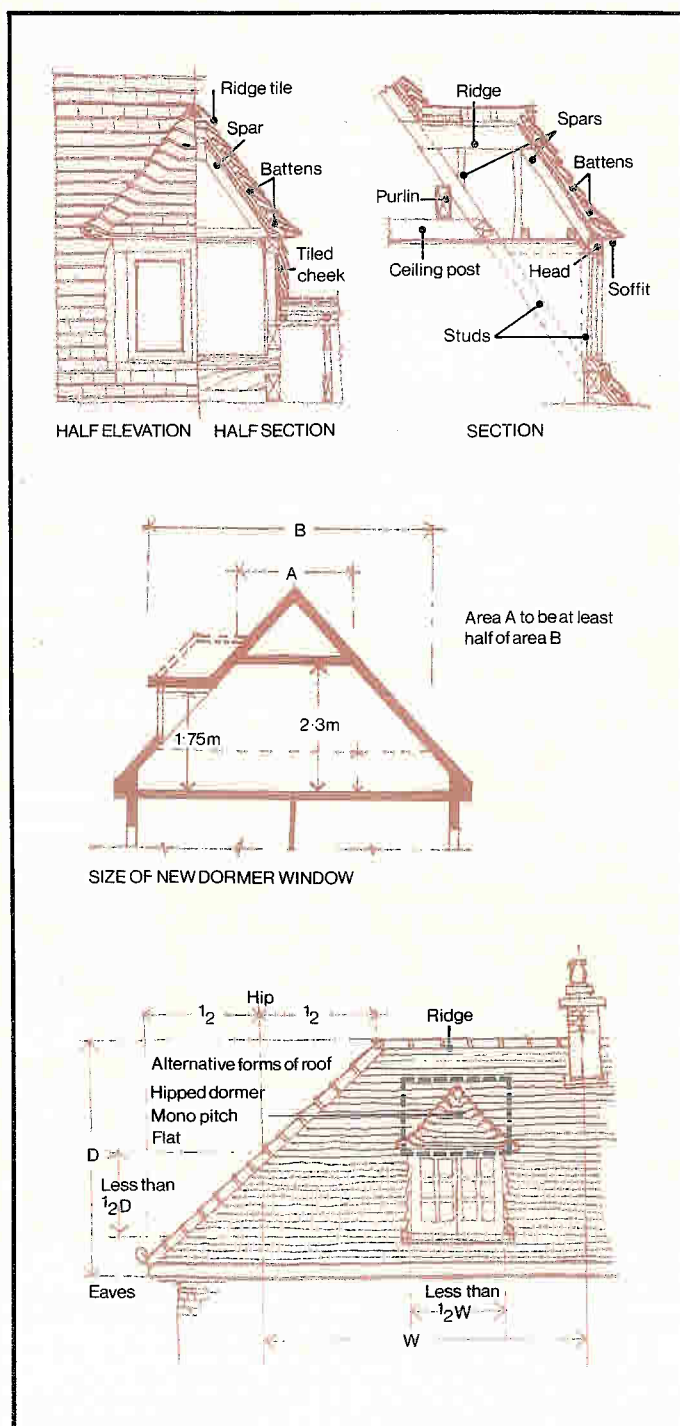
The tiles are fixed by clay nibs and nails to wooden battens, or in a lime mortar bed.

Problems are likely to be caused by broken tile fixings as well as broken tiles. But often the majority of existing tiles can be re-used.

New tiles should be clay and match the existing in type and colour. New tiles will be brighter than smoke-stained originals, so they should be laid to the rear, re-using the old tiles on the front.

SLATES: A number of terraces have slate roofs. Old slates should be replaced with new slates or, if this is not feasible the roof should be re-laid with remnants of the old slates, or with second-hand slates and the back should be re-laid with a material of a similar colour, texture, size and shape. Surface coating should not be applied to the old slates due to its limited life and poor appearance.

FLASHINGS: These are in lead or zinc and protect openings and junctions between the roof and party parapet walls and chimney stacks.



Where deterioration and water penetration occurs, repairs should match existing materials in appearance and remain unpainted.

GUTTERS & PIPES: Rainwater gutters and downpipes are of a variety of styles, originally in cast iron.

Problems will occur with cracked pipes, blockage and broken fixings. But regular maintenance will minimise defects.

Repairs and renewal should preferably be in cast iron, painted black. Black plastic is an alternative if sympathetic to the original style, but is generally less robust.

CHIMNEYS: Chimney stacks are tall and of a simple design, forming an important skyline feature. They are built in brick to match the house and pots are plain or vented and set in a mortar bed.

Repairs may be necessary to stabilise the chimney, but reduction in height or removal of pots is not recommended.

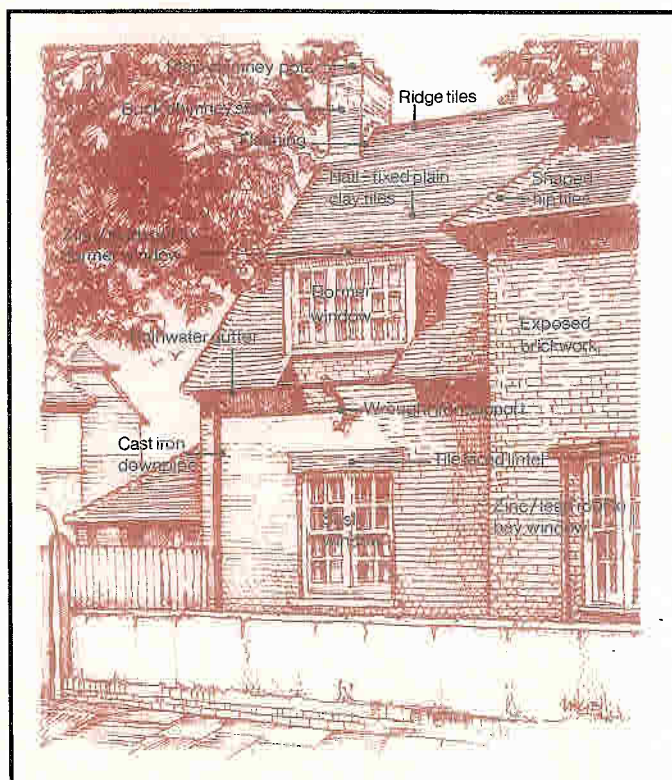
Take care with siting of television aerials, rooflights, vents etc. so they will be as inconspicuous as possible. Tank housings should be avoided and if required, located internally.

DORMERS: Only a small proportion of the cottages in the Estate have dormers as in Topham Square or in properties facing Lordship Lane. But they are important design features and complement the windows on the facade below.

Repairs should match the existing materials.

The roof spaces in most other properties are very small and there seems to be no scope for loft conversions.

Where loft conversions are possible, dormers should not be built where they can be seen from the street, so as to preserve the original appearance of the roof.



Walls

Most of the ground floor walls are of red or yellow-grey brick laid on lime mortar. First floors are similar, except in some cases they are finished in rough cast or render. Some are clad in black clay tiles or green slates.

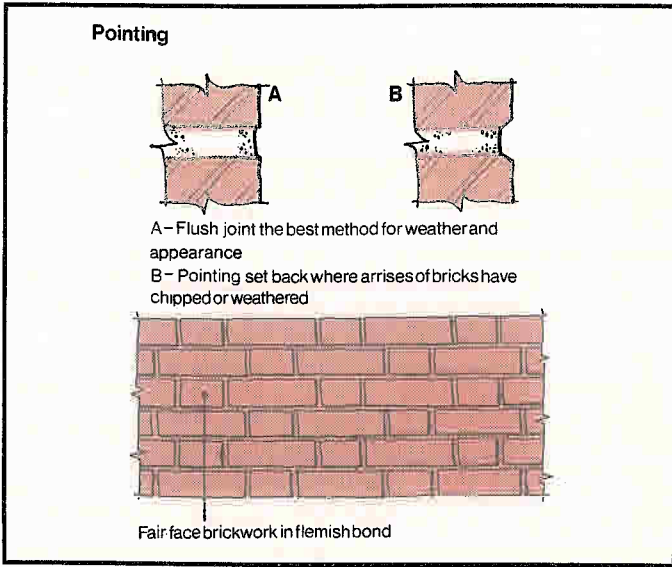
Problems are likely to be found in the pointing of brickwork; in cracked and discoloured rough cast or render; and broken tile or slate fixings.

In some cottages a number of bricks have weathered very badly. They are cracked, decayed and worn out.

Repointing should be done with lime mortar carefully matching the existing mix, texture and colour. Portland cement is not

recommended because of its inflexible quality as against the softness and flexibility of lime mortar. Original rendering or roughcast with flaked paint or cracks should be cleaned and consolidated with a cement-lime-sand mix.

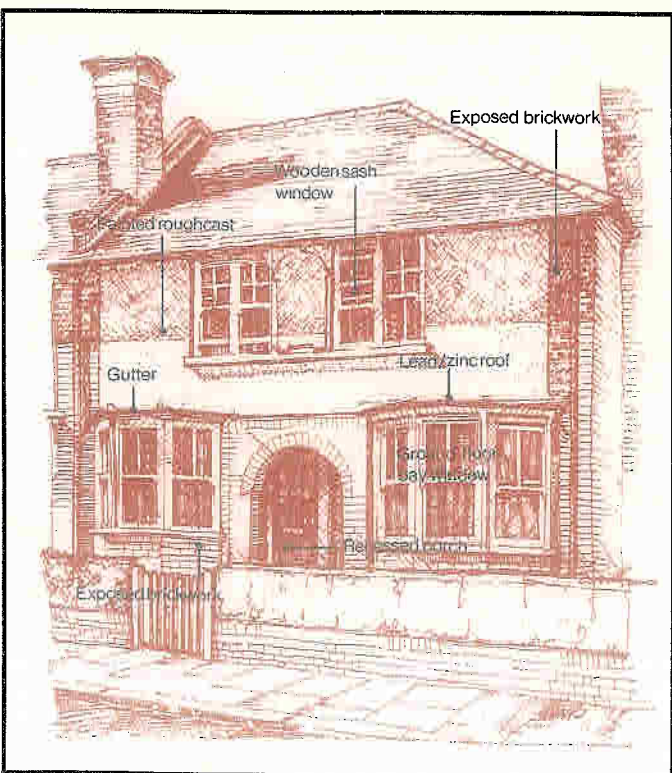
Decayed bricks should be replaced with bricks of similar quality and colour, laid in the same pattern as the original, known as "Flemish bond." Tiles and slate cladding to walls should be retained. For repairs; refer guidelines under "roofs" section.



Colour

The majority of terraces with rough cast finish have a dirty, dark grey appearance where no repainting has been done for a long time. Some of the streets have a uniform salmon pink colour for terraces on both sides. Recently an unattractive patchwork effect is emerging where individual cottages have been repainted in a variety of colours or rendered in artificial stone and pebbledash in light purple, without any consideration for retaining the uniformity of the street as a whole.

Complete terraces and preferably the whole of the shorter streets should have a uniform colour scheme either in white, cream, salmon pink, light grey or light green. Colour should never be applied to outside brickwork.



Bays

Bays are an important architectural and functional feature with a variety of forms. They are formed with squared or half-hexagonal projections on the ground floor or on ground and first floors to take windows. The area between the ground and first floor windows in the case of a two storeyed bay is often rough cast to differentiate the bay from the rest of the facade. The main problems are decayed roofs, gutter, windows and flashing in the case of ground floor bays. Repairs should be made to match existing materials.

No bay should be extended, or new bay or bow windows added to the fronts of the houses.

Windows

Windows are of wooden sash or casements painted white, with small panes forming a uniform feature in the composition of the terraces and the street scene.

Problems are caused by decayed wood in the frames and cills. Complete renewal is seldom necessary.

Repairs should be made by removing decayed wood and grafting in a new piece to match the existing. Decay can be minimised by maintaining the putty to the glazing and regular painting. When complete replacement is necessary at the front this should be in wood. The new mullions, transome and glazing bars should match the design of the existing window.

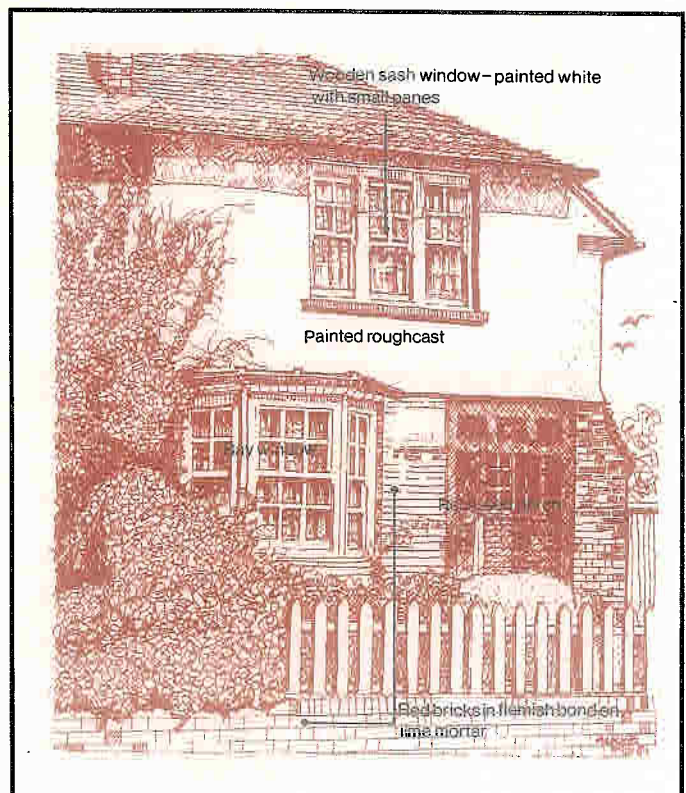
Aluminium picture windows without glazing bars are therefore not suitable.

Draught and sound proofing should be carried out without interfering with the appearance of the frontage.

Remember that stopping all draughts may cause ventilation problems and condensation.

The use of proprietary sealants to poorly fitting windows and secondary glazing behind existing windows is preferred to new double glazed windows with a different design in aluminium frames.

If fixed windows are preferred with permanent ventilation at the top the design of the existing windows in the terrace should be retained with modifications to suit new requirements.



Replacing existing windows in smaller or larger openings destroys the character and visual amenity of the terrace and the street scene as a whole, and are not acceptable.

Doors and Porches

Doors are normally panelled, painted and glazed with six panes of glass at the top. Doors are normally combined in pairs to form projecting or recessed porches in an interesting variety of designs. Their retention and repair is recommended.

Porches generally have an arched opening leading to a lobby with two front doors. They should not generally be fitted with new glass doors nor should the entrance lobbies behind the arched openings be sub-divided into two separate compartments.

Both these alterations destroy the uniformity of the street frontage.

An exception to this rule could be north facing dwellings with the front doors opening directly into the lounge, with no possibility of creating a new internal lobby. In such a case the

design of new doors in existing porches should be prepared in consultation with the Planning Service.

Canopies

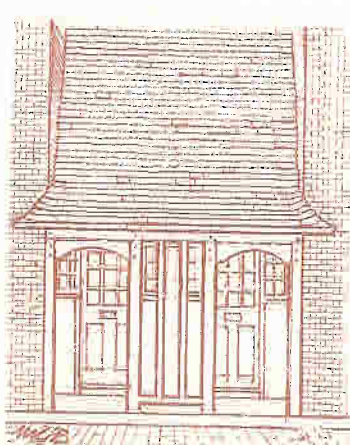
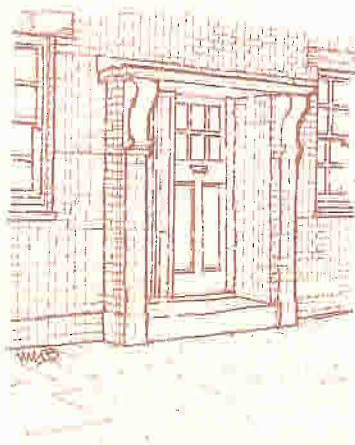
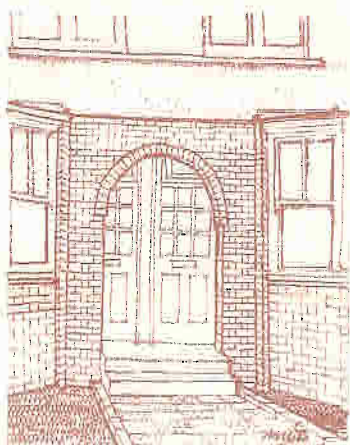
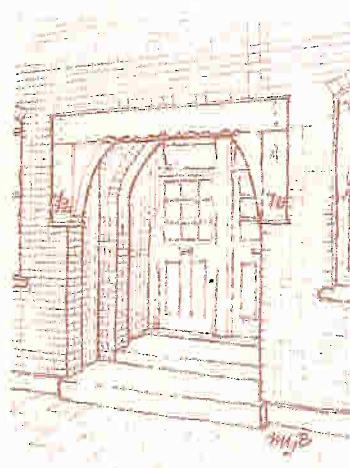
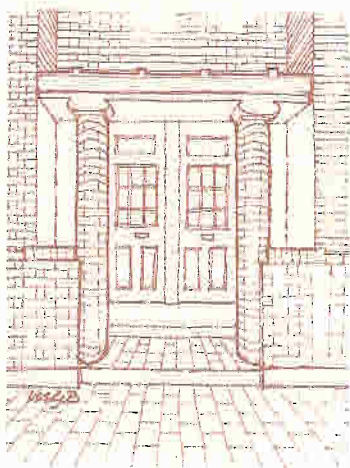
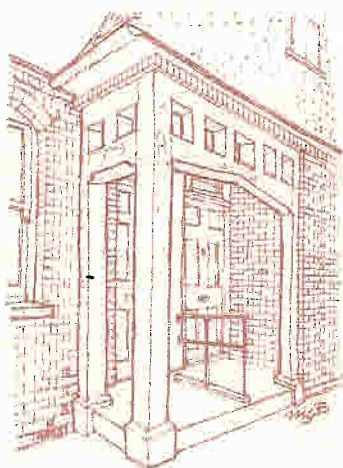
Canopies to bay windows, porches and doors are of wood with lead or zinc flashings to the roof incorporating rain drops or gutters and downpipes.

Problems are likely to be confined to a small section of wood, zinc, or lead.

Repairs should be in matching materials.

All existing features should be retained. There should be no additions.

Some examples of doors and porches



Rear and Side Extensions

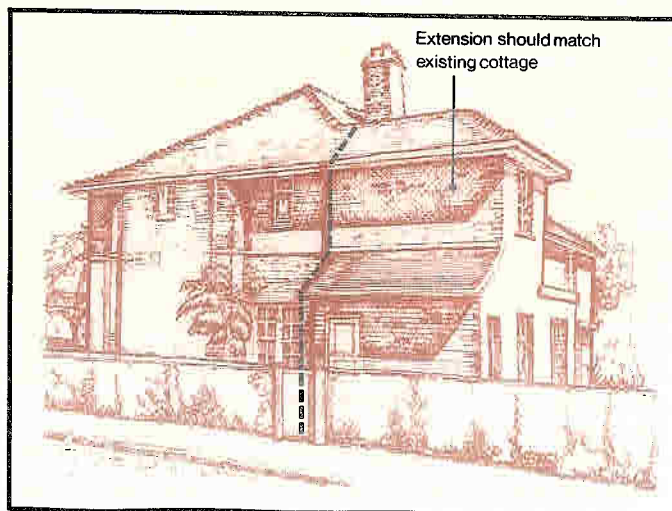
New extensions provide valuable extra space for kitchens or new bathrooms etc. which are necessary for a modern household.

Problems occur when their design and form destroy the uniformity of the original cottage, adjoining properties and the Estate as a whole.

Proposed extensions should therefore not dominate the existing house or be conspicuous from the road. They should be single-storey, and their form, materials, doors and windows should match the existing cottage.

Due to a recent amendment to the General Development Order, all two-storey extensions to terraced houses now need planning permission.

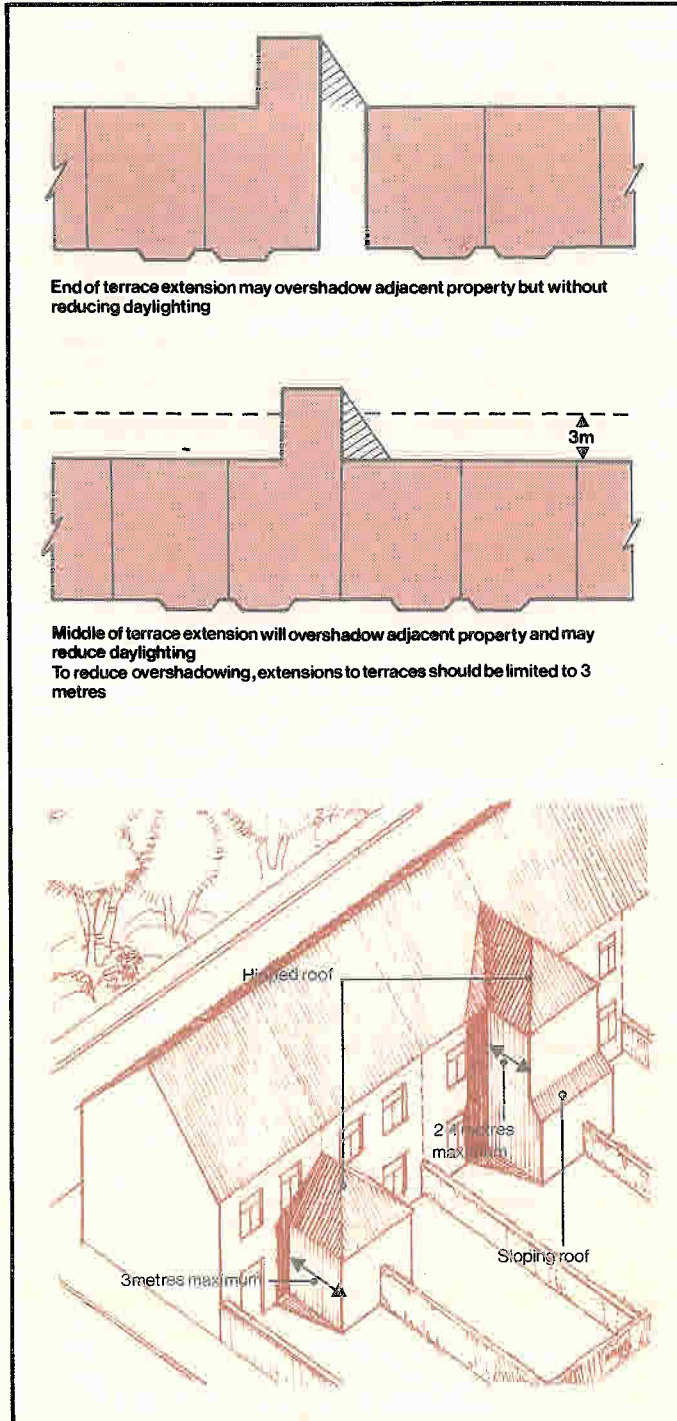
Please note that any alterations at the rear which involve changes like new pebble-dashing etc. to any part of the house facing a road will also need planning permission, because of the 'Article 4' Direction.



Sunlight and daylight

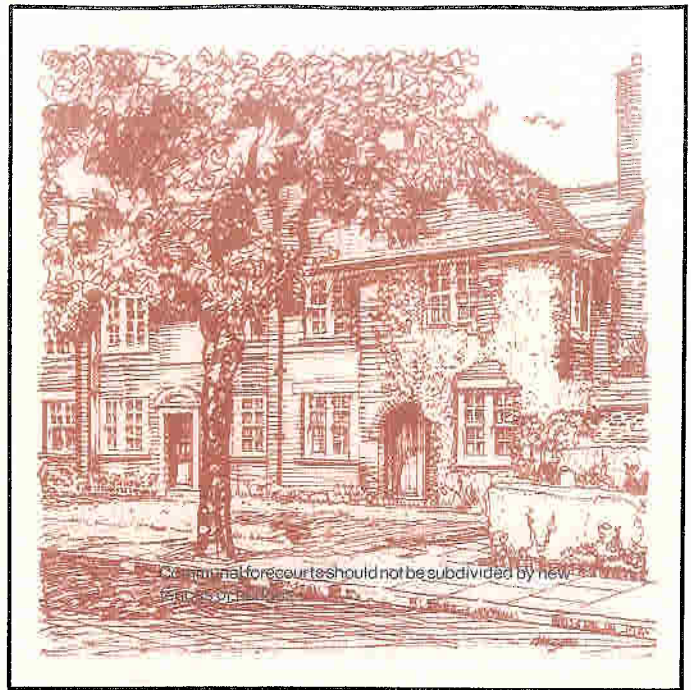
Extensions should not significantly reduce sunlight and daylight to adjacent windows. This consideration often restricts side or rear extensions especially where a second floor is involved. In the middle of terraces it is usually desirable to limit extensions to 3 metres maximum. Rear extensions at ends of terraces could be slightly deeper because they will not overshadow neighbouring dwellings.

Short rear extensions would also preserve for use and enjoyment a reasonable portion of the small rear gardens in the estate.



Forecourt

Although gardens are generally well planted and maintained, problems sometimes occur with poorly maintained fences or hedges and the replacement by boundary walls. Existing common forecourts facing terraces, set further back from the road, should not be subdivided by new fences or hedges.

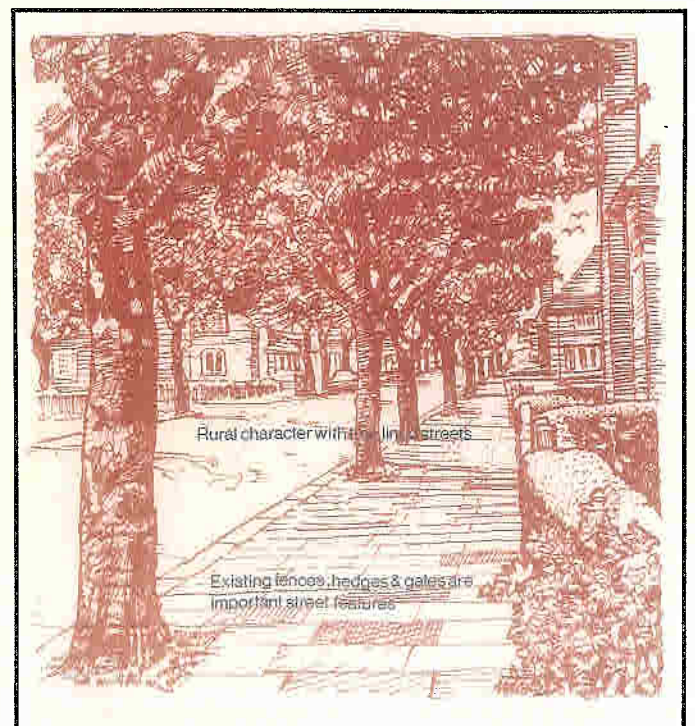


Remember that existing fences, hedges and gates are important features of the street scene and the estate. Planning permission is required for alteration or removal of any of these features. New or replacement hedges should be of privet or other plant similar in appearance.

New hardstandings are not acceptable. Dumping of refuse and furniture in forecourts of vacant properties is a criminal offence punishable by a fine of up to £200 and/or three months imprisonment under the Refuse Disposal (Amenity) Act 1978. Such incidents can be reported to the enforcement officer, Cleansing Service on Tel. no. 801 7111 ext. 31.

Street Trees

Although landscaping is dominated by the continuity of hedges and shrubs in the forecourts, small trees like robinia bessoniana (a variety of acacia) and other small or medium-sized compact trees line many of the roads and give a semi-rural, rustic character to the area which is an important feature of the estate.



Legislation

The Town and Country Planning Act 1971, Section 277a sets out that buildings in conservation areas shall not be demolished without the consent of the Planning Authority.

Section 8 of the Town and Country Amenities Act 1974 further provides for the protection of trees in conservation areas and provides that before cutting down, up-rooting, lopping or topping of any tree in a conservation area, six weeks notice must be served on the Council.

On the 15 December 1981 the Secretary of State for the Environment confirmed a Direction under Article 4 of the General Development Order 1977, withdrawing certain permitted development rights. Therefore, in addition to development which normally requires planning permission, the Direction means that express planning permission is now required to carry out the work described below;

1. All enlargements, improvements or other alterations to the front of a house, or any side which faces a road.
2. The erection or construction of a porch outside any door at the front or side.
3. The construction in the garden of a house of a hardstanding for vehicles.
4. The erection or construction of gates, fences, walls or other means of enclosure and the maintenance, improvement or alterations of gates, fences, walls and other means of enclosure if the development is on a highway or in front of the building.
5. Painting of any exterior brickwork or rendering or pebbledashing at the front or side.

Financial Aid

Materials and workmanship needed for a sympathetic repair job are more expensive than average. There is some possibility of financial help towards the extra cost. Subject to funds being available, the London Borough of Haringey, the Greater London Council and the Department of the Environment are all able to help.

Further Information

The planning service is aware that housing maintenance, improvements and rear extensions in this estate are essential for the future stability, value, enjoyment and usefulness of your property.

In the hope of helping with the improvement of your area, the planning service is keen to discuss with you any problems concerning the design and appearance of properties in the Tower Gardens conservation area.

Any ideas for further improvements to your area would also be welcome. For example would it be useful to compile a list of appropriate materials, suppliers and builders?

If you have any further ideas of comments, please contact Mr. Bhojraj of the Planning Service at the Town Hall, The Broadway, Crouch End N8 9JJ. Tel: 340 3220 extension 249.