

Campsbourne Cottage Estate Conservation Area Character Assessment and Policy Statement

SPG 3.2

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Supplementary Planning Guidance (SPG) is produced to give helpful guidance to people preparing planning applications.

SPG supplements the policies contained in the Haringey Unitary Development Plan (UDP).
The UDP is the statutory land use plan for Haringey. Guidance given in each SPG is consistent to and cross-referenced to appropriate UDP policies. The guidance given in the SPG will be taken into account when staff consider planning applications.

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 **HARINGEY COUNCIL**

Introduction

Petrol filling stations can lead to problems for neighbours if not well designed. The purpose of this note is to provide information on the Council's Planning requirements for this use.

This note is supplementary to the policy on Petrol Filling Stations contained in the Council's Unitary Development Plan.

Petrol Filling Stations (UDP Policy Reference EMP 3.6)

The Council will require developments for petrol filling stations to be of an acceptable standard in terms of:

1. Location, design, materials.
2. Impact on road network, traffic, movement and road safety.
3. Impact on surrounding residents and to conform with detailed design guidelines as specified in Supplementary Planning Guidance.
4. Measures for prevention of pollution.

Where proposals are acceptable in principle the Council will normally impose conditions governing hours of operation, noise, disturbance, access and landscaping and restrictions on food and vehicle sales or repairs.

Where permission is sought for alterations or additions to existing filling stations which are defective by modern standards in terms of siting or layout, account will be taken of the extent to which any new proposals improve or increase planning problems related to the site.

Standards

In assessing applications for petrol filling stations the council will take the following standards into consideration:

- ★ Whether the site is appropriate for a petrol filling station and the design satisfactory.
- ★ Whether the proposal would cause adverse effects to the surrounding road network, or lead to unacceptable traffic movements.

to press.

- ★ Whether the amenity of surrounding residents would be harmed by the proposal.
- ★ Whether the ingress and egress within the site are of an acceptable standard and located so as to not prejudice conditions of road safety or the amenities of adjacent residents.
- ★ As a general rule petrol filling stations should be designed for one-way working and the layout should be such that vehicles do not stand on the highway while waiting to be served.
- ★ Whether appropriate landscaping areas, suitably located, provide an acceptable setting for the proposed development.
- ★ Whether the layout and location of pump islands are suitable to enable circulation within the site and to avoid harm from fumes or noise to any adjacent residential properties.
- ★ Where there are objections to a proposed petrol filling station with respect to the above standards the Council will assess the question of need.

The following will not be allowed:

- ★ More than 1 illuminated pole sign.
- ★ An illuminated "canopy edge" display facing residential properties.
- ★ An illuminated canopy projecting beyond the building line of adjacent residential properties.
- ★ A proliferation of identification and directional signs in or around the station.

N.B. The information in this document is correct at the time of going

Summary

The Campsborne Cottage Estate is a very early municipal housing scheme with a definite and distinct architectural style and character which it is desirable to preserve and enhance. The associated school is contemporary and significantly adds to the local area character. The policy objective for the residential area is to ensure that both public and privately owned dwellings are maintained as far as possible in period character with alterations confined to those not affecting the character of the frontages or those parts of houses visible from streets. Demolition of pre 1914 buildings should be resisted and any original or traditional street furniture or surfaces retained. there is probably no scope for infill development.

This estate originally of 108 dwellings on North View Road, South View Road and Nightingale Lane was the very first housing development undertaken by the former Hornsey District Council in 1897. Its architectural character expresses a vernacular cottage style with detailed tiling and brickwork which has matured and remains substantially unaltered. It antedates the first LCC cottage estates of Totterdown (Wandsworth) and Tower Gardens (Tottenham) which commenced building in 1902-1903 as well as the famous Hampstead Garden Suburb and is therefore of special interest both architecturally and historically.

The Conservation Area was declared on 29 November 1994 and covers an area of 6.1 hectares.

Historical Development

The Campsbourne estate was constructed between 1897 and 1899 on the Campsbourne, a field to the west of Nightingale Lane. It also replaced weather-boarded cottages on Nightingale Lane. The estate originally comprised 108 dwellings on North View Road, South View Road including a few houses on the west side of the north part of Nightingale Lane and was later extended to Beechwood Road and Hawthorn Road. Excepting areas of bomb damage, all the houses originally constructed remain. The estate was the very first housing development undertaken by the former Hornsey Urban District Council in 1897 immediately after its receipt of construction powers under the then new Housing of the

Working Classes Act and inspired by the outstanding Borough Engineer and Surveyor, Love Grove recently recruited from Richmond UDC.

Its architectural character expresses the vernacular village cottage style made popular at the turn of the century by the Arts and Crafts movement. The quality of construction picturesque appearance and standards of accommodation for working class housing achieved here have rarely been excelled since and might be the envy of the contemporary housing association tenant. On the Campsbourne estate, the attention to architectural detail with patterned tiling and brickwork gave a cosy feel which has matured under a consistent and high quality Council maintenance regime with the result that the houses remain substantially unaltered as originally designed. The Homsey Borough Council estate has historical significance and antedates the world famous London County Council cottage estates of Totterdown (Wandsworth) and Tower Gardens (Tottenham) which commenced building in 1902-1903 as well as Hampstead Garden Suburb which only commenced building in 1907. The Campsbourne estate is therefore of special interest both architecturally and historically.

Special Historical Character and Appearance

Analysis of the architectural styles shows that each street was designed as a unit with its own street-scene defined by the styles of the houses and their arrangement. Three successive approaches are identifiable gradually increasing in controlled picturesque complexity. An original cottage vernacular design was used in North View Road, South View Road and Nightingale Lane This has been termed Cottage Style 1. In Hawthorn Road, later in the development process, it was modified slightly using a controlled picturesque mixture of similar houses some constructed in yellow stock bricks others in red bricks (we call this mixture Cottage Style 2). Finally in Beechwood Road, which appears to be the final stage of the development, the controlled picturesque variety extended to a mixture of style 2 cottages and modified style 1 cottages, incorporating variations in the brickwork and in a few cases porches (we call this Cottage Style 3).

COTTAGE STYLE 1: NORTH VIEW AND SOUTH VIEW ROADS AND NIGHTINGALE LANE. Constructed in red brick, with a dentilled band at the level of the upper window sills. Below each window sill is a pattern in rubbed brick. The windows are constructed with stone sills and plain brick arch lintels. The windows are divided into three over three lights, with the upper lights further divided into four. The end-of-terrace houses have large projecting gables with barge-boards, and there are two or three smaller gables within the terrace.



Cottage style 1

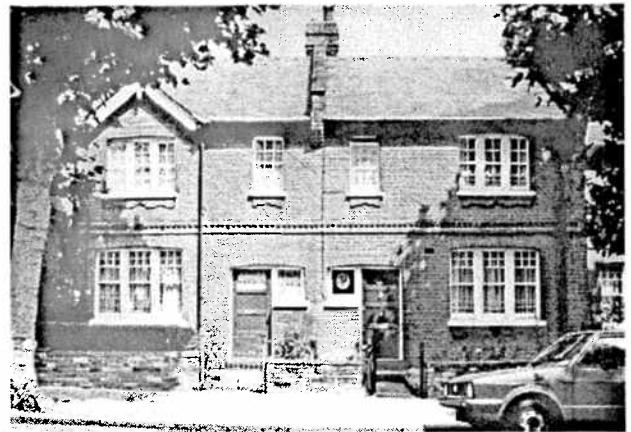
COTTAGE STYLE 2: HAWTHORN ROAD. The houses are similar to style 1 but to give a carefully controlled picturesque irregularity groups of 5 - 7 houses are constructed alternately in London yellow Stock Brick and redbrick. There is also a slight 'staggering' of the terraces between north and south sides of the road



Cottage style 2

which prevents too rigid a feel coming from the arrangements of houses and materials. Compared with Cottage Style 1 and with a number of detail differences in position of ornamental row of dentilled bricks, window heights etc., see Nos 19 & 21 Hawthorn Road. There is an alleyway between these and the next terrace.

COTTAGE STYLE 3: BEECHWOOD ROAD. A mixture of style 2 cottages and modified style 1 cottages, incorporating variations in the brickwork and in a few cases porches, alleyways between terrace blocks lead to communal paths behind individual gardens.



Cottage style 3

The Campsbourne School opened in 1897 and is typical of the late Queen Anne Board school style. It is described as an exemplary model in Felix Clay's Edwardian book "Modern Schools"

What is a Conservation Area?

Conservation Areas are areas of special architectural or historic interest whose character the Council wants to preserve or enhance. Haringey has 25 Conservation Areas covering town centres, private and public housing estates and including parks and gardens. Conservation means caring for and looking after buildings, streets and open spaces. Haringey's Conservation Areas are fragile and subject to complicated urban pressures. They need sensitive and responsible action to ensure that the special character of each area is protected and restored and not eroded and fragmented.

Designation as a Conservation Area introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve and enhance all aspects of character or appearance that define an area's special interest.

This Guidance assesses the character of the Campsbourne Cottage Estate Conservation Area and sets out particular policies which will be used to determine planning applications.

Policies in the Unitary Development Plan

The main policies in the UDP affecting existing properties in the Campsbourne Cottage Estate Conservation Area are:

- DES 1.11 Extensions and Alterations.
- DES 2 To preserve and enhance the character and appearance of Conservation Areas.
- DES 2..2 Preservation and enhancement of Conservation Areas.
- DES 2.3 Applications in Conservation Areas.
- DES 2.4 Demolition partial demolition and changes to the appearance of buildings in Conservation Areas.
- DES 2.5 Alterations and extensions in Conservation Areas.
- DES 2.6 Materials
- DES 5.3-5.8 Housing Alterations and Extensions
- DES 6 Shopfront Conservation Design.

Conservation Area Policies for Managing the Campsbourne Conservation Area

- CMP 1 The purpose of designating the Campsbourne Estate as a conservation area is to help maintain the architectural character of the estate, avoiding demolition for redevelopment and restricting alterations and extensions to existing buildings to those which are in character with the original architecture.
- CMP 2 The Council will have regard to the policies in the Unitary Development Plan on demolition, extensions and alterations

as well as other relevant design conservation and open space policies. The current permitted development rights could enable an owner to alter premises in ways which would be out of sympathy with the original character of the estate

CMP 3 The Council will consider using its powers to suspend these permitted development rights by means of making an Article 4 Direction.

CMP 4 The Council will, when resources permit, prepare detailed repair and design guidance for the conservation area, meanwhile appropriate regard on repairs and alterations may be had to the very detailed guidance issued for the Tower Gardens estate which has a similar character. The Tower Gardens Repair and Conservation Guide is available from the Planning Service; price £5.

Schedule of addresses and Conservation Area Boundary

The conservation area has been tightly drawn to include only the houses on the cottage estate, the associated Campsbourne Schools and other properties landlocked by the estate.

Beechwood Road	1-77 and 2-80
Hawthorn Road	1-89 and 2-88
Nightingale Lane	121-175 and Campsbourne Schools
North View Road	1-39 and 2-40
South View Road	1-39 and 2-40

Glossary of terms

Gable The upper part of an end wall above the eaves level.