



Chapter 7

Town Centres & Conservation Areas

Town Centres & Conservation Areas

TOWN CENTRES

Town centres within Haringey provide a focal point for local communities. Town centres are for the use of local residents but also attract visitors from elsewhere to work, shop and spend their leisure time. Their identity should be reinforced through the individuality of the streetscape form to reflect their significance within the Borough. The quality of the streetscape within town centres benchmarks how the Borough is perceived by others.

Maintaining and improving access for all users is a core principle of this manual. In particular, footways within town centres need to be free from obstruction and provide a high quality pedestrian environment. However, the quality of the visual and physical environment in some town centres, suffers from the jumble of signage, litter bins, bollards, guardrailing and inconsistent styles of street furniture and footway materials. This is particularly noticeable along Tottenham High Road.



Wood Green Town Centre

Haringey has six town centres. These are shown graphically in Appendix TCCA, reference TCCA 01 and are identified as follows.

- Crouch End.
- Green Lanes.
- Muswell Hill .
- West Green Road / Seven Sisters.
- Bruce Grove / Tottenham High Road.
- Wood Green.

The Council is preparing Action Plans for each town centre. These plans will identify their characteristics, roles and functions and will provide further guidance about their role for the future. The Council is currently focusing their regeneration efforts on Tottenham High Road and a regeneration strategy and conservation appraisal have been prepared. This manual has been developed in such a way that it is flexible enough to take these plans, strategies and appraisals into account.

The following sections of the manual recommend specific street furniture and materials to be used in the town centres. These help to define, respond to and reinforce their individual identities. This will enhance the legibility of the Borough and ensure the core principles of a coordinated approach to streetscape are maintained.

CROUCH END TOWN CENTRE

Introduction

Crouch End is classified as a District Centre and in addition to shopping facilities, it has a wide range of cafes, bars and restaurants. The clock tower and Hornsey town hall are key landmarks in Crouch End. The town hall is an important 1930's Grade Two (star) listed building within the heart of Crouch End.



Clock tower, Crouch End Town Centre

Key Principles

Some key principles for the streetscape of Crouch End are:

- Minimise clutter on the narrow footways in and around the town centre.
- Paint all street furniture black.
- Combine signage with other street furniture elements.
- Enhance the identify of the town hall and clock tower through lighting and the use of high quality paving materials.

Summary

The table below sets out the style of street furniture and the type of footway materials that are recommended for use in Crouch End. The specifications presented in the table only act as a guide. Other styles of street furniture and materials should not be discouraged if they enhance the identity of Crouch End and help attract people to the town centre.

Street Furniture

Style

Bollards	Doric
Pedestrian guard railing	Stretford 75 v2 Full Height visi rail with Trafford or Folkstone Post
Cycle stands	Sheffield
Seating	Monmouth
Street lighting columns	8m large Albany decorative style on the Broadway, part of Park Road and part of Tottenham Lane as well as within the Conservation Area within the town centre.
Litter bins	Glasdon Mosaic, Linpac Heritage or Wybone MV40 Victoriana.

Footway Surfaces

Style

Paving	<ul style="list-style-type: none">• Concrete Paving (600mm x 900mm x 63mm); or• Natural Stone Aggregate Paving (400mm x 400mm) - longer term strategy• Yorkstone Paving (eg. around the Clock tower)
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Green Lanes Town Centre

GREEN LANES TOWN CENTRE

Introduction

This District Centre has many independent shops run by members of the Turkish, Kurdish, Greek and Cypriot communities and has a vibrant late night economy. A particular feature of Green Lanes is the Grand Parade built in 1899. Trading from the frontages along Green Lanes is another characteristic of the town centre, however it is recognised that this can be detrimental to maintaining clear footways for pedestrians.



Green Lanes Town Centre

Key Principles

Some key principles for the streetscape of Green Lanes are:

- Paint all street furniture black.
- Combine signage with other street furniture elements.
- Maximise the narrow footways by reducing street clutter and monitor the extent of frontage trading.

Frontage trading, Green Lanes



- Increase levels of street cleansing on footways outside restaurants, cafes and fast food outlets.

Summary

The table below sets out the style of street furniture and the type of footway materials that are recommended for use in Green Lanes. The specifications presented in the table only act as a guide. Other styles of street furniture and materials should not be discouraged if they enhance the identity of Green Lanes and help attract people to the town centre.

Street Furniture	Style
Bollards	Doric
Pedestrian guard railing	Stretford 75 v2 Full Height visi rail with Trafford or Folkstone Post
Cycle stands	Sheffield
Seating	Monmouth
Street lighting columns	10 m with ZX2 lantern
Litter bins	Glasdon Mosaic, Linpac Heritage or Wybone MV40 Victoriana.
Footway Surfaces	Style
Paving	<ul style="list-style-type: none"> • Concrete Paving (600 mm x 900mm x 63 mm); or • Natural Stone Aggregate Paving(400mm x 400mm) - longer term strategy

MUSWELL HILL TOWN CENTRE

Introduction

The town centre of Muswell Hill has an abundance of shops, restaurants, cafes and pubs along the Broadway - the main thoroughfare of the town centre. Rows of four to five storey Edwardian buildings characterise and dominate the Broadway. St James's church at the western end of the Broadway is an important landmark of the town centre.

Key Principles

Muswell Hill Town Centre



Some key principles for the streetscape of Muswell Hill are:

- Materials and furniture should be sympathetic to the Edwardian architecture along the Broadway.
- Minimise clutter on the footways in and around the town centre.
- Paint all street furniture black.
- Combine signage with other street furniture elements.
- Enhance the identity of St James's church through lighting and the use of high quality paving materials.

Summary

The types of street furniture and materials listed in the following table, has been specified to be sympathetic to the special heritage features of Muswell Hill.

Street Furniture

Style

Bollards

Doric, Glasdon Caine or Glasdon

Pedestrian guard railing

Post and Rail by Medcraft (roundabout only) or Stretford 75 v2 Full Height visi rail with Trafford or Folkstone Post

Cycle stands

Sheffield

Seating

Monmouth

Street lighting columns

10m Metcraft Special Column, traditional decorative style

Litter bins

Glasdon Mosaic, Linpac Heritage or Wybone MV40 Victoriana.

Footway Surfaces

Style

Paving

- Concrete Paving (600mm x 900 mm x 63mm); or
- Natural Stone Aggregate Paving (400mm x 400mm) - longer term strategy
- Yorkstone Paving (eg. around land mark features)

WOOD GREEN TOWN CENTRE

Introduction

Wood Green is classified as a Metropolitan Centre and is the premier shopping district in Haringey. Wood Green has recently completed a comprehensive refurbishment including the installation of a range of contemporary street furniture and high quality materials that are distinctive to the town centre.

Key Principles

Some key principles for the streetscape of Wood Green are:

- Continue to use the existing contemporary furniture and high quality materials.
- Continue to minimise clutter on the footways.



Wood Green Town Centre

- Combine signage with other street furniture elements.

Summary

The following table sets out the style of street furniture and the type of materials that should be used in Wood Green Town Centre.



Wood Green Town Centre

Street Furniture	Style
Bollards	'Broxap' stainless steel bollard
Pedestrian guard railing	Linx 200 ¾ guard rail, post with stainless steel cap
Cycle stands	Stainless steel hoop - Hoop HSG 800
Seating	Galvanised steel frames and wooden slats
Street lighting columns	9m with Aledo lantern and turnpike bracket
Litter bins	Glasdon Mosaic, Linpac Heritage or Wybone MV40 Victoriana
Pavement Surfaces	Style
Footway Surfaces	<ul style="list-style-type: none"> • Concrete Paving (600mm x 900 mm x 63mm); or • Natural Stone Aggregate Paving (400mm x 400mm) - longer term strategy

WEST GREEN ROAD TOWN CENTRE

This is the smallest of the Borough's town centres and focused around West Green Road and includes the immediate area around Seven

Sisters Station. It is characterised by local independent traders and has a strong Turkish, Cypriot and Afro-Caribbean influence.

West Green Road



Key Principles

Some key principles for the streetscape of West Green Road are:

- Minimise clutter on the narrow footways, particularly around Seven Sisters Station.
- Paint all street furniture black.
- Combine signage with other street furniture elements.

Summary

The following table sets out the style of street furniture and the type of footway materials that are recommended for use in West Green Road. The specifications only act as a guide. Other styles of street furniture and materials should not be discouraged if they enhance the identity of West Green Road and help attract people to the town centre.

Street Furniture

Style/Type

Bollards	Doric
Pedestrian guard railing	Stretford 75 v2 Full Height visi rail with Trafford or Folkstone Post
Cycle stands	Sheffield
Seating	Monmouth
Street lighting columns	10 metre with ZX2 lantern
Litter bins	Glasdon Mosaic, Linpac Heritage or Wybone MV40 Victoriana.

Footway Surfaces

Style

Paving	<ul style="list-style-type: none">• Concrete Paving (600mm x 900 mm x 63mm); or• Natural Stone Aggregate Paving (400mm x 400mm) - longer term strategy
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Tottenham High Road

Tottenham High Road runs through a deprived area of north London. The deprivation manifests itself in many ways, including a cluttered streetscape, poor levels of cleanliness and lacks any consistency or co-ordination. There is also an abundance of litter, graffiti, and fly-posting.

TOTTENHAM HIGH ROAD, INCLUDING BRUCE GROVE AND SEVEN SISTERS TOWN CENTRE

Introduction

Tottenham High Road is made up of six contiguous conservation areas and includes Bruce Grove and Seven Sisters town centres. It has its origins in the Roman Period, and was the successor to Ermine Street, which connected London, via Bishopsgate, to Lincoln and York. It is a historic street with a rich, albeit deteriorating fabric. There are 70 listed buildings and structures located along the length of the High Road.



Seven Sisters Town Centre



Bruce Grove Town Centre



Tottenham High Road, cluttered streetscape



The conditions on the High Road promote a feeling of deprivation and do not encourage civic pride. Therefore, it is particularly important that the streetscape environment along the High Road is improved.

Key Principles

The key principles for the streetscape of Tottenham High Road are:

- Rationalise the clutter of street furniture, especially highway signage.
- Provide attractive, robust and coordinated street furniture.
- Lay consistent paving materials along the length of the High Road.
- Focus maintenance and enforcement efforts to help keep the streetscape uncluttered, free from fly-posting, rogue trading and illegal obstructions on the footway.
- Use anti-graffiti coating on street furniture where appropriate.
- Introduce trees and soft landscaping.



Use 600mm x 900mm concrete paving slabs along the High Road for consistency



Use anti-graffiti coating on appropriate street furniture along the High Road

It is believed that using these key principles when developing regeneration strategies will result in the unification of the existing disparate parts of the High Road and will also create a sense of place and identity for those who walk, drive, live and work there.



Typical sketch of Tottenham High Road



Typical sketch of Tottenham High Road - after street clutter has been rationalised

Summary

A discussed Haringey Council is currently focusing on the regeneration of the Tottenham High Road. Therefore the specifications set out in the following table have been developed in greater detail than for the other town centres in this chapter.

Street Furniture	Style	Comment / Design Principle
Bollards	Doric	Use only near kerbside. Minimise the use of bollards at crossing points.
Pedestrian guard railing	Stretford 75 v2 Full Height visi rail with Trafford or Folkstone Post	Only install where absolutely necessary. Remove unnecessary guard railing.
Cycle stands	Sheffield	Provide different sizes to encourage children to cycle.
Seating	Monmouth	Made from robust recycled material. Locate at the back of the footway.
Street lighting columns	8m Large Albany	Traditional street lighting to match the existing ones already installed along some parts of the High Road

Street Furniture	Style	Comment / Design Principle
Floodlighting	Building mounted lights should be considered to reduce street clutter.	However, lights should be positioned according to the individual requirements of a building and, if located in the ground, should be positioned in a weather-tight recess below ground with a glass top, shining onto the building.
Signage		Should be consolidated and unobtrusive.
Signage Information Boards	Sign Board from Woodhouse UK Plc.	These can be installed to help reduce flyposting.
CCTV		Minimise impact of CCTV by minimising numbers of posts, obtaining way-leaves to use building parapets for camera mounting and mounting high on buildings.
Public Art		Opportunities for public art should be considered within all new street work projects
Litter bins	Linpac or Glasdon Mosaic	To match the existing litter bins installed along the High Road.
Street trees	Placed along High Road 10m on centre optimally. Minimum girth of 30-35 cm.	Semi-mature trees to be used with clear stem of a min of 2 meters to deter vandalism. Recommended species: Acer platanoides (Norway Maple); Platanus x hispanica (London Plane); Tilia cordate 'Green Spire' (Fastigate Lime); Prunus avium (Gean). For more confined street spaces: Crataegus monogyna 'Stricta'; Crataegus oxycanthus; Pyrus challeryana 'Chanticleer'; Prunus subhirtella 'Autumnalis'; Sorbus aria; Sorbus aucuparia.

Street Furniture	Style	Comment / Design Principle
Telephone Kiosks	K6 style and traditional red kiosks	Preserve traditional red kiosks, Liaise with telecom operator to discuss the removal of advertising on kiosks, specifically in Conservation Areas.
Post boxes	Preserve any historic post boxes	
Historic street furniture	Preserve any historic street furniture	
Recycling Banks	To be confirmed.	
Pavement Surfaces		
Footway Surfaces	• Concrete Paving (600mm x 900m x 63mm)	Along High Road
	• Yorkstone Paving	In front of Listed and monument buildings

CONSERVATION AREAS

The Council has designated 28 Conservation Areas within the Borough and these are provided in Appendix TCCA, reference TCCA 02. The Council is committed to preserving and enhancing the historic environment of these areas through a number of special polices and programmes. This manual has been prepared in such a way that it is flexible enough to take into account the special polices and programmes.

It is recognised that the streetscape is an important part of the historic environment and therefore requires a particularly sensitive approach to ensure that it is retained and enhanced. Before the Council develops any streetworks or maintenance programmes, it will gain a comprehensive understanding of all streetscape elements in conservation areas.



Highgate Village
Conservation Area

However, multiple highway authorities have auspice over specific conservation areas. For example, Highgate Village Conservation Area straddles two London Boroughs. In these circumstances it is even more important to coordinate the approach between all authorities involved to ensure a coherent strategy is achieved.



Tottenham High Road Conservation Area

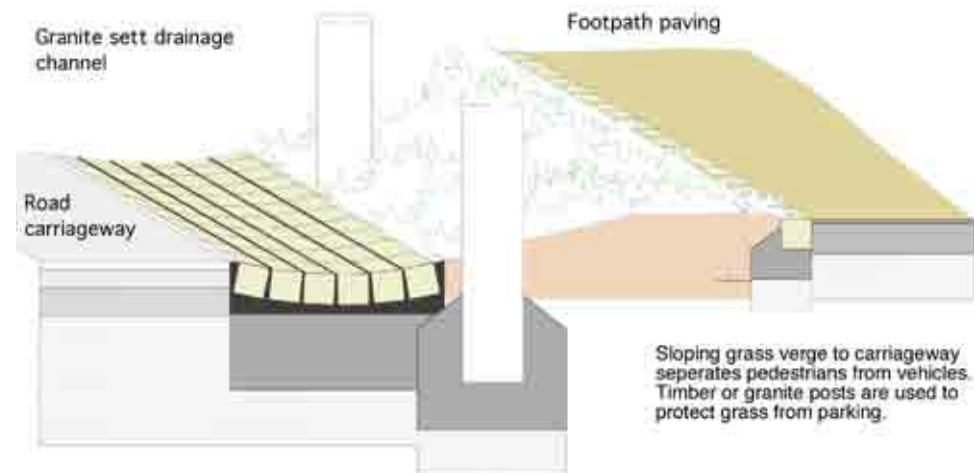
The key principles for streetscape within conservation areas are as follows:

- A minimalist approach to street furniture, signage, road markings and other streetscape elements.
- New streetscape elements will aim to preserve and enhance the character of conservation areas, however a 'traditional' or 'historic' approach will not always be appropriate.

- Historic features, such as Yorkstone paving, granite kerbs and setts, gullies and bollards will be retained and incorporated into new schemes wherever possible.
- Where paving has become uneven or damaged, it will be re-laid or repaired using reclaimed materials to match its surroundings.
- Signage will be combined with other street furniture elements such as bollards and light columns wherever possible.
- Road markings will only be used where essential for highway safety and the use of contrasting surfacing should be avoided wherever possible.
- Street furniture will all be painted black.

When planning or undertaking any works to the streetscape within conservation areas, full consideration must be given to the key principles set out above. Specific details regarding good practice for the siting, installation and maintenance of all streetscape elements are set out in detail in the relevant chapters of this manual and these also apply in conservation areas. However, there are particular issues regarding the design and specification of streetscape elements that are unique to conservation areas, and these are discussed as follows.

Traditional Yorkstone- random sizes





Historic bollard, Muswell Hill

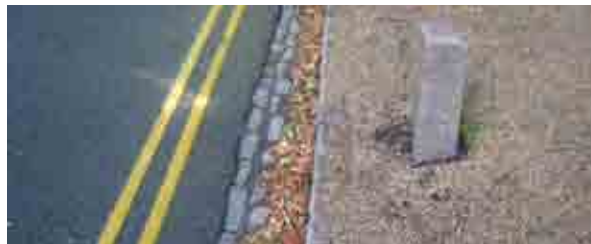


Consolidation of directional sign on bollard, Highgate

Verges

Achieving subtle but distinct relationships between footways and carriageways within conservation areas can be fundamental to maintaining character. Verges between the footway and carriageway provide a key element within this relationship and should be retained and reinstated wherever feasible. Verges can be grass or bound gravel, such as those in Highgate Village. Where bitumen has been used in the place of original materials, a coating of resin bound gravel should be applied to enhance its appearance.

Granite kerbs or white timber posts can be used to protect grass verges from vehicle over-run and can form a strong character reference. Trip rails have been used in some parts of the Borough to stop the erosion of grass verges by pedestrians.



Bound gravel verge, Highgate Conservation Area



Granite bollard, Highgate village

Street Lighting

Inappropriate styles of lighting can have a detrimental impact on the character of conservation areas. Where a number of traditional columns still exist they will be retained wherever possible. However, where new or replacement street lighting is required it will be sympathetic to the character of the conservation area in order to protect and enhance it. This does not imply that a 'traditional' or 'historic' approach will always be appropriate. In many places simple design styles will be suitable for conservation areas. All street lighting columns will be painted black.



**Traditional style street lighting,
Tottenham High Road Conservation Area.**

