

The Tower Gardens Estate Repair and Conservation Guide

The Tower Gardens Estate is specially protected from changes that would affect its special historic and architectural character. Changes must not be made without obtaining planning permission.



SPG 3.1

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Special controls over changing the appearance of property

The Tower Gardens Estate is specially protected from changes which could affect its special historical architectural character. You must not carry out any of the following without obtaining planning permission:

- **Any demolition or partial demolition:** Including removal of chimney pots or stacks, windows, doors, fences or hedges. Unauthorised demolition is a criminal offence for which both the owner and the builder can be prosecuted.
- **Any external alteration or enlargement:** To the front of the house or any side which faces a road. This includes insertion of raised vents in the roof. A neighbouring house may have been altered but this does not mean that a similar change is acceptable.
- **Changes to doors and windows:** For detailed guidance on what is acceptable see the design guidance.
- **Painting of brick or roughcast:** The paint colour of rendered surfaces was specified by the original architects and should not be changed.
- **Any change to roof materials:** Replacement of slate roofs with artificial slate products is not permitted.
- **The construction of a porch to the front or side of any house:** Infilling of open or recessed porches is not permitted.
- **Any change to boundaries:** This covers gates, fences garden walls and hedges in front of the house or facing a road.
- **Construction of hardstandings:** These are hard car parking surfaces on land around the house.
- **Replacing a shopfront:** The design of new shopfronts requires planning permission. Removal of an original shopfront will not be permitted.

This guide spells out the character of the Tower Gardens Conservation Area and the maintenance standards needed to preserve and enhance it. The Tower Gardens policies and the guide's advice apply equally to privately owned and Council owned property, Council housing and the Highways Department. Compliance with the policies and the guide are the criteria against which proposed work is judged.

The guide seeks to give householders an indication whether their ideas will require planning permission, whether they are likely to be acceptable and how to go about implementing them. Also how to take informed decisions about regular maintenance, recognising defects and carrying out 'invisible' repairs of reinstatements, adapting sensitively and allocating resources wisely. All of which best preserve character.

The guide is also a statement of the standards the Council will apply to the maintenance of its own properties and to the streets and open spaces.

Conservation is important. As with the environment generally, it makes economic and practical sense to preserve, repair and recycle wherever possible rather than demolish, replace or destroy that which has taken so long to build, mellowed with age, shown the beauty of craft traditions and become part of our cultural memory and continuity.

The object of conservation is not to make old buildings look new, remove or obscure existing work of quality, restyle or make them look 'different' in the mistaken hope that they will look better. Any of these actions are likely to detract from their appearance, character, history and value.

Enforcement

It is a criminal offence to demolish a building. Removal or alteration of windows, doors or roofing materials or any other features which effect appearance, requires Planning Permission. The Council will take enforcement action wherever necessary. You or your builder may face criminal prosecution and be ordered to replace what was removed or rebuild what was demolished.

WHY IS TOWER GARDENS SPECIAL?

The Tower Gardens Estate has a very special place in the history of Council Housing building. It was one of the first "garden suburbs" in the world and its architecture is of extremely high quality. This first part of this conservation guide explains the special *historical* importance of the estate and the character of its *architecture*. The second part of the guide explains how repair work should be carried out, setting out what the special laws which apply to the estate require you to do. These standards must also be followed by the Council in the repair of Council owned property.

Finally the third part of this guide explains the Council's management policy towards the estate and how this relates to planning control.

History

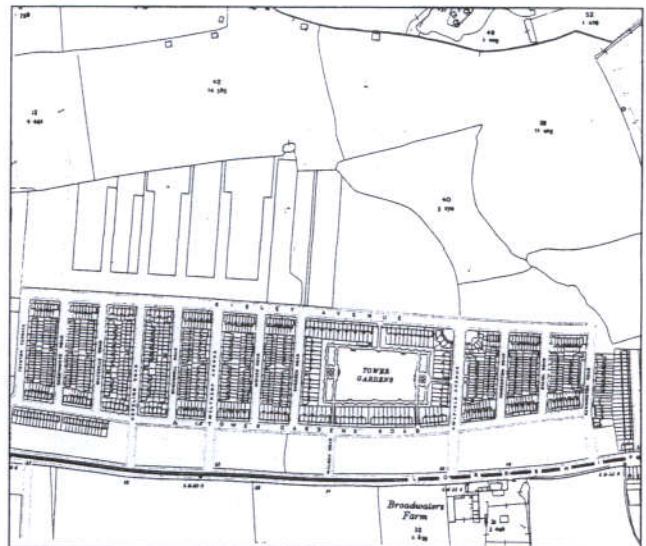
At the turn of the century Tottenham was a village-suburb served by new railways and at the end of the tram lines. It was surrounded by fields which the newly formed London County Council (LCC) could acquire using as yet hardly used powers to buy land and build Council Housing. Earlier experiments in housing design for workers had produced beautiful picturesque estates modelled on traditional rural housing, such as Port Sunlight in Cheshire, Bourneville and New Earswick near York. They were designed by some of the most progressive architects of their day and funded by rich social reformers. Their architectural philosophy respected co-operation between architects and craftsmen and was called the 'Arts and Crafts Movement'. Under the LCC, Britain was to pioneer and lead the world in planned social housing. The LCC wanted to improve housing conditions for the working classes by providing well constructed, healthful homes in pleasant surroundings for rent.

The provision of local authority housing to supply the needs of working people only became possible following an 1885 Royal Commission Enquiry into the provision of housing for working people. The result was the 1890 Housing of the Working Classes Act. Part 3 of the Act, for the first time, gave general powers to local authorities to build housing for the needs of working people.

The LCC did not decide to use its radical Part 3 powers until 1898 when Ebenezer Howard published 'Tomorrow-A peaceful path to real reform'. This was the book which launched the Garden City movement and

Town Planning. Immediately after its publication, the Jewish entrepreneur Samuel Montagu (later made Lord Swaythling) donated £10,000 to purchase land and build at lower density to provide accommodation in a 'garden suburb' setting. This donation was tied to the rehousing of Jewish workers resident in the Tower Hamlets parishes and required an area of land to be set aside for public gardens: hence the name Tower Gardens.

Between 1898 and 1914 the LCC provided 2,915 housing units on four estates at Tooting, Hammersmith, Croydon and at Tottenham. The 954 housing units on Tower Gardens form about one third of the total and make it the largest enterprise. Tower Gardens was also the first LCC estate to be built outside the LCC area. Tower Gardens was the foremost housing achievement of the early London County Council. It demonstrates the unequalled idealism, boldness and scale of operation of the early LCC under the Progressive Party, whose political will brought together the professional skills and financial resources to undertake such large scale social housing projects.



● 1913 Ordnance Survey map showing roads in phase 1 development and fields to the north and south.

Now that Council Housing Estates are being sold off or transferred to housing associations, the special historic importance of the Tower Gardens experiment can be reassessed. Its survival largely intact to the present day, together with its architectural quality have given it special importance worthy of the most vigorous measures towards its conservation.

Architecture

The LCC created a 'Housing of the Working Classes Branch' of the architects department under the famous W.E. Riley, a Brother of the Art Workers' Guild. Riley gathered around him thirty young like minded architects. In Tottenham, 225 acres of land was purchased in 1901 and at first accommodation for 33,000 people was planned, mainly in 2 storey cottages and flats over shops. The final projected population was just 1,000 more than Ebenezer Howard's ideal Garden City population. However, the election of the Moderate Party in 1908 changed the plans, some of the land was sold for private development and after the war the winding lanes of the White Hart Lane estate north of The Roundway were constructed. The Tower Gardens Conservation Area covers the part of the White Hart Lane Estate built before 1915 plus the flats in Topham Square built in 1924.

The houses are built in red or yellow London stock brickwork, often combined with roughcast render red clay tile or grey slate roofs, white painted softwood joinery and the simplest of ornament, often just a bracketed doorcase, tile arch or window head moulding. Rhythms in the long straight streets are created with projecting bays, cross

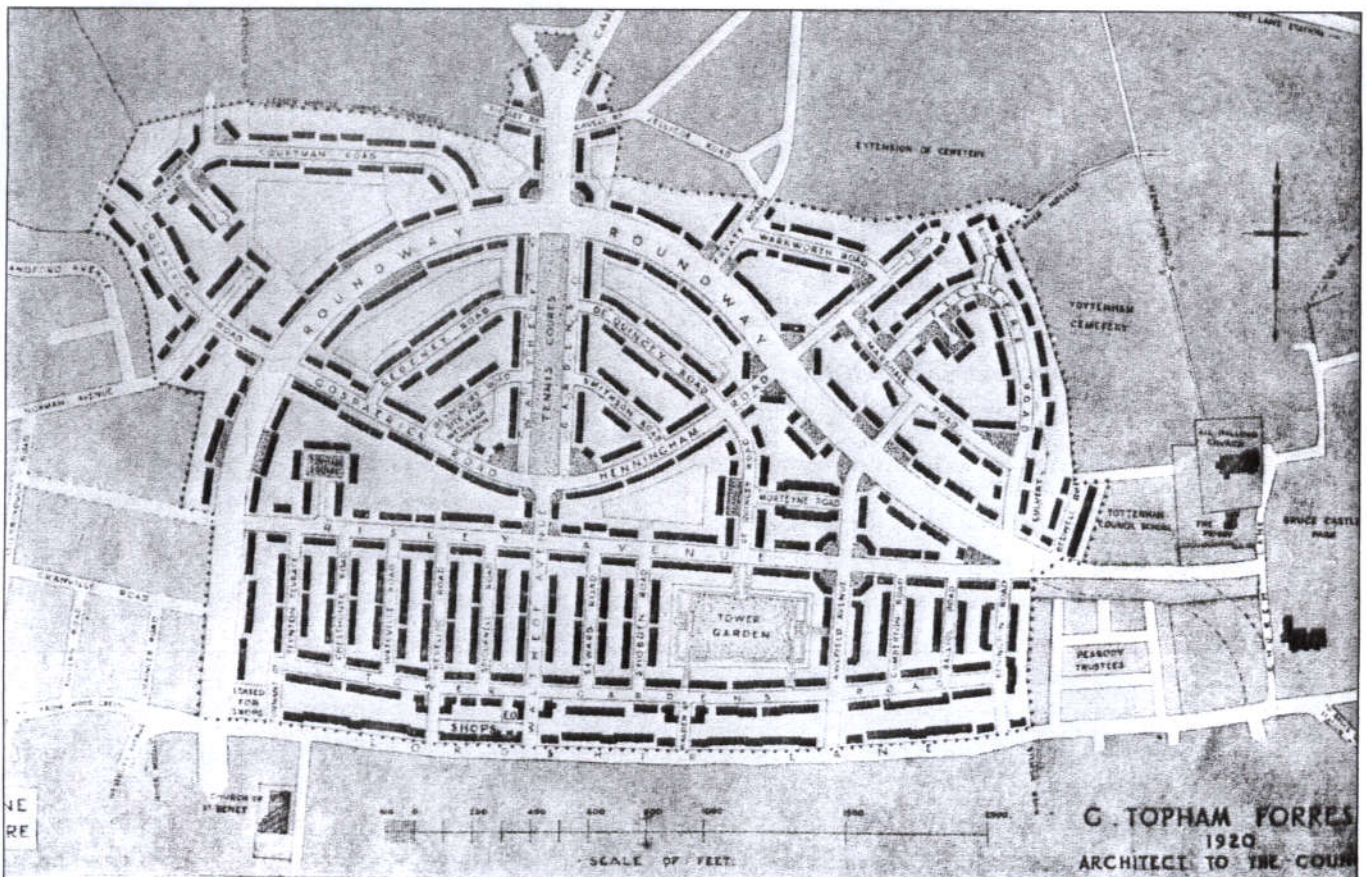


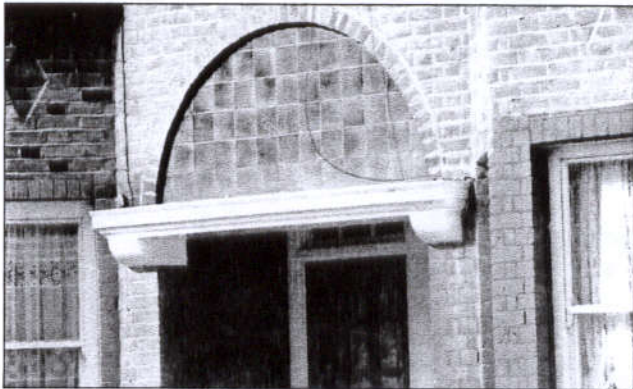
● Wavy tile details on edge lintels under classical corbels and pediment

gables, porches, chimneys and trees. The estate was built to live in as well as look picturesque: with good quality building at low cost, light and air to every room and convenient, labour saving layouts.

The old and new photographs of the estate in this guide show the inventive use of materials and vernacular motifs characteristic of the Arts and Crafts movement:

● 1920 LCC map showing the estate as constructed. The LCC architect Topham Forrest gave his name to Topham Square





● Bracketed doorcase with tile arch

wavy tile-on-end patterns, external patterned plasterwork (pargeting), Gothic and medieval-style timber porches, small high hip gables (gables), Tudor style diapered brick (black diamond patterns), ceramic tiling to infill arches, fine receding slate work, and deep swept roofs much of which was copied at Hampstead Garden Suburb. Local colour was given by the use of Hertfordshire style pink washed render.

To avoid the monotonous repetitive terraces of London builders, subtle compositions were created in



● Westmoreland slates hung on gable ends in a rhythm are an important local characteristic

which contemporary country house forms are attenuated and endlessly varied to give the impression of a single long building with many doors under its roof. This 'Garden City' atmosphere grew in its 12 year development, with ideas exchanged between the creators of Tower Gardens and the garden suburbs at Hampstead Garden Suburb and Letchworth. Tower Gardens' 'butterfly' intersections have been described as 'more Letchworth than Letchworth,' in simplified, scaled down form.

Tower Gardens shows the influence of a range of British architects of international importance: C.F.A. Voysey, William Lethaby, C.R. Ashbee, Leonard Stokes,

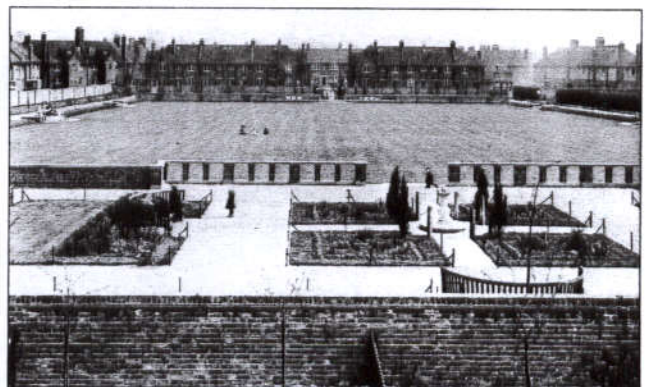
Ernest Newton, Baillie Scott, Maurice Adams, Raymond Unwin, Barry Parker and Edwin Lutyens. The main effect of



● Letchworth style butterfly intersection with All Hallows in the distance

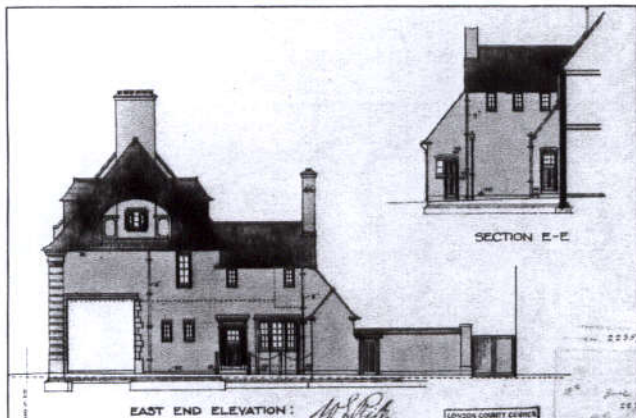
the additional funds provided by Lord Swaythling were extended back gardens and the rectangular Tower Gardens, which originally resembled a football field.

The estate was planned on a grid, a layout which has successfully resisted modern rat-running by cars. Each phase of development was designed with its own theme and containing architectural variety. The western portion of the estate in Wood Green Borough developed only after a special Act of Parliament gave right of exemption from building regulations for garden suburb developments. This freed it from regulations as to road widths, height of rooms and design of party walls. The resulting developments at De Quincey and Morteyne Road built in 1914-5 were



● Tower Gardens as it looked 1910

constructed at densities of 17.4 houses per acre. This allowed full architectural expression of Unwin's concerns, for example of terraces to be modelled around garden rectangles and groups of houses to be set back. Other late developments such as the shop buildings at the corner of Lordship Lane and Waltheof Avenue introduced



● Architects drawings for the Waltheof Avenue side of the Lordship Lane shop buildings



● A 1928 view as they were built with classical details in a red brick vernacular context

into the cottage landscape 'classical' architectural features such as columns and broken pediments reflecting Edwin Lutyens' work at Hampstead Garden Suburb.

'Great care will be taken that the houses shall not spoil each others outlook, while the avoidance of uniformity or of an institutional aspect will be obtained by the variety of dwellings, always provided that the fundamental principle is complied with that the part should not spoil the whole, nor that the individual rights be assumed to carry the power of working 'communal wrong'. Dame Henrietta Barnett, on Hampstead Garden Suburb, 1906.

REQUIRED CONSERVATION STANDARDS FOR REPAIRS AND ALTERATIONS TO YOUR HOME.

This section explains the principles of conservation and tells you exactly how repairs and alterations should be carried out. Where planning control applies, planning

applications will be decided in accordance with these principles and standards.

Ten Conservation principles

1. Prevent decay and repair correctly when necessary.
2. Retain maximum original fabric and reinstate missing features.
3. Replace only when necessary, with exact replicas using original materials.
4. Where possible, undo previous bad repairs or alterations.
5. Alter or extend in the same manner as the original building.
6. If the house is one of a group designed as a whole, consider the effect of proposed changes on the complete group.
7. Get expert advice and be a good neighbour.
8. The street front matters most, including front boundaries such as hedges and fences.
9. The smallest details, including window frames, door furniture, chimney pots, front paths and all ornamental decorative features can have considerable impact.
10. Planting and landscape schemes are part of the original design. Survival of soft landscape (trees, hedges and lawns) and hard landscape (paving, steps and walls) is crucial to area character.

Windows and Doors

Article 4 Direction Policy TG 1

The Council will not permit changes to the size, pattern or material of external joinery seen from a highway. The window and door designs in Tower Gardens are a valuable part of the architectural design which should not be altered for any reason and, with care, should last indefinitely. Windows are sash or casements in wood painted white with small panes of glass. Doors are also uniform and are usually panelled and painted with six panes of glass at the top. The consistency of the windows and doors forms a uniform feature in the composition of the street scene. Decay is generally caused by lack of proper maintenance. Repair is preferable and usually cheaper than replacement. A joiner can take out the decayed section and replace it with a matching one. Original glass, which looks different to modern glass, can be carefully removed with the aid of a heating device which softens the putty. If replacement of, say a complete sash is necessary,

the old one should be used as a pattern and the joiner instructed to make an exact copy, paying particular attention to details such as the profile of glazing bars and the shape of 'horns'.

Painting of windows and doorcases is in white throughout the estate and other colours should not be used. Doors can be painted any colour, but colours appropriate to the period, such as deep reds, blues or



● *The unfortunate effect of painted brick, replacement windows and doors and loss of hedge combine to remove the character of these houses*

greens, look best. Use good quality paint made for external work and, whether over-painting old wood or newly painting, carry out correct preparation so as to ensure full protection and minimise future maintenance.

Draught and soundproofing should be carried out without interfering with the appearance of the frontage. Stopping all draughts may reduce ventilation causing condensation and increasing the possibility of dry rot. Aluminium and PVC-u window frames are not permitted. Some were introduced before current controls were introduced, or in breach of planning controls. These should be replaced. Enforcement action is and will be taken against unauthorised window replacement.

Double Glazing

Double glazed windows need thicker glazing bars to support the additional weight of glass and do not look well. The wood will normally be of inferior quality to the original wood. Replacement double glazed windows are therefore not normally permitted. Research has shown that replacing original period windows in good condition with double glazed windows is not cost effective because the period over which it needs to be in place to recover the capital outlay through energy savings is very long. It is better and far cheaper to draught proof existing windows, for which high quality specialist installations are now available.

Other cost effective means of energy saving include increasing the amount of loft insulation, fitting heavy curtains for use in winter, replacing old boilers with up to date efficient ones, fitting better programme controls which switch heating and hot water off when not needed and making sure carpets have thick underlay. If double glazing is still desired, fit secondary units behind retained originals. The only part of the estate which suffers from the effects of excessive traffic, noise and fumes is Lordship Lane. There is a case for secondary glazing to be provided along this main road.

Paint and paint removal

Article 4 Direction Policy TG 2

The Council will not permit the painting of brickwork facing or visible from a street and will require consistency in the colour of paint along terraces.

Painting facing brick or tile-work, or applying commercial coatings of any kind, leads to problems as well as being detrimental to appearance. Painted bricks cannot breathe and result in damp. Salts accumulate and often result in the surface of the brick spalling off after about fifteen years. Many paints can be removed by specialists and the cost may not be excessive. It may involve the use of strong chemicals and should not be undertaken by the amateur. Sandblasting is a last resort as it usually permanently damages the surface of the bricks. It is important that initial advice should be obtained from the Council.

Roofs

Article 4 Direction Policy TG 3

The Council will not permit the replacement of slate by a synthetic roof covering on any roof facing or visible from a public road or path. Reusable roof slates or tiles must be removed carefully salvaged and relaid to the front mixing with new material as necessary. Necessary new tiles must be clay and of a similar type and colour.

Roofs at Tower Gardens are covered in natural slate or clay tile, mostly plain, except for buildings fronting Lordship Lane where inappropriate tiles with a rolled pattern were introduced during the last renovation to the detriment of the important Lordship Lane frontage to the area. When the opportunity arises the original tile pattern should be reinstated. With a life typically around 100 years, many roofs are falling due for major repair or

renewal. Failure is often due to decayed fixing nails or battens, particularly with slates, which have a longer life than machine made tiles. Much of the material can be salvaged for re-use, reducing the cost of renewal in the original material. Surface coatings such as bitumen should not be applied to old slates which has a limited life and is of poor appearance. New tiles will be brighter than smoke stained originals and may be mixed with old tiles producing an even speckled effect or they may be laid to the rear reusing old tiles at the front. Where a roof is re-laid with slates that do not match exactly these should be re-laid to the rear with the old slates reused at the front. Roof refurbishment may take advantage of the opportunity to provide thermal insulation but, if so, any necessary roof



● *The use of receding slates to emphasise perspective and give a traditional hand made feel to the roof*

ventilation should not damage the appearance of the roof. Eaves ventilation is preferable, although some tiled ridges may incorporate discreet vents. Unsightly synthetic slate roof vents should be avoided. The renewed roof must match the original in all respects to maintain the integrity of the group. Selecting the correct colour is extremely important.

If appropriate salvaged materials are not available it is generally best to choose new supplies of the original colour as when new. These will eventually weather to match their surroundings, whereas a darker colour, while closer initially, is likely to weather to a still darker, more incongruous shade. The original colour of a tile can be ascertained from its underside and any replacements compared with it.

The Council will permit only original, matching materials to be used in roof repairs or renewals. It will advise applicants of where to obtain them and issue a

standard specification for contractors to follow. Where the roof covering abuts chimney stacks, parapets or dormers, flashings and soakers are used to prevent water entering the joint. Correct detailing and workmanship in their installation is obviously crucial to a trouble free repair. Your roofer should inspect the leadwork before any work is done, noting its detailing or that of similar roofs. The British Standard Code of Practice should be followed.

Chimney stacks and pots

Article 4 Direction Policy TG 4

Chimney stacks should not be reduced in height and pots should not be removed. Chimney stacks are tall and form a skyline feature. Pots are plain or vented and set in a mortar bed.



● *Dramatic roofline with imposing Tudor style chimneys but the poor pointing detracts from the effect*

Walls – Brick

Brick and roughcast are the walling materials with the bricks laid in lime mortar. Parts of some upper stories are tile-hung. Some gable ends have been hung with green slates. The brickwork is of excellent quality, durability and requires minimal maintenance. Some spalling present in red bricks is generally due to decay of the pointing mortar, allowing water to penetrate behind the brick face. Minor cracks in brickwork can usually be grouted with matching mortar for an invisible repair. Larger ones may need to be cut out and 'stitched' together with matching salvaged or new bricks. Bricks should always match the originals in size (the old Imperial size, not modern metric bricks) colour and texture to avoid a 'patchwork' repair.

Other repair techniques such as specially manufactured copies, brick slips to replace damaged faces or reversal of faces requires specialist or professional

advice, as does any structural repair where the cause of the defect needs to be correctly diagnosed before the appropriate repair method can be recommended.

Extensions, where permitted, should be constructed in matching brick or render as relevant.

Mortar

Article 4 Direction Policy TG 5

Repair and pointing mortar should always be lime mortar. New pointing should be flush or slightly recessed from flush, should match the original and should not protrude. Lime mortar is used because it is weaker than the bricks themselves and will suck out moisture from the latter minimising cracking or spalling of the brick surface. A mix of 1 part cement, 3 parts lime, preferably made from lime putty and 12 parts sand may be



● *Poor pointing spoiling brick details*

suitable in most instances. Pointing mortar should be no stronger than 1 part cement, 1 lime and 6 sand. The colour, texture and type of joint are crucial to the success of the repair. Pointing is a skilled task and is nowadays almost always carried out to standards inferior to the original work. Removal of old mortar is normally unnecessary and undesirable. Pointing should be confined to small patchwork repairs around decayed areas, for example leaking downpipes. When raking out old mortar great care should be taken to remove minimum material and not to damage the brick edges (arises). Patch repointing should follow the colour, consistency and recession of the original. Incorrect pointing seriously harms appearance and accelerates salt build-up and spalling of the bricks.

Roughcast

Article 4 Direction Policy TG 6

Roughcast repairs should be carried out by determining the composition of the original work, cutting out defective areas and correctly applying the repair material to achieve a matching finish and good bond. A uniform colour and type of paint must be used throughout terraces and other uniform housing groups. Some originally unpainted roughcast facades have now been painted, making repainting unavoidable and further painting inevitable if unity is to be restored. The Council is to prepare a schedule of standard B.S. colours and paint systems for every relevant group in the Conservation Area. No other colours or makes of paint will be permitted.

Gutters and Downpipes

Article 4 Direction Policy TG 7

The Council will not permit the replacement of cast iron by plastic gutters at the front of houses. Rain and foul water systems were originally of cast iron. Rainwater systems must be kept clear and in good repair as defects can lead to serious decay. All joints should be watertight, the whole protected from rust and securely fixed. Local defects can often be repaired with matching sections. Rainwater pipes and fittings on front or street elevations must be renewed in cast iron or cast or extruded aluminium. These can be identical in appearance when painted, lighter in weight and non-rusting. Plastic is not preferred, it may not match or adapt to fit original systems, is prone to brittleness with age and is easily damaged by ladders. It may, however, be used at the rear of property. Opportunity should be taken to simplify external pipes.

Hardstandings (hard surfaces for parking in gardens) and Garaging

Article 4 Direction Policy TG 8

The Council will not permit hardstandings. Most front gardens on the estate are narrow and fairly shallow. Hardstandings and the presence of vehicles in them would destroy front boundaries, green lawns, paths and spoil the setting of the house and appearance of the street. There is no undue outside pressure for kerb-side parking space where most residents' cars can therefore be accommodated. The Council will not permit vehicle

hardstandings to be constructed. The only exceptions will be granted for the personal benefit of disabled persons where there is a justifiable case. Any permissions will be extinguished when no longer needed. There is generally no scope for construction of individual garages in gardens.

Footpaths

Article 4 Direction Policy TG 9

Footpaths should be properly maintained and repaired in matching materials, including any pointing in mortar of the correct strength, colour and texture. Wherever possible, sound materials should be retained in situ or salvaged for reuse in the area. The Council will maintain those which are part of the highway or in public ownership in original condition and continue with a programme of reinstating sections previously replaced in non-original materials.

Fences, gates, hedges, gardens and landscape

Article 4 Direction Policy TG 10

The Council will require retention of privet hedges or replacement with hedges of similar appearance. The importance of front gardens to the street scene and the overall character of the area cannot be overstated. Just as the original design relies on short or long groups of houses organised as a single building, so the structure of the landscape must respect the original intention, continuing to appear as if under single management if the setting of the buildings, hence the overall character, is to be preserved. The key elements of the landscape are the privet hedges which form nearly all original front boundaries, brick paved footways and front paths. Attention should be paid to the regular pruning of hedges to the traditional height, in line with the Council's practice. Any gaps should be infilled and missing frontages reinstated. Non-original types of fencing or walling to street boundaries will not be permitted, except for temporary green wire or plastic mesh to protect a newly planted hedge. Slatted oak front gates hung on oak posts should be maintained or, if necessary, replaced with an exact copy. Climbing plants can be very attractive, but certain species can damage masonry and mortar joints or invade timbers and lofts at the eaves. Qualified advice should be obtained before selecting climbers. Any fixings should preferably be non-rusting, carefully and firmly secured into mortar joints to avoid damage to brickwork.



● *Ninety years on and the trees dominate the townscape*

Trees

Lopping or cutting down of trees is subject to control by law and because this is a Conservation Area you must inform the Council six weeks in advance. Where there is space, trees of appropriate species in the right locations can add immensely to the setting of buildings and the attractiveness of the street or area. Incorrect planting can however become a nuisance or even a risk to the structure of the building. Any new planting needs to take account of the tree's mature height, canopy, root spread and water takeup. Mature trees are often unjustly suspected of causing structural movement and tree roots are cited as causing damage to drainage systems. Tree roots very seldom invade drains although, if they are defective, roots will be attracted to the additional source of water and nutrient. A large tree near a house built on shrinkable subsoil may absorb a great deal of water, causing compaction of the soil and foundation subsidence. Since the amount of water absorbed is a function of the tree's leaf area, any threat may be reduced by crown thinning or reduction. Large trees near houses, unless diseased and a direct danger, should not be abruptly felled in case it causes the soil to swell dramatically and heave upward, damaging foundations. The Council can advise on these matters and provide a list of reliable tree surgeons.

Alterations and Extensions

Article 4 Direction Policy TG 11

Any extensions should be confined to the rear or least important part of the building, not upset its scale or proportions, not adversely affect the setting of neighbouring buildings, not unbalance the composition of an architectural group and generally be subordinate in character. Bulky or disproportionate

roof extensions or the raising of any ridge will not be permitted, nor will new dormers on front elevations. If existing roof space permits, one dormer per house of a similar size and design to those existing on similar houses may be permitted in roof-slopes hidden from street view, with materials, design and construction in keeping. Side extensions are now not permitted. Rear extensions will often be preferable to side or roof extensions but should not extend rearward beyond the line of any neighbouring extensions or intrude on back garden space of amenity value. Full width extensions will not generally be permitted. Flat roofed extensions or those longer than one quarter of original rear garden length are unacceptable. The Council will not normally permit alteration of, or introduction of porches. Extensions should be discreet, constructed in keeping with the materials and style of the parent building. New materials are generally expected to match existing ones. Alterations which are sensitively designed and well constructed can maintain the character of the area and value of the house. New openings must be confined to rear elevations and should have surrounds, arches, heads and cills to match those existing. Ramps or other aids to provide access for the disabled can be constructed in appropriate materials and design. All work should complement the appearance of the building. Full regard must be had to the Council's general advice and planning policy for extensions including the UDP Policies in DES 1.11, DES 2.2 and DES 5.

External Clutter

Article 4 Direction Policy TG 12

External meter boxes must be set into the ground, not mounted on the building. Cables and pipes must be run internally where possible and should not be run up or across the face of a building. Where possible conventional antennae must be located in the loft. Satellite antennae must not be mounted on street elevations or front roof slopes. On front elevations no external lighting other than a porch light may be installed. Alterations to provide additional bathrooms, central heating, TV antennae, services and telephone connections, burglar alarms, etc., have often resulted in disfigurement of exterior faces with awkward, multiple plumbing runs or supply pipes, cables, boxes, flue terminals, air-bricks and other equipment. Their manner of

installation and location is at the discretion of the building owner, not suppliers or contractors. External meter boxes now favoured by gas and electricity supplier for ease of reading are now available which can be set into the ground so that nothing need be mounted on the building. The Council has suggested to suppliers that this should be standard practice in all Conservation Areas and is implementing this policy for all its properties. Cables and pipes should not be run up or across the face of a building and can nearly always be run internally. Security installations may be installed if they are appropriately designed. Laterally folding gates may be fitted internally to windows. Steel garden gates are unsightly and may prevent exit and so be dangerous. Passive infra red detectors need not require consent provided their mountings are discreetly located and if the beam does not upset the character of the street scene.

Prevention of Decay

Generally speaking, looking after the fabric of a house is a matter of preventing or slowing down the process of ageing or decay which naturally occurs in all building materials. The most common cause of decay is water entry, leading to timber rot, spalling masonry, mould growth, salt absorption, surface dampness and condensation and

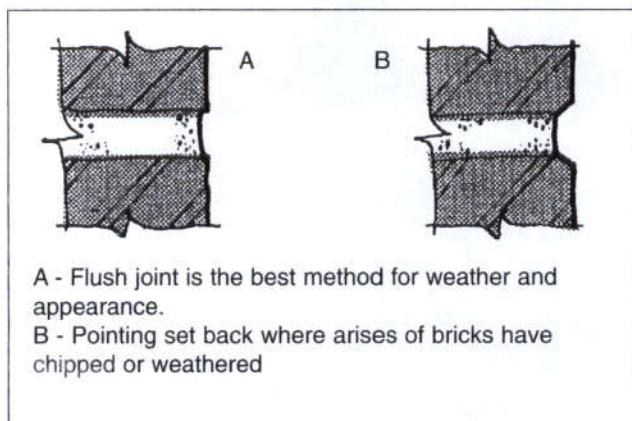


● The uniform character of this row is undermined by cladding, painted brickwork and replacement windows and doors

ultimately structural failure. Therefore the first objective of economic care is to keep the building watertight. Regular inspection and repair of roofs, rainwater and soil systems can avoid very costly remedial works later. Other places where water can enter are defective joints in brick or masonry, cracks in plaster, around window or door openings, through tops of mouldings, cornices, string

courses, around defective flashings or through areas of eroded pointing.

Water can also be trapped behind impervious materials such as hard cement repointing or rendering, cement based or other paint over masonry or poorly prepared joinery. Finding no means of evaporation, it penetrates the building material, carrying harmful salts, freezing within and thus spalling masonry surfaces, rotting timber and penetrating to the interior.



● *Examples of pointing techniques*

Reversing Poor or Disfiguring Work

Article 4 Direction Policy TG 12

The Council will encourage reinstatement of features and materials in keeping with the original design and will prioritise grant aid to achieve this. Common disfigurements, as noted above, can also be structurally harmful. Attempting to reverse them can cause further harm unless carried out carefully, by specialists if necessary. Bad pointing for example is difficult to remedy without further damage to brick arises. There are successful techniques however and advice should be sought from the Council in the first instance. Extensions of poor appearance can often be improved by altering the roof, eaves details, windows or doors to match original work more closely. Infilling of open porches, incongruous front boundary walls, external plumbing and cabling, aerials, etc. can simply be removed or relocated. Replacement of incongruous windows and doors with replicas of original ones requires accurate measurement of the originals by a joiner and construction using the original methods. Original examples in the street are of course the ideal models for copying.

Interiors - general care and alterations

Minor internal alterations will not normally be subject to control but should be sensitive. Removal of fire places or skirtings reduces property value and is inadvisable. Removal of internal partition walls or chimney breasts should not be undertaken and may require Conservation Area consent. Owners should regard good quality original work, including room layouts, fireplaces, decorative plaster, timber panelling, doors and other joinery, mouldings, fittings, original glass, as important in their own right and essential if the character of the building as a whole is to be maintained. Every effort should be made to conserve them and any alterations or improvements, including fitted furniture, should be in keeping. In Tower Gardens the fireplaces, doors and other joinery, wall and floor finishes are part of the original architects' designs and should be retained and any temptation to add ornament such as cornices or elaborate fittings resisted. Original property is regarded as superior for its period character and any estate agent will confirm that this is strongly reflected in the value of the property and its attractiveness to intending purchasers.

ENHANCEMENT OF THE STREET SCENE

This section of the guide sets out the character of the streets and indicates areas where enhancement may be appropriate. Street repairs are the responsibility of the Borough Engineer and defects should be reported there.

Street repairs, signs, street lighting, trees.

Roadways are generally in tarmacadam with granite kerbs. Footways are in artificial stone paving and generally in serviceable condition with secondary access paths in red brick which is gradually being restored. Access and movement for the disabled and for prams is inhibited by the absence of any dropped or flush kerbs on the estate. Action to enhance movement over kerbs would be welcome but it is important to use appropriate materials. Street sign plates with black lettering on a white background should remain mounted on buildings. Original streetlight designs have been replaced with modern concrete and steel posts with side entry luminaires. Lordship Lane has very tall posts which are considerably out of scale with the buildings and they should be replaced with designs as close to the original as possible when next due for renewal. Good lighting is an aid to safety and personal security.

Street trees are very important and should be carefully maintained, replaced where diseased or missing and new planting carried out where opportunities arise. Lordship Lane would benefit particularly in this regard. Communal green spaces are part of the village or 'garden city' atmosphere cultivated by the designers and should be cherished. On no account should they be subdivided in conjunction with any house disposals or for any other reason. The central open space of Tower Gardens is a vital asset which has undergone some improvement in recent years but with some inappropriate development as well.

Seating reinstatement

Street seating was formerly an important characteristic of the area and could be reintroduced, however, it is important that the original designs are reinstated.

MANAGEMENT OF THE ESTATE

Over the years some of the glamour of the Tower Gardens estate's origins was forgotten and then in the 1960's its style became unfashionable. Sufficient resources or enthusiasm for high standards were increasingly hard to justify. However, throughout its life the estate was well maintained in more or less original form by the LCC and then the GLC. It was later transferred to the London Borough of Haringey who, recognising its importance, designated the Conservation Area in 1978.

Following enactment of Right to Buy legislation in 1980 and the sale of many houses to private owners, the Council saw the need to protect the special design unity and character of the estate from alteration by obtaining permission from the Department of the Environment for an Article 4 Direction to bring under control a variety of permitted development rights. This was made on 15 December 1981. In 1982 the Council issued Design Guidelines which explained the Article 4 Direction and advised on how the exterior of properties should be maintained in original condition with alterations carried out in matching materials and designs. Unfortunately during the 1980's a number of inappropriate works have been granted planning permission or were considered to fall within policy, therefore not subject to enforcement action. In 1991 the Conservation Area was extended. At present, however the Article 4 Direction does not apply to the wider area, although the need to do this is recognised. **See map on back cover.**

After action from English Heritage, the Council has agreed new, more detailed, conservation standards to arrest and reverse the decline in the character of the estate. This guide sets out these standards and strengthens and extends the original advice, setting out more clearly what is acceptable.

What is a Conservation Area?

The Planning (Listed Buildings and Conservation Areas) Act 1990 says that Conservation Areas are those of 'special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

What restrictions are there in Conservation Areas?

In Conservation Areas demolition of any building and most parts of buildings is unlawful without Conservation Area Consent or Planning Permission from the Council. All trees are protected against felling, lopping or pruning without authorisation. A wider variety of extensions, including all roof alterations or extensions, require planning permission. In Tower Gardens the Article 4 Direction in force means that most building operations normally permitted for single family dwellings also require consent.

Planning applications are judged against stricter policies and must preserve or enhance the area's character or appearance. Since the character of the area as a whole, rather than individual buildings is most important, original buildings should be retained and their original appearance preserved.

The Council's policies for Conservation Areas are given in its statutory Unitary Development Plan, Chapter 8, 'Design and Conservation.' See especially policies DES 1.7, 1.11, DES 2.2 and DES 5. Plans must comply with all relevant planning policies and with the technical standards contained in the Plan.

Article 4 Direction Controls

The Tower Gardens Article 4 Direction was confirmed by the Secretary of State for the Environment in December 1981 and brought under planning control:

- All enlargements, improvements or other alterations to any elevation in the Conservation Area which faces a road, including erection of a porch, garage, shed or other garden building.
- Construction of a vehicle hardstanding anywhere on the property.

- Erection of gates, fences, walls or other means of enclosure fronting a highway or in front of the building.
- Painting, rendering or pebble-dashing any elevation fronting a highway.

Since the Direction was made, the General Development Order has been amended to require that within Conservation Areas permission also be obtained in respect of:

- Any alteration to the shape of the roof, including insertion of a dormer, in any elevation.
 - Cladding or rendering any elevation facing a highway.
- The Draft UDP states that PVC-u, aluminium or other non-traditional windows or designs out of keeping with the character of the building in question will not be acceptable. Some minor changes are significant to character but may not be subject to control, for example, excessive brick cleaning or poor craftsmanship, in particular in re-pointing. In these cases it is the owner's responsibility to see that work is of good quality.

Conditions of Sale

The Council has now agreed a simpler means of controlling unwelcome alterations to properties which may be purchased in future. The restrictions contained in the Article 4 Direction will be included as conditions of sale. If breaches of the conditions occur, the Council will be able to obtain a court order requiring the owner to remedy the matter, under the laws of contract. Owner occupiers wishing to alter their property should therefore, as well as obtaining planning permission, check their deeds for restrictive covenants. Tenants should consult the local housing office and look at their tenancy agreement.

The Council's Properties

The Council has adopted the standards in this guide for maintaining and repairing its own properties. It will endeavour to exemplify best practice in its works and advise owners to do likewise. Variations from these standards are matters which are subject to planning control by the Council's Planning Committee.

PRACTICAL POINTS

Repair Priorities

If your home needs a number of different repairs you may have to decide which work should be done first. If, for

example, the kitchen needs modernising and you also have a problem with your roof, the roof should be repaired first (see preventing decay). Professional advice can be most useful at this stage. Priority should always be given to urgent structural work, including measures to arrest, repair or prevent decay or water ingress, such as repairing cracked cills or rot in joinery, preventing condensation, mending storm and foul drainage systems, etc. If more than one item is urgent, tackle them in the order which will save most money on later repairs.

Grant aid

When funds are available, the Council will consider sympathetically requests for financial assistance toward reversal of inappropriate disfiguring works carried out before planning control over them came into force. This is in the context of general exterior restoration schemes.

Planning Applications

The Unitary Development Plan requires planning applications in Conservation Areas to include details of the existing building, relationship to surroundings and the proposed works. Photographs, details of alterations and drawings showing the elevations in context must form part of the application. Reinstatement of missing important or characteristic features, including shopfronts, finials, or other architectural details should also be included.

Information for Council Tenants

Information on purchase and conditions of sale can be obtained from: White Hart Lane Area Housing Office, Compton Crescent. N17 7LD Tel 880 3087 (general) and 880 3093 (repairs).

Contacts and further advice

Further help and advice, which may include inspection, repair methods, lists of reputable suppliers or tradespeople, sources of information, etc., is available from the Council's Conservation and Design Officer, who can be contacted at: 639 High Road N17 8BD. Tel. 0181-808 1066 ext. 5216.

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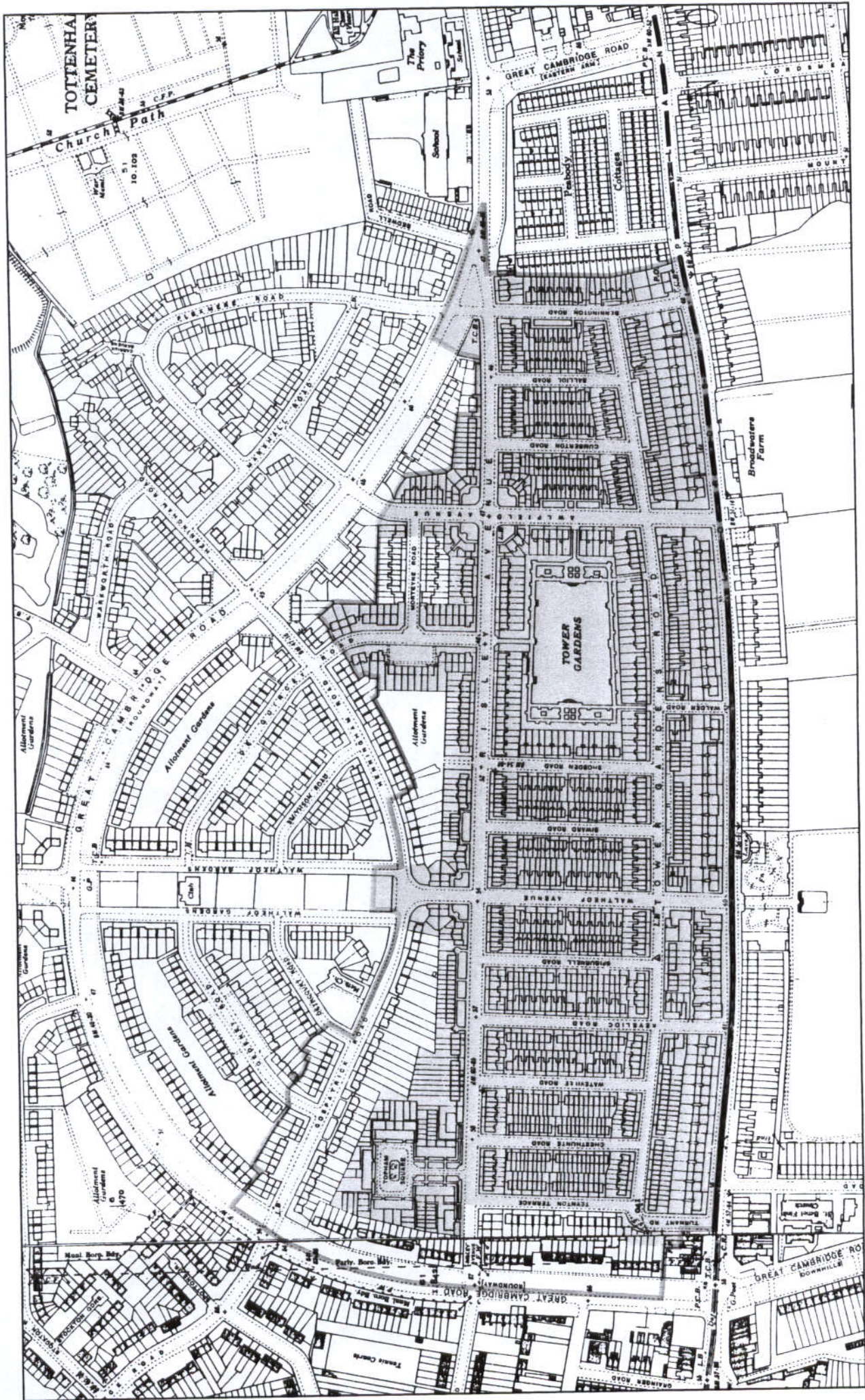
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The 1935 Ordnance Survey map with the Conservation Area boundary and Article 4 Direction Area, shown in yellow, superimposed