



London Borough of Haringey

**Conservation Area No. 25
Hillfield**

Conservation Area Character Appraisal

Consultation Draft: May 2009

CONSERVATION AREA CHARACTER APPRAISAL HILLFIELD CONSERVATION AREA (No. 25)

CONTENTS

1.	INTRODUCTION	3
	Background to the Study	3
	General Identity and Character of the Conservation Area	4
	Designation	5
	Context of the Conservation Area within the Wider Settlement	5
	Topography	6
	Key Views	6
2.	DEFINITION OF SPECIAL INTEREST	6
	Sub Areas	6
3.	ASSESSING SPECIAL INTEREST	7
	Historic Development	7
	Archaeology	7
	Before 1815	7
	1815 – 1896	7
	1896 – 1905	8
	1905 – Present Day	8
4.	SPATIAL AND CHARACTER ANALYSIS	9
	Overall character and appearance	9
	The Core Area: Hillfield Avenue	9
	Sub Area 1. Northern Section	9
	Sub Area 2. Central Section	10
	Sub Area 3. Southern Section	11
	Harold Road	13
	Sub Area 4. Eastern Section	13
	Sub Area 5. Western Section	14
5.	PLANNING POLICY FRAMEWORK	16
	National	16
	Regional	18
	Local	19
	Supplementary	22
6.	AUDIT	23
	Introduction	23
	STATUTORY LISTED BUILDINGS	23
	LOCAL LISTED BUILDINGS OF MERIT	23
	POSITIVE CONTRIBUTION BUILDINGS	23
	23	
	ELEMENTS OF STREETScape INTEREST	24
	DETRACTORS	24

7.	CHALLENGES, PRESSURES & OPPORTUNITIES FOR DEVELOPMENT	24
	Design Considerations	24
	Traffic Management	25
	Streetscape & Public Realm Improvements	25
8.	DEVELOPMENT CONTROL ISSUES	25
	Residential Areas	25
	• Forecourt Parking and Vehicular Crossovers	25
	• Original Features	26
	• Brickwork and Stonework, Painting, Render and Cladding	26
	• Dormer Windows	26
	Future Change	26
	Opportunity Sites	27
9.	CONSERVATION AREA BOUNDARY REVIEW	28
	Introduction	28
	Test 1 Boundary	29
	Test 2 Architectural Quality and Historic Relevance	29
	Test 3 Townscape Quality	29
	Review	29
	Possible Boundary Changes	30
	Potential Extensions	30
10.	POTENTIAL FOR ARTICLE 4 DIRECTIONS	31
	Introduction	31
	Current Permitted Development Issues	31
	Impacts on the Character and Appearance of Hillfield.	32
	Recommendations	33
11.	BIBLIOGRAPHY	34
12.	PLANS	35
	1 Conservation Area Boundary and Built Heritage Appraisal	

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 Hillfield 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 (LDF) 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 the development plan policies and development control decisions, and for the guidance of residents and developers. The second stage will be the production and adoption of a Supplementary Planning Document (SPD) on Conservation, including 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 Hillfield 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, street pattern and open space.

- 1.12 Hillfield Conservation Area is made up of Hillfield Avenue and its subsidiary Harold Road that is a late Victorian and Edwardian development located on a hill immediately south of the central part of Hornsey village. The area was developed over a period of less than 10 years between 1894 and 1904 as a single phase of building, of which 138 of the houses in Hillfield Avenue and several in Harold Road were designed by the local architect and surveyor, John Farrer. This has resulted in the area having a considerable consistency of character and appearance.
- 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 is 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 Hillfield was first designated a Conservation Area on 29th November 1994 and covers an area of 4.9 hectares. Designation sought to retain the unity of the estate, to protect the architectural quality of individual properties from disfiguring alterations and to avoid the demolition of significant character forming elements including architectural features and whole buildings. The boundary covers the terraces beginning at Hillfield Mews and the rear of buildings on Hornsey High Street to the north, extending to Nos. 95 and 124 to the south and along Harold Road to Tottenham Lane in the east. The Hillfield Conservation Area Character Assessment and Policy Statement SPG 3.4 published by the Council in May 2000 described Hillfield Avenue as *“the best complete Edwardian street in the Hornsey Vale Area”*.

Context of the Conservation Area within the Wider Settlement

- 1.15 The Hillfield Conservation Area is located close to the centre of the Borough to the south-west, approximately 10km north of the River Thames, on an area of high ground to the south of the Hornsey High Street. The northern boundary adjoins part of the southern boundary of the Hornsey High Street Conservation Area (No. 14). The conservation area is flanked by the A504 Hornsey High Street on the north side and the busy A103 Tottenham Lane on the east side that forms a major road link to the Crouch End Conservation Area (No. 5) in the north and Central London in the south.

Topography

- 1.16 The topography of the Hillfield Conservation Area has an elongated domed nature in a north/south direction. It rises from around 30 metres in the north near Hornsey High Street to a high point of around 50 metres at the junction of Hillfield Avenue and Harold Road and falls again down to about 48 metres at Tottenham Lane and 45 metres at the southern end of the conservation area to the north of Rokesly Avenue.

Key Views

- 1.17 Hillfield Avenue curves and turns as it rises to reduce the gradient and in so doing creates a picturesque streetscape, revealing the buildings at the top and importance vistas out of the conservation area. There are long views to the north along Hillfield Avenue towards Hornsey High Street, south towards Rokesly Primary School and east towards Tottenham Lane. Of particular interest is the view of the Grade II* listed tower of the old Parish Church of St Mary in the adjoining Hornsey High Street Conservation Area seen along Hillfield Mews at the side of No. 1 Hillfield Avenue. At the southern end of Hillfield Avenue there are also glimpsed views between the buildings in Hillfield Court and Medici Court of the rear of the Grade II listed Holy Innocents Church on Tottenham Lane built to the designs of A W Blomfield in 1877.

2. DEFINITION OF SPECIAL INTEREST

- 2.1 Hillfield is a notable and well-preserved example of a late Victorian and Edwardian estate of considerable consistency and quality constructed in a single phase of development with Hillfield Avenue as a linear development adjoined at its highest point by Harold Road. The estate remains intact except for the loss of two properties (Nos. 58 and 60) that have been demolished. The resultant gap now forms an entrance to Greig City Academy.
- 2.2 Most of the buildings are two and three storey red brick terraces with front gardens and brick boundary walls. They have a variety of details in stucco and pargetted plaster that add to the quality of the architecture and character of the conservation area. The area retains its established street trees, pillar box, kerb stones, cast-iron street signs and street lamps which make a positive contribution to the character of the area.

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 sub areas have been identified and are shown on Plan 1:-

The Core Area: Hillfield Avenue

- Sub Area 1. Northern Section
- Sub Area 2. Central Section
- Sub Area 3. Southern Section

Harold Road

- Sub Area 4. Eastern Section
- Sub Area 5. Western Section

3. ASSESSING SPECIAL INTEREST

Historic Development

- 3.1 The following section provides a brief overview of the social and historical development of the area and is based on historic maps and the sources acknowledged within the Bibliography. An understanding of how and why the area has evolved helps the understanding of its present day character and appearance.

Archaeology

- 3.2 The Church of St Mary in Hornsey village, just to the north of the site of the present day Hillfield Conservation Area, is first mentioned in records from 1291 when it was in the possession of the Bishop of London as Lord of the Manor of Hornsey. However, prehistoric tools and Roman coins have been found in the area, suggesting that there may have been some form of settlement well before the Mediaeval period. Hornsey village first became known as an established settlement in the Forest of Middlesex during the Anglo-Saxon period. The northern end of Hillfield Avenue, almost to the junction with Temple Road, falls within the Hornsey Village Area of Archaeological Importance (AAI) identified in the Council's UDP. Its history indicates that there is considerable likelihood that archaeological remains will be found in this area.

Before 1815

- 3.3 Until the 18th Century Hornsey and the land now forming Hillfield Conservation Area remained a sparsely inhabited rural village surrounded by common pasture. A curve of the New River, constructed between 1609 and 1613 to provide a supply of fresh water to London, passed through the land that now forms the entrance to Hillfield Avenue from Hornsey High Street, and remained a feature of the area, shown marked on the 1815 Enclosure Map, until it was culverted in the mid 19th Century. Church Path, a mediaeval route from St Mary's Church south to Tottenham Lane passes through the eastern part of the conservation area on the line of Glebe Road. It has three groups of three distinctive pointed octagonal obelisk shaped cast iron bollards at its north end on the boundary of St Mary's Churchyard, in the middle on the south side of Harold Road, and at its south end at the junction with Tottenham Lane.

1815 - 1896

- 3.4 In the early to mid 19th Century the passing of the Enclosure Acts signalled the transfer of common land into private ownership. The Hornsey Enclosure Act was passed in 1813. However, development only occurred gradually until the middle of the 19th Century, with the land now forming the Hillfield Conservation Area remaining as part of the 48 acres of Hornsey Glebe, undeveloped grazing owned by the Rector of Hornsey. Tottenham Lane, to the east of the conservation area was beginning to be developed and St Mary's Upper Grade School for Girls was built on a site that now forms the south corner of the junction with Harold Road in 1815 and rebuilt in 1832. The establishment of Hornsey Station on the railway line to the east of Hornsey High Street in 1850 was the main stimulus to the future rapid development of the area.

1896 – 1905

- 3.5 The 1896 Ordnance Survey shows that the Rector's resistance to development had resulted in only part of Hornsey Glebe being built over. Harold Road was

well established with Nos. 1, 3 & 5 and Nos. 2 to 30 (even) completed, together with the school and police station on each side of the junction with Tottenham Lane. Part of Glebe Road to the east of the present day conservation area boundary was also built, with Hillfield Avenue laid out but undeveloped.

- 3.6 By 1898 Nos. 1 to 37 (odd) and Nos. 2 to 12 (even) Hillfield Avenue, the Dutch gabled houses at the north end, were built as were Nos. 98 to 120 (even). By 1900 Nos. 14 to 30 (even), Nos. 32 to 60 (even) and Nos. 62 to 78 (even) were also finished and by 1901 Nos. 49 to 81 (odd) on the east side, together with Nos. 80 to 96 (even) and No. 122 were completed. No. 122, by far the grandest house in the development, was originally called Carleton House and was later renamed The Kitchener Memorial Home. No. 124, Melrose House was completed in 1905.

1905 – Present Day

- 3.7 By 1905 the estate was complete and no significant changes took place within the conservation area. In 1929 the school building at the corner of Tottenham Lane became the St Mary's Infants' School, the girls moving to join the boys at the High Street building. The Tottenham Lane school became redundant in 1971 and was demolished and replaced by the late 20th Century terrace Nos. 1A to 1H Harold Road. Around the same time, just beyond the southern boundary of the conservation area, the vacant site to the south of No. 95 Hillfield Avenue was developed as Hillfield Court and the Hillfield Avenue frontage of the grounds of the Holy Innocents' Vicarage was also developed to accommodate Medici Court with two new blocks and the converted former vicarage.
- 3.8 In comparison to the relative stability of development within the conservation area, the area to the north west has undergone substantial change. In the late 18th Century the large site, adjoining most of the west boundary of the conservation area, extended between Hornsey High Street, Middle Lane and Lightfoot Road was the extensive grounds of Grove House, a large building fronting Middle Lane. This was acquired by the Birkbeck Freehold Land Company in the 1870s and intensively developed as an irregular grid pattern of roads of terraced houses in St Mary's Road, St Joseph's Road, St Ann's Road, Westfield Road, Holland Road, Birkbeck Road, Rectory Road, Grove House Road and Haringey Road. The Ordnance Surveys from 1896 to 1936 show the area to have remained substantially unaltered, but since then there has been comprehensive redevelopment of everything but the buildings on the perimeter streets, with complete obliteration of the historic street pattern. The northern section, previously occupied by St Joseph's Road, St Ann's Road and part of St Mary's Road, St Mary's Infants' School at the east end of St Joseph's Road and St Mary's Boys' School fronting the High Street was redeveloped in 1976 by Laurence King & Partners as the St David's and St Katherine's C of E Comprehensive School and is now the Greig City Academy. The rest of the site was comprehensively redeveloped in the late 20th Century with a large four storey block of flats and rows of small terraced houses.

4. SPATIAL AND CHARACTER ANALYSIS

Overall character and appearance

- 4.1 The north end of Hillfield Avenue is flanked on both sides by, two storey red brick terraces of decorative late Victorian houses with an attic storey in slate roofs with Dutch gables capped by stone finials. The central section of Hillfield Avenue, up to the high point at the junction with Harold Road, is made up of similar two storey red brick terraces, but they have an attic floor with hipped slate dormers in slate roofs. They have slight variations in detail and some are wider with bigger dormers. Beyond this there are larger semi-detached and detached houses on the crest of the hill and descending down the south side of Hillfield Avenue. Almost all of the houses retain small well-maintained front gardens with boundary walls that add to the attractive character and appearance of the conservation area.
- 4.2 Harold Road is a slightly older linear development with a junction at the highest point of Hillfield Avenue that was developed as part of the same estate. It has two storey buildings of a more modest form in similar soft red bricks. The earlier houses that make up most of Harold Road have timber detailed gables recessed porches with ornamental tiles and door cases with round-headed arches surmounted with triangular pediments. The others houses are built in the characteristic style that was later to be used on most of Hillfield Avenue with an attic floor in gables or hipped slate dormers, but with many different architectural details. Again, all of the houses retain small well-maintained front gardens with boundary walls that add to the attractive character and appearance of the conservation area.

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**The Core Area: Hillfield Avenue
Sub Area 1. Northern Section**

- 4.3 Nos. 1 to 39 (odd) and Nos. 2 to 12 (even) give a grand approach to Hillfield Avenue from Hornsey High Street. Their Dutch style gables, which are such a prominent and characteristic feature of this end of the road, are framed with three Tuscan pilasters and stone banding and flanked by scrolled parapets. The odd numbers originally had triangular pediments with urn finials, and the even numbers had cambered pediments with ball finials, but several have now been stripped of detail. Between the gable pilasters are two timber sliding sash windows with the upper sashes subdivided into a variety of different glazing patterns. Some have four panes, some have eight small panes over two, others have six panes or marginal glazing around larger central panes and a few incorporated coloured glass panes. At eaves level they have a horizontal stringcourse of red gauged and carved brick with dentils. Each first floor has three sash windows of equal size, with the same glazing pattern as in the dormer windows. These windows have a shared impost course of soft red bricks and those of the odd numbered houses have white painted stone shouldered lintels, whilst those of the even numbered houses have cambered brick arches with painted keystones. The ground floors have projecting square bay windows and paired recessed porches under hipped slate roofs with typical Edwardian painted turned wood friezes, ogee-patterned lintels and four panelled Tuscan pilasters. The windows continue the glazing patterns of the upper floor windows.
- 4.4 Unfortunately, the brickwork on the front elevations of Nos. 23 & 25, No. 29 and No. 39 has now been painted, together with all of the gable ends of Nos. 27 to 39 (odd) and the brickwork of No. 2 has been rough-cast. Nos. 9 & 11 have had

their front boundary walls removed and their gardens paved over and some houses have inappropriately designed replacement windows and front entrance doors and concrete roof tiles. Regrettably, the original triangular pediments over the gables of Nos. 37 & 39 have been inappropriately altered to cambered pediments. However, despite these changes, these two terraces are considered to form a group of buildings that make a positive contribution to this part of the conservation area.

Sub Area 2. Central Section

- 4.5 The main central section of Hillfield Avenue rises up to the junction with Harold Road. All the houses in this section are of two storeys in red brick with square hipped dormers in slate roofs with eaves. However, there is some variety in styles. All of the houses, with the exception of Nos. 32 to 56 (even), are characterised by white painted eaves coving, ogee-patterned stone lintels within a cambered brick relieving arch to the first floor windows and ground floor forward projecting square bays and recessed entrance porches beneath a hipped slate roof. The roofscape is enhanced by alternating decorative pierced terracotta ridge tiles, terracotta finials on the dormers and chimney stacks with contrasting brick banding, zigzag toothing and terracotta pots. The ground floor windows and porches are divided by Tuscan pilasters with banding at meeting rail level and the open porches have double ogee moulded lintels. The front gardens are frequently bounded by glazed brick boundary walls with glazed copings.
- 4.6 Minor variations exist between the houses especially in the joinery to the porch surrounds and coloured fanlights, many of which display elaborate Art Nouveau floral patterns. A number of these houses retain stone steps with original iron ventilation grille work to the coal cellars below. Nos. 41 to 47 (odd), Nos. 14 to 30 (even), Nos. 62 to 78 (even), and Nos. 98 to 120 (even) have narrower front elevations, noticeable by the small gap between the first floor window lintels and they have dormers with twin sashes. Nos. 49 to 81 (odd) and Nos. 80 to 96 (even) are wider with substantial gaps between the first floor window lintels and Nos. 49 to 81 (odd) also have wider dormers with triple sashes. The steeply sloping topography has enabled most of the houses in the terrace Nos. 62 to 118 (even) to incorporate basement extensions.
- 4.7 Unfortunately, there have been several alterations and additions that have had a detrimental effect on the appearances of these terraces. No. 43, No. 55, Nos. 67 & 69, No. 76 and No. 100 have had the brickwork painted on their front elevation, No. 66 has had its brickwork rough-cast and No. 66, No. 73, Nos. 78 to 86 (even), No. 90 and No. 96 have enlarged dormers. No. 22 has had its front boundary wall removed and garden paved over to allow space for off-street parking. In addition, some of the original timber sliding sashes that are subdivided with elaborate glazing bar patterns have been replaced with unsympathetic windows.
- 4.8 No. 81 Hillfield Avenue is a larger end-of-terrace house with an original right side two storey extension under a hipped slate roof and a delicately detailed open painted timber porch with slender turned columns and frieze and carved brackets. It has a later right side addition in matching materials with its own front door and open painted timber porch, but has a crenellated parapet and painted

flank elevation that are out of keeping with the other buildings in the conservation area.

- 4.9 Nos. 32 to 56 (even) are of a different style to the other houses in Hillfield Avenue. They are two storeys, built of red brick with a slate roof and an attic storey in hipped slate dormers with terracotta ridge tiles and ball finials. They are characterised by yellow brick bracketed eaves courses and windows with white painted stucco surrounds with long and short quoins and bracketed sills and continuous yellow brick impost courses. They have first floor bipartite windows above ground floor square bay windows that are divided by Tuscan banded pilasters, and a single sash above a recessed round-headed entrance with painted stucco surrounds with long and short quoins, prominent render keystones and are divided by fluted Tuscan pilasters. The original timber sliding sash windows are without glazing bars, but No. 38 and No. 52 and the dormer of No. 42 have been altered to inappropriately designed replacement windows. Unfortunately, No. 32 and No. 52 have painted brickwork.
- 4.10 However, despite these changes all of the terraces in this part of the conservation area are considered to form a group of buildings that make a positive contribution to the streetscape.

Sub Area 3. Southern Section

- 4.11 At the top of the hill the houses become larger and more individual in character. On the east side Nos. 83 to 93 (odd) are a group of semi-detached houses similar in style to those in the central section of Hillfield Avenue, but are larger and more ornate. They are two storey red brick buildings with an attic storey with wide dormers in a red clay tiled mansard roof. The front elevations are articulated to accommodate the steeply sloping site and the alignment of the road. The roofs have decorative bands of fish-scale tiles, and the dormers have triple sashes with a triangular pediment and scalloped bargeboards over the central sash. No. 83 and No. 87, on the left side of their pairs, have forward projecting ground floor canted bays and an open painted turned timber porch with similar details to those at No. 81 beneath a hipped slate roof. In contrast, No. 85 and No. 89 on the right side of the pairs have two storey forward projecting bays canted on the right side and a ground floor enclosed glazed timber entrance porches with first floor open painted turned timber verandas above. The four houses retain most of their original decorative architectural features including their original timber sliding sashes with upper sections with a single large pane surrounded by marginal glazing, original timber front doors with glazed panels and some coloured glass but, unfortunately, Nos. 87 & 89 have had their front boundary walls removed and their front gardens paved over to allow off-street parking. However, these six houses add considerably to the visual quality of this part of the conservation area and are considered to make a positive contribution to the streetscape.
- 4.12 No. 95 Hillfield Avenue is the last building within the conservation area on this side of the road. It has the same window and door details as Nos. 83 to 93 (odd) but is a detached two storey double-fronted house with a red clay tiled hipped roof and has a forward projecting full height canted bay surmounted by a pyramidal roof on the left side adjacent to the flank wall of No. 93. An attic floor

has been provided within the roof space and there is a basement with an unsympathetically designed casement window. Unfortunately, the architectural appearance of this building has been damaged by the brickwork having been painted and a section of the front boundary wall has been removed and the garden paved over to allow for off-street parking.

- 4.13 Just beyond the southern boundary of the conservation area the Hillfield Avenue frontage of the previously open landscaped grounds of Holy Innocents' Vicarage has had the two blocks of Medici Court built on it and the vicarage itself has been converted to flats as part of the new development.
- 4.14 On the west side, No. 122, Kitchener House and No. 124 were the last houses built as part of the original development, with No. 122A, Carlton House built as infill development at the end of the 20th Century. No. 122 Hillfield Avenue is a local listed building of merit constructed between 1901 and 1902 and known at that time as Carlton House. It is the grandest house in the area having an imposing almost symmetrical red brick façade with double gable ends and two attic floors with large dormers and four substantial brick chimneystacks in a large hipped red clay tiled roof with pierced terracotta ridge tiles, finials and pots. The front elevation has a stone eaves cornice with modillions, side wings with stone long and short quoins that project forward to accommodate a central ground floor stone colonnade with five Tuscan columns that contains a canted bay window and the main entrance door approached up a shallow flight of steps. The left side wing has a ground floor canted bay with a moulded stone stringcourse, while the right side wing has a two storey canted bay with a moulded stone stringcourse on both floors and the stone modillion eaves cornice continuing around the top. The flank elevations are in contrasting yellow stock brickwork and the left side also has a ground floor canted bay with moulded stone stringcourse. All of the windows are timber sliding sashes without glazing bars and are grouped mainly as twin or triple sashes.
- 4.15 Carlton House is a late 20th Century three storey red brick building with two gable ends and a dark grey concrete tiled hipped roof. The fenestration is bland with dark framed casement windows of random size and alignment. The building is set well back from the street frontage behind a lawn and landscaped area, so is of neutral effect to the conservation area.
- 4.16 No. 124, Melrose Court was built in 1904 as the last house to complete the estate. It has a two storey red brick façade that is almost symmetrical with a central forward projecting section with full height canted bay windows surmounted by a tile hung gable end and a hipped red clay tiled roof with decorative pierced terracotta ridge tiles. The first floor windows are all timber sliding sashes with the upper section divided by glazing bars into six or eight panes, while the ground floor windows are all timber casements. The left side has two sashes on the first floor and a timber canted oriel window with a lead covered hipped roof on the ground floor. Below this is a rendered basement with a smaller oriel window with a lead clad hipped roof and a door. The right side also has two first floor sashes and a ground floor canted oriel window with a lead clad hipped roof, but in addition has a timber projecting entrance porch with a lead clad curved roof and glazed timber double doors with ornamental glass

and a cambered headed fanlight. There is a later lower two storey red brick offset with a hipped red clay tiled roof on the left flank with similar sash windows and a simple entrance door. The front garden has a red brick boundary wall with concrete capped piers. The building makes a positive contribution to this part of the conservation area.

Harold Road

Sub Area 4. Eastern Section

- 4.17 The Police Station at 98 Tottenham Lane and Nos. 1A to 1H, a late 20th Century two storey residential terrace, flank either side of the eastern end of Harold Road before it changes direction at the junction with Glebe Road.
- 4.18 The prominently sited Police Station is a substantial, functional three storey red brick building of 1884 in the Tudor vernacular style that retains much of its original form. It has a hipped slate roof, tall chimney stacks with terracotta pots, timber vertical sliding sash windows with glazing bars and red sandstone keystones. It is articulated with corners emphasised by projecting red brick long and short quoins and has red sandstone stringcourses, a blockwork frieze above ground floor level and an eaves cornice. The principle elevation addressing Tottenham Lane is five bays wide with a single storey hipped slate addition on both flanks and an ornate white painted doorcase with channelled rustication and fluted corbel brackets supporting a triangular pediment and a panel incised 'POLICE' that forms a focal point to this elevation. The long two storey flank elevation along the north side of Harold Road, has projecting chimneybreasts and a smaller but similarly detailed doorcase to the one on the front elevation. The building, together with its tall red brick boundary walls, makes a positive contribution to the character and appearance of this part of the conservation area.
- 4.19 Nos. 1A to 1H Harold Road are a two storey late 20th Century yellow brick terrace with contrasting red brick soldier arches and ground floor stringcourse and a shallow dark grey concrete tiled hipped roof. Each unit has a cambered-headed recessed entrance porch and dark painted casement windows. The terrace is of no architectural interest, and is set behind a utilitarian concrete boundary walls topped with simple hooped metal railings. However, the Tottenham Lane boundary retains the original late Victorian red brick boundary wall and simple cast-iron spiked railings of the former St Mary's School demolished in the 1970s. The railings and planted gardens make a positive contribution to the character and appearance of the conservation area.

Sub Area 5. Western Section

- 4.20 Nos. 2 to 28 (even) on the north side of Harold Road are a late 19th Century terrace of paired red brick houses originally with slate roofs that were built with uniform detailing, but several have systematically undergone several alterations. They have slightly forward projecting gable ends with pargetted coving, half-timbering and bargeboards and their party walls are emphasised at eaves level by white painted stucco brackets and pedimented finials. Each house has two timber sliding sash windows, those on the first floor with a panted stucco fluted keystone. The top section of each sash is sub-divided by glazing bars to provide a row of four small panes along the top, some of which are in coloured glass. The ground floors have paired painted stucco round-headed recessed entrance

porches that have fluted pilasters and foliate capitals, spandrels and decorative architraves and are surmounted by triangular pediments. Most retain their original timber front entrance doors with two long round-headed glazed panes above three raised and fielded panels. They also have square bays with painted stucco parapet with moulded cornice, coping and decorative floral panels. The houses all have small front gardens and front boundary walls, some retaining their original irregular shaped and patterned burr brickwork. Nos. 2 & 4 are set significantly back from the line of the rest of the terrace to accommodate the junction with Glebe Road and No. 2 now has a large two storey yellow stock brick extension at the rear and side that commands views in this very prominent position. Unfortunately, the brickwork of Nos. 2 to 10 (even) has been painted, No. 8 and Nos. 12 & 14 have had their gables removed, Nos. 6 & 8 have had their doorcases stripped of most of their stucco detailing, Nos. 12 & 14 and No. 18 have altered windows and Nos. 6 to 18 (even), No. 22, Nos. 26 & 28 have all had the stucco parapet detailing of their bay windows removed. Despite these changes, the terrace is considered to make a positive contribution to this part of the conservation area.

- 4.21 No. 30 is a double-fronted end-of-terrace house with identical architectural detailing to the other houses in the terrace except that it has a single sash window below each gable and does not have a bay window on the left side. The most noticeable difference is the entrance porch, which instead of being recessed is forward projecting with decoratively carved painted timber brackets supporting a single-pitched slate roof. Between the porch roof and central first floor sash window is a decorative painted stucco plaque with scrolls, swags and bows. The house forms an attractive terminus to the terrace and presents a pleasing façade to the junction of Harold Road and Hillfield Avenue. The open and elevated position of the terrace allows views of the largely uniform three storey rear extensions along most of its length from Hillfield Avenue. No. 30 makes a positive contribution to the streetscape of this part of the conservation area.
- 4.22 Nos. 1 & 3 Harold Road, on the south side, are similar style buildings to No. 30, but No. 1 has been altered by the removal of much of the original architectural detailing. Unfortunately, all of the window heads have been lowered and the decorative brick arches replaced with painted concrete lintels, the stucco parapet has been removed from the bay window and all of the original timber sliding sashes have been replaced by inappropriate plastic windows. In contrast, No. 3 retains all of its original features.
- 4.23 Nos. 5 & 7 are identical in style and materials to Nos. 2 to 28 (even) Harold Road. Unfortunately, No. 5 now has an altered bay and inappropriate replacement windows. No. 7 retains all of its original architectural detailing including coloured glass panels in the upper parts of the sashes. Unfortunately, both houses now have painted facades.
- 4.24 Nos. 9 to 27 (odd) are a symmetrical early 20th Century terrace within which the gable ended pairs, Nos. 9 & 11, and Nos. 25 & 27 act visually as bookends to Nos. 13 to 23 (odd) within the terrace. With the exception of the four gable ends and cambered brick window heads instead of painted stone lintels with ogee

mouldings, this terrace is identical in materials and architectural detailing to most of the houses in Hillfield Avenue. Nos. 9 & 11, and Nos. 25 & 27 retain their original three storey red brick front elevations, with timber bargeboards and finials, terracotta stringcourses and marginal glazed sash windows with ornate brick voussoirs. Nos. 13 to 23 (odd) are two storey red brick houses with an attic floor in a slate roof with hipped slate dormers and prominent brick chimneystacks with terracotta pots. All have a roughcast render eaves course. Most of this group retain their original timber sash windows with margin glazing and slate roofs with decorative pierced terracotta ridge tiles, but Nos. 17 & 19 now have inappropriately painted facades, No. 13, Nos. 17 & 19 and No. 23 have inappropriate replacement dormer windows and Nos. 17 & 19 have inappropriate replacement windows.

- 4.25 At the south west end of Harold Road, in the prominent corner location on the junction with Hillfield Avenue is No. 29, a large two storey end-of-terrace red brick house with an attic storey with dormers in a hipped slate roof with decorative pierced terracotta ridge tiles and a full-height canted bay window with a slate pyramidal roof to the corner elevation. It has a roughcast render eaves course similar to Nos. 13 to 23 (odd) and ornate brick window voussoirs, but has replacement sash windows and an additional dormer window that unfortunately, does not have the same proportions and detailing as the original. However, this building successfully defines the junction and together with the other houses in this terrace makes a positive contribution to the streetscene.

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 led 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 insuring 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 Hillfield 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 Hillfield Conservation Area.

6.3 LOCAL LISTED BUILDINGS OF MERIT

Address

Date First Listed

Hillfield Avenue

No. 122, Kitchener House

1. 09.76

POSITIVE CONTRIBUTION BUILDINGS

- 6.4 In addition to those buildings that are on the statutory list and local list of buildings of merit there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Hillfield Conservation Area as a whole. Even though some of these buildings may have experienced minor alterations over the years they still make a positive contribution to the conservation area 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 Appendix 2 of 'Guidance on Conservation Area Appraisals'; English Heritage, February 2006. These buildings will be considered for inclusion on the Council's Local List of Buildings of Merit at the next review.

Harold Road

Nos. 1 & 3

Nos. 5 & 7

Nos. 9 to 27 (odd)

No. 29

Nos. 2 to 28 (even)

No. 30

Hillfield Avenue

Nos. 1 to 39 (odd)

Nos. 41 to 47 (odd)

Nos. 49 to 81 (odd)

Nos. 83 to 95 (odd)

Nos. 2 to 12 (even)

Nos. 14 to 30 (even)

Nos. 32 to 56 (even)

Nos. 62 to 78 (even)

Nos. 80 to 96 (even)

98 to 120 (even)
No. 124

Tottenham Lane
No. 98, Police Station

ELEMENTS OF STREETScape INTEREST

- 6.5 The character and the appearance of the Hillfield Conservation Area are not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage and planting and mature trees contribute greatly to the area's quality, character and appearance. Most of the streets within the conservation area contain granite kerbs and gutters, and many are tree lined and have front gardens with semi-mature and mature trees.

Harold Road
Granite kerbstones
Granite setts across the junction with Glebe Road
Original cast-iron lamp standards
3 Cast-iron bollards on the south entrance to Church Path

Hillfield Avenue
Granite kerbstones
Granite setts along the entrance to Hillfield Mews
Original cast-iron lamp standards
Edward VII Cast-iron pillar box outside No. 27
Cast-iron street sign on flank wall of 90 High Street (in adjoining conservation area)

DETRACTORS

- 6.6 Inevitably there are buildings that detract from the character and appearance of the Hillfield 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.

Hillfield Road
Entrance drive to Graig City Academy (including the rendered party walls and chimney breasts of the now demolished Nos. 58 & 60 Hillfield Avenue).

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 Hillfield 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 demand for on-street parking on Hillfield Avenue and Harold Road has a strong influence on the area's character and appearance. However, the number of on-street parking spaces should not be reduced by allowing vehicular crossovers to be introduced to enable off street parking to individual properties.

Streetscape and Public Realm Improvements

- 7.3 Hillfield Conservation Area has an overall uniform and intact streetscape. However, some of its streetscape has suffered as a result of the loss of front boundary walls to allow forecourt parking and vehicular hard-standing resulting in a discordant appearance. The unity of the terraces should be maintained by the refusal of alterations such as these.
- 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 that can diminish and harm the character and appearance of the Hillfield Conservation Area are highlighted below. Potential opportunities where enhancement of the character and appearance of the area could be achieved are also identified.

Residential Areas

- 8.2 Incremental changes to the architectural features, materials and details of domestic properties have been the primary cause of change to the character and appearance of the residential streets within the Hillfield Conservation Area. Much of the development that has occurred does not, however, fall within the remit of planning control as single dwelling houses have permitted development rights. The main issues are set out below.

- **Forecourt Parking and Vehicular Crossovers**

- 8.3 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 most evident in the buildings closest to Hornsey High Street. 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.

- **Original Features**

8.4 Loss of original features, materials and details is evident throughout the conservation area. In particular the removal or alteration of timber sash windows, timber panelled front doors (often 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**

8.5 The painting and rendering of brickwork within consistent streets with brick elevations has occurred in a number of instances 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.

- **Dormer Windows**

8.6 Dormer windows have been introduced or enlarged on front roof slopes of terraces in some locations. These 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.

Future Change

8.7 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.

8.8 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.

8.9 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

8.10 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.

8.11 Within the Hillfield Conservation Area, a predominantly residential area, there is little scope for new developments. However, a number of buildings would benefit from restoration and refurbishment of missing or damaged original architectural features to redress previous alterations that have had a negative impact upon the character and appearance of the buildings themselves and the wider conservation area.

8.12 There is scope for improvements to the following:

Harold Road

No. 1

Nos. 5 & 7

No. 13

Nos. 17 & 19

No. 23

No. 29

Nos. 2 to 18 (even)

No. 22

Nos. 26 & 28

Hillfield Avenue

Nos. 9 & 11

Nos. 23 to 39 (odd)

No. 43

No. 55

Nos. 67 & 69

No. 73

Nos. 87 & 89

No. 95

No. 2

No. 22

No. 32

No. 38

No.42

No. 52

No. 66

No. 76 to 86 (even)

No. 90

No. 96

No. 100

9. CONSERVATION AREA BOUNDARY REVIEW

Introduction

- 9.1 The boundary of the Hillfield Conservation Area has been reviewed as part of this study.
- 9.2 The principal issue 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.
- 9.3 PPG 15², 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. Accordingly, areas currently within the conservation area of little or no intrinsic quality have also been reviewed. These have the potential for removal on the basis that the redevelopment within those areas must pay regard to the conservation area. In addition, it enables the removal of areas that may diminish the overall value of the area.
- 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 Hillfield 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?

¹ Conservation Area Practice – English Heritage

² Planning Policy Guidance Note 15: Planning and the Historic Environment (1994)

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 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 front 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) removal of original shopfronts;
 - vi) alterations and extensions (introduction of inappropriate dormers; infilling between properties; prominent rear extensions).

Review

- 9.6 In general, the boundary of the Hillfield Conservation Area has been found to be clearly defined on the ground. However, there are a few areas where further consideration has been given to whether or not the conservation area boundary should be extended to include a similar adjoining area of development or reduced to exclude an area that is no longer of conservation area quality.

Possible Boundary Changes

- 9.7 The Hillfield Conservation Area boundary along the rear of Nos. 1A to H Harold Road follows the former boundary of the St Mary's School that stood on the site when the conservation area was designated. It does not relate to the current boundary and should be amended accordingly.

Potential Extensions:

Area 1 Between Tottenham Lane and Rokesly Avenue

- 9.8 The area to the south of the conservation area as far as the centre of Rokesly Avenue including the southern end of Hillfield Avenue, and east to the centre of Tottenham Lane has been considered. This area includes the Grade II Holy Innocents' Church on Tottenham Lane and its former vicarage; the local listed Old School House on the corner of Rokesly Avenue, the remnant of the historic Church Path, the local listed Hope and Anchor public house at 128 Tottenham Lane and the adjoining terrace Nos. 120 to 126 (even). It also has several late Victorian and Edwardian buildings that have a less consistent quality and merit as those within sub areas 3 and 5 of the conservation area, but most of the buildings would be identified as positive contributors. However, there are also some late 20th Century that detract from the area.

Recommendation:

A case could be made for the inclusion of these streets as they contain statutory and local listed buildings of merit and buildings that are older or contemporary with those in the adjoining conservation area. However, as some of the buildings lack the consistency of the existing conservation area and include detractors it may be more appropriate to consider a smaller area or to reject all.

Area 2 Glebe Road, Temple Road and Ferrestone Road

- 9.9 The area between Hillfield conservation area and Hornsey High Street Conservation Area to the middle of Church Lane includes the former Hornsey Glebe and many of the buildings are older or contemporary with those in the conservation area. The streets have a general consistent quality and merit, and Nos. 1 to 43 (odd) and Nos. 2 to 28 (even) are very similar in detail to those in Hillfield Avenue.

Recommendation:

A strong case for the inclusion of these streets could be made. They form part of the identifiable late Victorian and Edwardian Hornsey Glebe estate and would further link the two adjoining conservation areas. However, Nos. 18 to 26 (consecutive) Church Lane are of the same style as Nos. 30 to 40 (consecutive) on the other side of Church Lane, so for consistency should either be omitted or those on the east side of Church Lane also added.

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 To date there are no Article 4 Directions within the Hillfield 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 Hillfield Conservation Area are not currently subject to planning control. Consideration of the relevance of Article 4 Directions to the preservation and enhancement of the Hillfield Conservation Area has focussed 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), and chimney stacks and pots;
- ii) painting and rendering of frontages within consistent brick fronted street elevations;
- iii) re-roofing in inappropriate materials and colours;
- iv) 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 Hillfield

10.8 Paragraph 4.23 of PPG 15 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 the Hillfield Avenue and Harold Road's residential areas that date from the late 19th and early 20th

Centuries 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 common 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 much of Hillfield Conservation Area are vulnerable to change arising from home 'improvements', 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 potential exists for the erosion of the special interest of parts of the conservation area as a result of permitted development rights. The introduction of parking areas within front gardens and the removal of front garden walls have the potential to diminish the character and appearance of the Hillfield Conservation Area over time. The streets or frontages considered to be most vulnerable are those in which the front boundary walls are largely intact and have a substantially uniform treatment.
- 10.12 The study has identified that where the loss or alteration of original 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 Hillfield Conservation Area.
- 10.13 The most significant effect on the character and appearance of frontages within the conservation area is the painting and rendering of elevations and the re-covering of roofs in different materials within consistent groups of buildings, which has also been seen to undermine the integrity of the streetscene. Furthermore, the removal of front boundary walls and the loss of soft landscaping from small front gardens as a result of the creation of vehicular hard-standings has also eroded the consistency of the streetscape. The resultant loss of the planting in these front gardens plays a role in the deterioration of the quality of the character of the street. The removal of walls disrupts the unity of the front boundaries, affects the sense of enclosure of the street and alters the traditional transition between the public street and private garden. The loss of planting creates a harder, more urban edge to the street to the detriment of the generally leafy, suburban character of the area.

Recommendations

- 10.14 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 Hillfield Conservation Area.
- 10.15 Where pressure for vehicular hard-standings within front garden areas is great this can best be controlled under the Highways Act. The refusal of permission

to create a vehicular cross-over to provide access to a vehicle hard-standing within a front garden area can be justified because of the loss of potential off-street parking spaces. Refusal also negates the removal of front boundary walls and soft landscaping.

- 10.16 Experiences in other London boroughs have shown that the introduction of Article 4 Directions to remove permitted development rights, particularly with regard to the loss of potential off-street parking spaces by the formation of forecourt parking on hard-standings, has resulted in substantial claims for compensation against the Council where there has been a loss in the value of properties that have been denied this facility. The Council could face the possibility of compensation claims being made by Hillfield residents over similar restrictions where the introduction of an Article 4 Direction would not be supported by the residents within the restricted areas.
- 10.17 The potential for harm to the character and appearance of the Hillfield Conservation Area is noted, but the rate of incremental change to the elevations of properties is unclear and on the whole the residential areas identified appear to be generally well-maintained. Where appropriate, the removal of permitted development rights may be used to preserve the character and appearance of an area. However, the blanket removal of permitted development rights over the whole of a conservation area is not appropriate in this instance.

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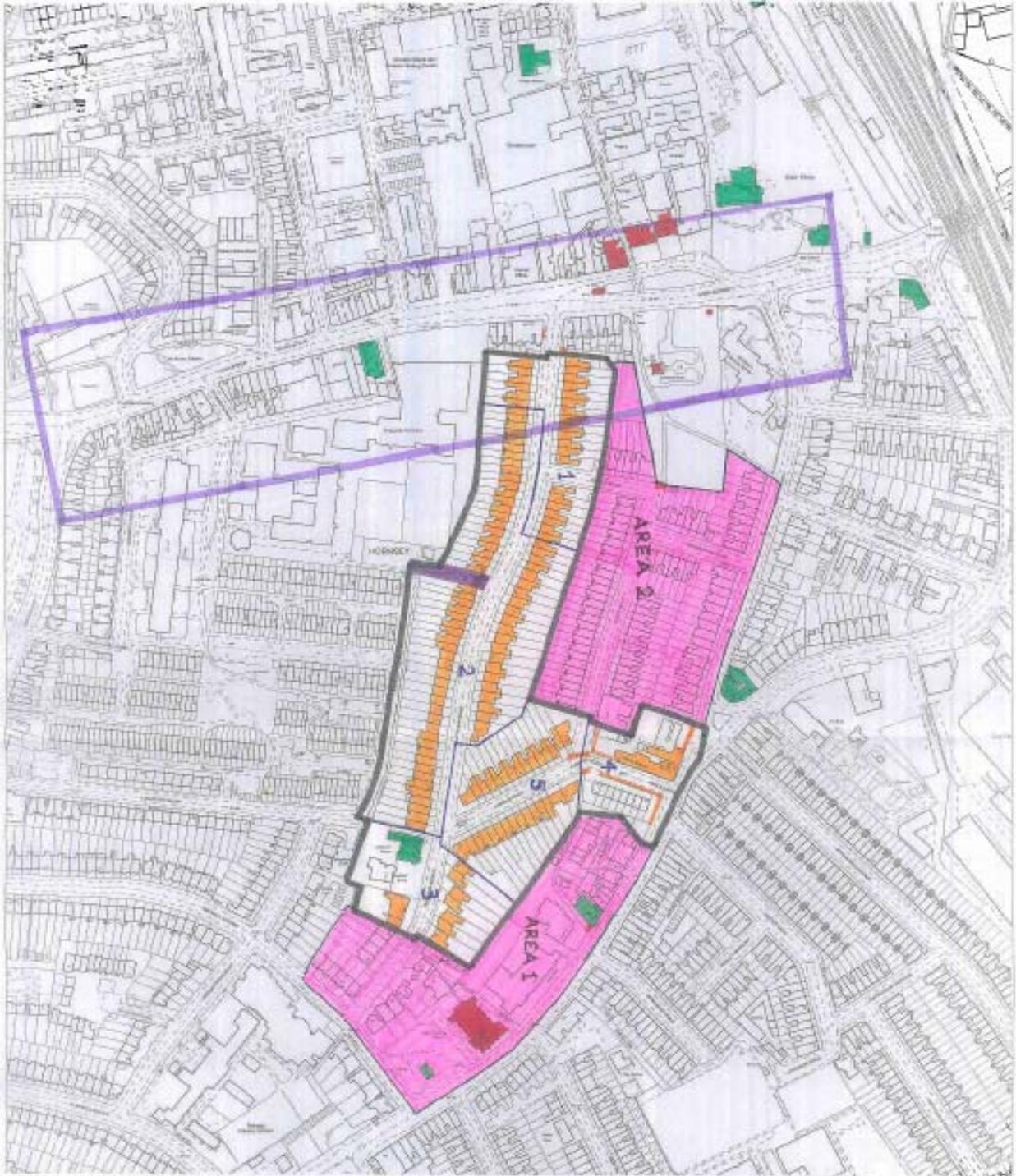
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12. PLANS

1. Conservation Area Built Heritage Appraisal and Potential Extensions



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Conservation Area Built Heritage Appraisal and Potential Extensions

- | | | |
|-----------------------------------|--------------------------------|---------------------|
| Conservation Area Boundary | Statutory Listed Building | Detractor |
| Sub Area Boundary | Local Listed Building of Merit | Potential Extension |
| Area of Archaeological Importance | Positive Contribution Building | |

Conservation Area Character Appraisal Consultation Draft May 2009

Conservation Area No. 25 Hillfield

Plan 1 Scale 1:2500