



London Borough of Haringey

Conservation Area No. 17
St Ann's

Conservation Area Character Appraisal

This Appraisal was approved and adopted by the Council on 9th March 2009.
It replaces the version approved and adopted on 26th February 2007.
Updating to incorporate factual and descriptive assessment, additions and corrections is in accordance with English Heritage Guidance on the Review and Updating of Conservation Area Character Appraisals.

**CONSERVATION AREA CHARACTER APPRAISAL
ST ANN'S CONSERVATION AREA (No. 17)**

CONTENTS

1.	INTRODUCTION	4
	Background to the Study	4
	General Identity and Character of the Conservation Area	5
	Designation	6
	Context of the Conservation Area within the Wider Settlement	6
2.	DEFINITION OF SPECIAL INTEREST	7
	Sub Areas	8
3.	ASSESSING SPECIAL INTEREST	8
	Historic Development	8
	Archaeology	8
	Before 1800	9
	1800 - 1864	9
	1864 - 1894	9
	1894 - 1915	10
	1915 - 1955	10
	1955 - Present Day	10
4.	SPATIAL AND CHARACTER ANALYSIS	11
	Overall character and appearance	11
	Sub Area 1. St Ann's Road and Black Boy Lane	11
	Sub Area 2. Chestnuts Park (former Chestnuts Recreation Ground)	12
	Sub Area 3. St Ann's Hospital	14
	Sub Area 4. Junction of St Ann's Road, North Grove & Hermitage Road	16
	Sub Area 5. Junction of St Ann's Road and Avenue Road	17
	Sub Area 6. St Ann's Road east of South Grove	22
5.	PLANNING POLICY FRAMEWORK	25
	National	25
	Regional	27
	Local	28
	Supplementary	30
6.	AUDIT	32
	Introduction	32
	STATUTORY LISTED BUILDINGS	32
	LOCAL LISTED BUILDINGS OF MERIT	32
	POSITIVE CONTRIBUTION BUILDINGS	32
	SHOPFRONTS OF MERIT	33
	ELEMENTS OF STREETScape INTEREST	33
	DETRACTORS	34

7.	CHALLENGES, PRESSURES & OPPORTUNITIES FOR DEVELOPMENT	34
	Design Considerations	34
	Traffic Management	35
	Streetscape & Public Realm Improvements	35
8.	DEVELOPMENT CONTROL ISSUES	35
	Residential Areas	35
	• Forecourt Parking and Vehicular Crossovers	36
	• Original Features	36
	• Brickwork and Stonework, Painting, Render and Cladding	36
	• Dormer Windows	37
	Shopfronts	37
	Future Change	37
	Opportunity Sites	38
9.	CONSERVATION AREA BOUNDARY REVIEW	39
	Introduction	39
	Test 1 Boundary	39
	Test 2 Architectural Quality and Historic Relevance	39
	Test 3 Townscape Quality	40
	Review	40
	Recommendation	40
10.	POTENTIAL FOR ARTICLE 4 DIRECTIONS	41
	Introduction	41
	Current Permitted Development Issues	41
	Impacts on the Character and Appearance of St Ann's	42
	Recommendation	42
11.	BIBLIOGRAPHY	43
12.	PLANS	44
	1 Conservation Area Boundary, Sub Areas 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 St Ann's 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 (LDFs) 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 development plan policies and development control decisions, and for the guidance of residents and developers. **This updated Appraisal was approved and adopted by the Council's Planning Committee on 9th March 2009. It replaces the version approved and adopted on 26th February 2007 following public consultation. It now supports the UDP and LDF.** The second stage will be the production and adoption of a Supplementary Planning Document (SPD) on Conservation Area 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 St Ann's 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 the 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 spaces.
- 1.12 The St Ann's Conservation Area is in the form of an east - west linear development along the busy B152 St Ann's Road which has regular bus services between Northumberland Park & Waterloo and between Wood Green & Aldgate. Chestnuts Recreation Ground (now Chestnuts Park) is a large open space surrounded by mature London Plane trees that forms an important feature of the western part of the conservation area. The area to the south of Chestnuts Park is occupied by St Ann's Hospital, the northern section of which contains a series of Victorian buildings and is included within the conservation area. The area to the east, centred on the junction with Avenue Road, is characterised by the cluster of large institutional and religious buildings including St Ann's Church, which forms the area's principal landmark. At the east end of the conservation area St Ann's Road is lined with residential properties and is characterised by a greater sense of consistency and by its domestic scale.
- 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 area 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 St Ann's was designated a Conservation Area on 2nd April 1987. Designation sought to protect the entire area currently covered by conservation area status and there have been no subsequent extensions.

Context of the Conservation Area within the Wider Settlement

- 1.15 The St Ann's Conservation Area (No. 17) is approximately 12.7ha in extent. It is located to the west of Tottenham High Road and east of Green Lanes, in the vicinity of West Green, is just to the north of the Orbirail main line Barking to Gospel Oak railway and approximately 7.5km north of the City of London. The Clyde Circus Conservation Area (No. 19), Seven Sisters/Page Green Conservation Area (No. 26) and South Tottenham Conservation Area (No. 27) are located a short distance to the north and east of the conservation area.

2. DEFINITION OF SPECIAL INTEREST

- 2.1 The St Ann's Conservation Area is a relatively small isolated group of buildings and spaces that have a mixed character, diversity and interest. It is located within a largely uniform residential district consisting of long straight roads lined with uniform terraces of mostly Edwardian properties. The conservation area surrounds St Ann's Road, which connects Green Lanes to the west with the south part of Tottenham High Road to the east.
- 2.2 The western part of the conservation area is focussed on Chestnuts Park (originally known as Chestnuts Recreation Ground), a large open green space that provides the area with a sense of spaciousness. The Park is surrounded by metal boundary railings, replaced in simplified form after World War II, but it still retains its original attractive gate piers made from yellow brick with red brick quoins and stone banding and pyramidal stone caps and some of the original Gothic style wrought iron gates. These are important elements that add to the quality of the character and appearance of this part of the conservation area.
- 2.3 The park is on the ancient 'T' junction between St Ann's Road and Black Boy Lane and is surrounded on the east and south sides by the large educational and institutional buildings comprising Chestnuts Primary School and St Ann's Hospital. The belvedere and cupola on the roof of the school buildings form the principal landmarks in this part of the conservation area. The hospital occupies the area within and beyond the conservation area's southern boundary and also has an important influence on its character. The hospital buildings within the conservation area are mostly Victorian and are set behind a tall largely impenetrable wall which lines much of the southern side of St Ann's Road, defining its character.
- 2.4 Trees and planting are relatively abundant throughout parts of the conservation area and also form an important element of its character and appearance. The mature London Plane trees that surround Chestnuts Park and the mixed deciduous trees situated within the hospital grounds, St Ann's Junior School and St Ann's Churchyard are of particular importance.
- 2.5 The main focal point of the conservation area is the 'T' junction of Avenue Road with St Ann's Road, which has attractive statutory and local listed architectural and historic buildings on all three sides. The former St Ann's Mixed Junior School and Nos. 1 to 5 (odd) Avenue Road are on the north west side, St Ann's Church is on the north east side and the former St Mary's Priory is on the south side. They are all built with Gothic style details, the school and priory are in pale Gault brick, the church in pale grey stone, the tall spire of which is a major landmark visible from much of the conservation area and from long distances outside it. The open green appearance created around the junction by the trees and planting in the school playground and the churchyard are an important feature of the character of this part of the conservation area, as is the stone churchyard boundary wall with its decorative wrought iron railings along the top and similar railings around part of the school buildings.

- 2.6 The eastern part of the conservation area is made up of residential properties of varying age, design and condition that have an overall degree of consistency and a domestic scale. Unfortunately, several of the properties have been subject to unsympathetic alterations and as a result are of limited merit.

Sub Areas

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

1. St Ann's Road and Black Boy Lane
2. Chestnut Park (former Chestnuts Recreation Ground)
3. St Ann's Hospital
4. Junction of St Ann's Road, North Grove and Hermitage Road
5. Junction of St Ann's Road and Avenue Road
6. St Ann's Road east of South Grove

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 area covered by the St Ann's Conservation Area is situated between Green Lanes and Tottenham High Road, to the south of West Green. A track broadly corresponding to contemporary Green Lanes was first recorded in the 14th Century. The name of the route, which connected Central London with Wood Green, derives from the series of greens and commons through which it passed. The southernmost common, Beans Green, was situated immediately to the west of the current conservation area boundary, at the junction with Hangers Lane, (now St Ann's Road), which was an ancient route connecting Green Lanes and Tottenham High Road.
- 3.3 By the 13th Century much of the Parish of Tottenham, including the St Ann's area, was occupied by farmland following the deforestation of areas of the Middlesex Forest. Most of the area covered by the St Ann's Conservation Area was covered by open farmland, owned by a few large estates. Between 1229 and 1264 the Hospital of St Lawrence at Clayhanger was recorded to have occupied a site on Hangers Lane that may have been within the current conservation area boundary.

Before 1800

- 3.4 By the end of the 18th Century most of the woodland within the Parish of Tottenham had been cleared and replaced by pasture and arable farmland, as is illustrated in Thomas Wyburd's map of 1798. It also shows that Hanger's Green had been laid out as a small open space linking Hanger Lane to Black Boy Lane. This now forms part of the forecourt of Chestnuts Primary and Junior School. During the same period a cluster of houses were also developed in the area. Rose Cottage, was on the north side of Hanger Lane just to the west of the current conservation area boundary, and was to become known as Hanger Lane Farm by 1894. St John's Lodge was built on the southern side of Hanger's Lane within the site of the current St Ann's Hospital. In 1798 Nathaniel V Lee established the first clay workings in Wood Green at the south western edge of the area now covered by the St Ann's Conservation Area.

1800 - 1864

- 3.5 The population of Wood Green grew steadily during the first half of the 19th Century as merchants and traders from the City began to colonise the area and by 1841 Wood Green was inhabited by approximately 400 people. Several lodges and villas were constructed in the area surrounding Hanger Lane during this period, including Oak Lodge, York Lodge and Oak Villas on the north east side of Hanger's Lane and Suffolk Lodge on the south east side. Hanger Green House had been built on the south west side of Hanger Lane set within pleasure gardens laid out with a large ornamental lake utilising the earlier clay workings. Chestnuts House occupied a site on the north west side of Hanger lane within a large ornamental garden that was later to be incorporated into the eastern part of Chestnuts Recreation Ground.
- 3.6 New roads were also laid out in the area during the early 19th Century including North Grove, South Grove and the southern section of Avenue Road, all of which terminated at the Stonebridge Brook that flowed from east to west along a route to the north of the current conservation area boundary now culverted under Newsam Avenue, Gorleston Road and Falmer Road. St Ann's School for Boys (now demolished), the Hermitage School for Girls (now St Ann's Junior School and St Ann's Church (consecrated 1861) were also established during this period. A brick works was also established to the north east of the current conservation area, the site of which is now occupied by the houses in Grove Road.

1864 - 1894

- 3.7 The introduction of the railways to Haringey had a considerable impact on the development of the surrounding area during the mid to late 19th Century. The Great Northern Railway line opened in 1850 and the establishment of the Tottenham and Hampstead junction railway line opened up further stations to include West Green Station (opened 1876 and closed 1963) by Downhills Park, Harringay Park Station (completed in 1880), which is located approximately half a mile to the west of the conservation area, and St Ann's Station in 1882. The new GNR line enabled the rapid mass transportation of workers into Kings Cross Station and had a marked impact on the subsequent development of the Wood Green area. The introduction of a tramline along Seven Sisters Road in the 1880s further stimulated the spread of development. The majority of streets within the area now covered by the St Ann's

Conservation Area were laid out and developed for workers housing during this period, including Cornwall Road, Grove Road and Suffolk Road. Hanger Lane was renamed St Ann's Road and St Mary's Priory was built on the south side opposite the junction with Avenue Road and a row of 13 cottages was constructed on the west side of Suffolk Road for workers employed in Lee's Clay Workings at the south eastern edge of the current conservation area, since demolished. A police station was developed on St Ann's Road during this period, and a large fever hospital (now St Ann's General Hospital) was established on the open land immediately to the south of Hanger's Lane in 1892.

1894 - 1915

- 3.8 By the beginning of the 20th Century most of the residential streets within the area now covered by the St Ann's Conservation Area were in place and subsequent developments were limited to isolated sites. The Chestnuts Recreation Ground (now Chestnuts Park) was formed from the gardens of Chestnut House, which became a public library, and the adjoining land north and west to Black Boy Lane and the rear gardens of the houses on the south side of Falmer Road and tennis courts and a bowling green were established in the north east corner. A new school (formerly the Woodlands Park Primary School and now called Chestnuts Primary and Junior School) was constructed to the west of the (now Chestnuts Park) and the large Oceana Laundry was established between Cornwall Road and North Grove on St Ann's Road.

1915 - 1955

- 3.9 The only noticeable changes during this period were within Chestnuts Recreation Ground, where the old house changed use from a library to a clinic and several new buildings were constructed between it and the bowling green. A new lavatory block was also built on the St Ann's Road frontage.

1955 - Present Day

- 3.10 Post war developments within the conservation area have been relatively isolated in nature, or have involved minor alterations to existing buildings or changes of use. In the immediate post war period the fever hospital was redeveloped. Other development during this period included the construction of an ambulance station at the conservation area's western boundary and a row of prefabricated bungalows within St Ann's Hospital. Further changes took place within the Chestnuts Recreation Ground (now Chestnuts Park), where the old house and the adjoining new buildings were demolished and a new bowls pavilion and adjoining Chestnuts Pre-School Playground and Chestnuts Playcentre were built together with a new Community and Arts Centre and a new public conveniences block to the east of the pre-1955 block on St Ann's Road which was converted to a café. A new block of flats, Turner Court incorporating Laurels Healthy Living Centre was recently built on the former Oceana Laundry site.

4. SPATIAL AND CHARACTER ANALYSIS

Overall character and appearance

4.1 The St Ann's Conservation Area covers a relatively small area, but can be split into sub-areas for the purposes of the Appraisal in order to distinguish areas of similar use and character. Each building or consistent group of buildings is discussed in turn below. The assessment begins at the western end of the St Ann's Conservation Area and continues east along the St Ann's Road. Adjoining roads and spaces within the conservation area are addressed in turn, and where appropriate neighbouring streets, buildings and features that are situated beyond the conservation area boundary but influence the setting of its buildings, spaces or features are also discussed.

Sub Area 1. St Ann's Road and Black Boy Lane

4.2 St Ann's Road and Black Boy Lane are busy local distributor roads and their junction, with a mini-roundabout, is situated at the conservation area's western limits. The junction is defined on its western side by the buildings comprising the Chestnuts Primary and Junior School and to the east by Chestnuts Park. To the north and west both roads are lined on one side by consistent terraces of Edwardian properties, but most of them are outside the conservation area.

4.3 The exception is a terrace of three dwellings, Nos. 312 to 316 (even) St Ann's Road to the west of the school. The properties are built of yellow stock brick, originally with red brick front elevations, but all of the front elevations have now been painted various shades of red and terracotta colours (No. 314 has painted rough-cast render). St Ann's Road elevations have large canted bay windows with white-painted details and decorative hood mouldings and are surmounted at roof level by pyramidal roofs. On the front of the bays between ground and first floor windows are decorative white painted rectangular stone plaques. Unfortunately, in addition to the painted brickwork the original slate roofs have all been replaced with concrete tiles, they all have inappropriately designed modern replacement windows and their front gardens are poorly maintained, all of which detracts from their original architectural merit.

4.4 The former caretaker's house of the adjacent Chestnuts Primary and Junior School, a local listed large detached Victorian property that had occupied a site close to the junction with Black Boy Lane, has recently been demolished.

4.5 The Chestnuts Primary and Junior School on the western side of the junction between St Ann's Road and Black Boy Lane consists of two main buildings erected in 1897-1899 to designs by G. E. T. Lawrence. The smaller of the buildings, which fronts St Ann's Road, is an attractive single storey building constructed of yellow London stock brick with red brick dressings. It has an attic storey in a tall red clay tiled roof with prominent Venetian-style dormer windows with semi-circular pediments and glazing bars and large triangular gables. The roofscape is crowned by a decorative square tall white painted cupola with a lead covered ogee domed roof and finial. The low elongated elevation includes decorative arched entrance surrounds and a series of recessed, white painted entrances. The Black Boys Road

elevation has a large central gable with scrolled terracotta copings and a large Venetian style window. A matching style single storey link block extends onto the south face of the main building. The south east corner of the site contains a small schoolyard surrounded by dense planting and the original wrought and cast iron boundary railings on a dwarf wall and stone plinth. The robust red brick gate piers with pyramidal stone caps and a pair of original wrought and cast iron gates with 'INFANT SCHOOL' cut out of iron panels add considerably to the interest of the streetscape.

- 4.6 The main building of the school to the north is an imposing symmetrical three storey building fronting Black Boy Lane and overlooking Chestnuts Park on its eastern side. It is also constructed of yellow London stock brick with red brick dressings and has a tall red clay tiled hipped roof with prominent chimney stacks and a central circular domed belvedere surmounted by a weather vane in the form of a dragon. The flat fronted central section of the elevation has six tall sash windows on each floor and two Venetian-style dormer windows of the same style as the St Ann's Road building in the front roof slope. It is flanked on each side by large forward projecting square bays with prominent triangular gables with the same window and coping details as on the smaller building. Beyond the gabled sections are entrance bays with painted stone arched doorcases each with a scrolled plaque inscribed 'BOYS SCHOOL'. The staircase windows above the entrances have red sandstone surrounds and at roof level each has a lead covered octagonal domed turret with small round-headed windows. Each end of the building has a three storey section beneath the side hip, three windows wide. The building is also set behind a schoolyard surrounded by decorative metal railings of a later date with piers of yellow stock brick with blue engineering brick details. The school buildings form an attractive late 19th Century group which make a positive contribution to the streetscene.

Sub Area 2. Chestnuts Park (former Chestnuts Recreation Ground)

- 4.7 Chestnuts Park, formerly known as Chestnuts Recreation Ground, is a well used local facility identified in the Council's UDP as a Significant Local Open Space and a Local Ecologically Valuable Site. It is surrounded to the north, south and west by mature London Plane trees and to the east by the range of community buildings and recreational facilities. The park is overlooked to the north and east by the rear of properties fronting Clarence Road, Falmer Road and Cornwall Road and to the west by the Chestnuts Primary and Junior School and properties fronting the western side of Black Boy Lane. The southern boundary is defined by St Ann's Road.
- 4.8 The main body of the park is characterised by its openness and surrounding mature trees and simple metal railings. Although the original railings were lost to the 'War Effort' in the 1940s, all of the original decorative red and yellow brick and stone banded gate piers and Gothic style wrought iron gates remain intact, to the great benefit of the visual and historic character of this part of the conservation area. On the east side of Black Boy Lane, opposite the main school gates, is an Edward VII cast iron pillar box. The appearance of the eastern part of the park is more varied. The north eastern corner of the park is occupied by hard surfaced sports areas including a basketball court and tennis courts that are partly screened from the rest

of the park by an attractive large mature willow tree and by the single storey bowls pavilion and adjoining play centre. The original bowling green is currently disused, but it still retains most of its very attractive and unusual Art Nouveau influenced hooped metal boundary railings that are now partly obscured from view by the adjoining overgrown hedge. Identical railings form part of the Grade II listed Old Well and Well House on Tottenham High Road. This bowling complex is an important community feature of the park that should be restored to its original appearance and use. The pavilion, built after 1955 to replace a smaller one to its north, is typical of its period with simple functional elevations, now painted dark red, and a flat roof. Adjoining the south elevation is a later single storey building also painted dark red, but with a hipped tiled roof. This building is used as the Chestnuts Pre-School Playground and Chestnuts Playcentre and has a toddlers and junior play area on its south side, both with brightly coloured play equipment and boundary fences. Between the disused bowling green and the south boundary of the park is a two storey Community and Arts Centre building that has a white painted elevation with a projecting green corrugated metal hipped roof supported on rectangular section red metal columns with cross braces. The building's elevations are decorated with murals. Its impact in views from Black Boy Lane across the park is reduced by being largely obscured by mature trees. To the north and west of the building are two areas of lawn used by local residents for informal games and other activities associated with the community centre. The red painted pavilion and the brightly coloured play areas are prominent in views across the park from Cornwall Road. The south east corner of the park contains a large circular flowerbed that is a remnant of the original landscaping of the former Chestnuts House, shown on the 1864 Ordnance Survey as the central focal point around which the vehicular drive from Hanger Lane to the house circulated. The shrub covered banked area to the north probably contains rubble from the house when it was demolished after 1955. The retention of the historic landscape features of the park and its boundary is important to the integrity of the character of this part of the conservation area. Just to the west of the south east gate is a modern community sculpture, 'The Skeleton Horse of Tottenham', made by the artist Ann Carrington from reclaimed timber including dismantled chairs, brushes and piano keyboards and erected in 2005.

- 4.9 The southern side of the park along St Ann's Road contains two single storey buildings. The western-most building, No. 300 St Ann's Road, was built between 1935 and 1955 as a public convenience block to serve the area. It was designed in Art Deco style with a flat roof and high level windows and entrance doorways framed by horizontal grooved concrete mouldings. The building has since been altered to accommodate a café, involving alterations to the door and window openings although remnants of the original surrounds remain visible within the now white-painted rough-cast elevations. Unfortunately, the cafe has unattractive and poorly integrated signage and shop blinds that detract from the character and appearance of both St Ann's Road and the park. Adjoining to the east is a small late 20th Century single storey replacement block of public conveniences with a hipped tiled roof. It is built of yellow stock brick with red brick lozenge panels, quoins and stringcourses. The block makes a neutral contribution to the character of the road and park.

- 4.10 Chestnut Park forms an attractive and well used public green space characterised by its sense of openness and by its mature trees, shrubs, railings and historic gates and gate piers that define its boundary.

Sub Area 3. St Ann's Hospital

- 4.11 On the southern side of St Ann's Road, opposite Chestnuts Park, the conservation area boundary has been drawn to include a narrow corridor of the northernmost section of St Ann's Hospital. Most of the buildings within this group are the remnants of the original Victorian hospital, much of which was redeveloped in the mid 20th Century. The buildings are set behind the hospital's northern boundary, which is defined by a tall Victorian stock brick wall with a blue engineering brick plinth and copings and a series of buttresses and piers with red brick dressings. The wall has only two access points on St Ann's Road. Accordingly, the hospital buildings appear somewhat detached from the rest of the conservation area and are mostly orientated towards, and accessed from, the main body of the hospital. The hospital's sense of isolation is enhanced by the mixed tree and shrub planting behind its northern boundary wall. However, this greenery complements the mature trees around the boundary of Chestnuts Park and, together with the attractive tall Victorian brick wall and the buildings that can be seen immediately beyond it, contributes to the character and appearance of this part of the conservation area.
- 4.12 The south west boundary of the conservation area includes St Ann's General Hospital Ambulance Station on the southern side of St Ann's Road. This is a functional late 20th Century single storey building with a part white tiled front elevation and a prominent blue vehicle entrance. The building and its vehicle parking area is visible through a wide break in the tall yellow London stock brick hospital wall.
- 4.13 Further east, the continuous frontage provided by the hospital boundary wall is broken only by the main entrance to the hospital, which is defined on its eastern and western sides by a pair of prominent Victorian buildings built in yellow London stock brick with red brick dressings, slate roofs and white-painted timber sash windows. The Reception building on the west side of the entrance is two storeys with a gable end and slate roof, flanked by a single-storey bay with a hipped slate roof and a glazed timber conservatory structure which was originally an open sided pedestrian shelter from the entrance gate in a gabled section of the boundary wall to the reception area. It has decorative cast iron columns and brackets supporting a glazed roof with cast iron finials. East Gate Lodge on the other side of the entrance is single storey with a forward projecting gable end and slate roof. The elevations to both buildings also incorporate a plethora of hospital related signage and closed circuit television cameras. Both also have brightly painted blue doors and are surrounded by blue-painted railings and bollards. These buildings successfully define the entrance to the hospital and make a positive contribution to the St Ann's Road streetscene. A car park occupies the narrow area to the south of the boundary wall between the ambulance station and the hospital entrance buildings.

- 4.14 On the south side of the hospital road, near the entrance, is Mayfield House, a large two storey locally listed Victorian building constructed of yellow London stock brick with red brick dressings. It has a slate roof with projecting hipped gables, a decorative multi-paned glazed porch surmounted by a white-painted timber balcony and timber sash windows. It has a modern two-storey extension in matching style and materials that successfully remains subordinate to the original building. The buildings are connected by a glazed corridor.
- 4.15 Another large two storey Victorian building, Mulberry House, is situated to the east of the hospital entrance immediately behind the boundary wall. It is similar in scale and appearance to the buildings flanking the hospital entrance, also constructed of yellow London stock brick with red brick quoins, string courses and window arches and has a slate roof. The building's main southern elevation is dominated by a large projecting hexagonal bay with a pyramidal roof surmounted by a ball finial. The gables on the north elevation, together with a cast iron fire escape and a single storey conservatory are visible above the hospital's boundary wall. The Victorian hospital buildings form an attractive group that makes a positive contribution to the area's streetscape. They are adjoined to the east by a row of utilitarian single storey prefabricated buildings with white-painted elevations, which are of no architectural interest.
- 4.16 Acacia House, also a two-storey Victorian building, is situated to the east of the prefabricated buildings. However, unlike the other hospital buildings it is orientated towards St Ann's Road and is accessed via a bright blue painted door set within the hospital boundary wall. The building is constructed of yellow London stock brick with red brick string courses and a slate roof. The St Ann's Road elevation has paired sashes under shared window arches and a ground floor central entrance with a projecting slate roofed porch. Its rear elevation fronting the internal hospital road has a white-painted ground floor level and pebble dashed upper sections in contrast to the building's other unaltered elevations.
- 4.17 At the north eastern corner of the hospital a pedestrian gate provides access to a cluster of three hospital buildings of varying origin, appearance and architectural interest. The north western of the three buildings, which is situated adjacent to the pedestrian entrance to the hospital, is Orchard House, a locally listed two storey red brick Victorian building with tall chimney stacks and a slate roof. It has an additional attic storey within a prominent gabled section on its hospital and St Ann's Road frontages. The building's northern elevation, which appears tall above the hospital boundary wall, includes a cast iron staircase and cast iron railings at roof level. The adjacent single storey late 20th Century buildings are of limited architectural interest. The building nearest to Orchard House is built in red brick with a hipped tiled roof, the upper part of the elevations from window sills to eaves covered with white-painted render, whilst the building to the south is constructed of pale red brick and has hipped pantiled roof. The cluster of buildings is surrounded by mature trees and dense shrubs and is set around a grassed space open to the west. Beyond the conservation area, south of Mayfield House, are more attractive late Victorian buildings grouped around the 1900 Administration Block. They are

the Training & Development Department, Pharmacy, Trust Board Headquarters and Elm House and are all linked by an attractive cast iron covered way.

Sub Area 4. Junction of St Ann's Road, North Grove and Hermitage Road

4.18 The conservation area boundary omits a large part of the northern side of St Ann's Road between Cornwall Road and North Grove previously occupied by the Oceana Laundry because it has recently been developed as 'Turners Court', a large out of scale and unsympathetically designed apartment block and surgery that now dominates the site and adjoining area. The seven storey west end is of yellow brick with terracotta and bright blue render panels and incorporates the Laurels Healthy Living Centre on the corner of the ground floor. There are also areas of horizontal timber boarding at ground and first floor level on the St Ann's Road elevation. The east end is of four storeys with yellow brick and terracotta and white rendered panels. Outside the entrance to Turners Court is an Edward VII cast iron pillar box. Within the conservation area, to the north east of the new development, are two short two storey Edwardian residential terraces, Nos. 1 to 5 (odd) North Grove and Nos. 1 to 5 (odd) Ascot Road. Nos. 1 to 5 (odd) North Grove is a relatively consistent terrace of moderate architectural merit. The properties are constructed of yellow stock brick with red brick front elevations and have white painted lintels and timber sash windows. The ground floor elevations have square bays and recessed entrance porches below a continuous tiled lean-to roof. Unfortunately, all now have concrete tiled roofs and have inconsistent poor quality boundary treatment. To the rear of this terrace, at the eastern end of Ascot Road are Nos. 1 to 5 (odd), originally constructed of London stock brick with red brick dressings and slate roofs. The ground floor has canted bays with hipped roofs, stucco lintels and pilaster details and recessed entrance porches with pedimented stucco hoods. Unfortunately, all of the properties now have inconsistently painted front elevations, unsympathetically altered fenestration and poor quality front boundaries. Nos. 1 and 3 also have modern concrete tiled roofs. This series of poorly integrated cosmetic alterations has had a detrimental effect upon the architectural quality of what is now an inconsistent terrace. North Grove has been blocked off to vehicular traffic at the junction with St Ann's Road and a mini roundabout provides access to Hermitage Road. Ascot Road is fully parked with vehicles on both kerb-sides to the visual detriment of its character and appearance.

4.19 On the eastern side of North Grove, opposite Ascot Road, is St Ann's C of E Primary School, a two storey early 1960s building. The school building is constructed of red brick with large areas of glazing. The main hall to the north has a shallow barrel vault roof and is set back behind a large playground and surrounded by brutally severely designed tall metal security railings. The open area south of the school contains a small toddlers play area and a grassed area with a dense shrub hedge and mature London Plane trees along the St Ann's Road frontage. The St Ann's Road boundary has a very unattractive and visually oppressive 3 metre high metal mesh fence that detracts from the character and appearance of this part of the conservation area.

- 4.20 As with many parts of the conservation area, glimpsed views of the tall spire to St Ann's Church are available from North Grove and Hermitage Road. These have a positive influence on the character of this part of the conservation area.
- 4.21 The junction with Hermitage Road on the south side of St Ann's Road is successfully defined on its west side by St Ann's Police Station, whilst the east side is occupied by No. 350 Hermitage Road, a sprawling network of interconnected late 20th Century apartment buildings. St Ann's Police Station is an attractive, robust, three storey locally listed building, which has a prominent role in the streetscene. The building is constructed of red brick with a slate roof and is dominated by a two storey square bay that projects diagonally from the building's north eastern corner towards the road junction and contains a sandstone panel inscribed 'POLICE'. Its elevations incorporate arched sash windows, and an arched entrance set within a square bay surmounted at first floor level by a Metropolitan Police coat of arms. The St Ann's Road elevation is set behind a small garden surrounded by modern black painted railings, and contains an ornate cast-iron police lamp standard and lantern. The building's long Hermitage Road elevation is relatively unadorned and incorporates a subordinate single storey bay to the south. A simple two storey red brick building with a flat roof is also situated to the south of the police station.
- 4.22 No. 350 Hermitage Road is a connected series of two storey late 20th Century apartment buildings. The buildings, which surround a small car park, are constructed of pale red brick and have a red concrete tiled roof that descends to ground floor eaves level above the buildings main, western, entrance with square dormer windows, whilst elsewhere there is a simple pitched roof with roof-lights. The buildings, although of limited architectural interest, blend in with the scale and materials of the adjoining buildings.

Sub Area 5. Junction of St Ann's Road and Avenue Road

- 4.23 Immediately east of the new development are Nos. 277 & 279 St Ann's Road, a large three storey pair of semi-detached Victorian villas now combined into a single property. They are constructed of pale grey Gault brick with red and brown brick dressings and have a shared shallow hipped slate roof with three tall chimney stacks with decorative banding and pots and two white painted stucco canted bay windows at ground floor level. The main street elevation has a visually prominent green fascia sign positioned horizontally between first and second floor windows inscribed 'SHEIKH NAZIM AL-HAQQANI DERGHAI' indicating the building's current use as an Islamic Education Centre in association with the adjoining former St Mary's Priory, which is currently in use as a local mosque. This, and the loss of the original timber sash windows to modern replacements, has detracted from the architectural quality of the building. However, the property set back from St Ann's Road behind its original low boundary wall and gate piers, although partly obscured by recently added timber vertical boarded fencing a tall hedgerow, still makes a positive contribution to the quality of the streetscene.
- 4.24 The junction between St Ann's Road and Avenue Road is surrounded by a group of Victorian buildings of high architectural quality dominated by St Ann's Church, which forms a focal point on the north east corner. The spire can be seen from

points throughout the conservation area. The north east corner contains St Ann's Primary School surrounded by mature trees and dense shrubs within its grounds and a terrace of 'model cottages'. The church, school and model cottages built in the 1850s & 60s were all paid for by Fowler Newsam, a resident of Stamford Hill. Views south along Avenue Road are terminated by the former St Mary's Priory buildings on the south side of St Ann's Road. These, together with the buildings fronting the southernmost section of Avenue Road, form an attractive architectural group defining the character of this section of the conservation area. Further north, the remainder of Avenue Road is lined with a range of residential properties and church and community halls of varying scale and appearance, several of which are of limited architectural and historical interest.

- 4.25 The area to the north west of the junction between St Ann's Road and Avenue Road is occupied by the mature mixed deciduous trees around the hard surfaced playground of the St Ann's Primary School. Views of the southern elevation of No. 1A Avenue Road, the Fowler Newsam Hall of the former St Ann's Mixed Junior School, are visible from St Ann's Road. The part two storey part single storey mid-Victorian Hall is a Grade II statutory listed building constructed of yellow London stock brick with a slate roof with ornamental ridge tiles. The south elevation has three gables of varying width, reducing in size to the west and each in a different plane. These include pale brick Tudor arched window surrounds and quoins and stone gable copings and window mullions and transoms. A subordinate recessed entrance bay with a pointed arched doorway surmounted by a narrow bell tower adjoins the east side of the building's main bay. The former school building makes an attractive contribution to the St Ann's Road streetscene, complimented by the mature mixed deciduous trees around the schoolyard. The building's east elevation fronts directly onto Avenue Road and is dominated by a tall gable at its northern end. It includes mullioned and transomed casement windows below pointed relieving arches and an entrance door with pale brick pointed arched surround. The old school buildings are surrounded by attractive cast iron railings along the Avenue Road frontage and between the St Ann's Road elevation and the playground. These add significantly to the character and appearance of the school buildings and this part of the conservation area, despite the visually detrimental effect of the adjoining tall metal safety mesh around the playground.
- 4.26 To the north of the former school building, Nos. 1 to 5 (odd) Avenue Road comprise a uniform two storey terrace of Grade II listed 'model cottages' also a legacy of Fowler Newsam constructed of yellow London stock brick with red brick dressings in 1858. They have a steeply pitched slate roof with eaves broken by six gabled dormers with sash windows predominately below eaves level. The terrace includes a central gabled porch and matching porches situated on the building's flank elevations, all of which incorporate doors set within Tudor arches and decorative high relief Tudor portraits in panels above. The southern flank elevation also includes a large inset stone panel bearing the legend '1858 MODEL COTTAGES'.
- 4.27 The vehicle entrance and car park serving the St Ann's Primary School occupies the area north of the model cottages. North of this are Nos. 11 to 25 (odd) Avenue Road, a mixed terrace of dwellings of varying origin, condition and architectural

merit. West Lodge, No. 11 Avenue Road is a large double-fronted two storey yellow London stock brick building with a recessed side extension. It has a central white-painted stucco entrance door surround and shallow, white-painted canted bays with hipped roofs at ground floor level. Unfortunately, the original roof profile has been altered to accommodate a large unsympathetic attic roof extension behind two rebuilt gable ends on the front elevation and the upper floor sashes and other windows have been replaced by modern metal windows to the detriment of the architectural quality of the building.

4.28 To the north, No. 13 Avenue Road is a smaller two storey red brick property with an attic storey in a concrete tiled mansard roof. It has a moulded stucco parapet cornice, string course and quoins and a large left side recessed entrance porch with slender Tuscan columns and pilasters. The ground floor has two round headed windows, but all original sashes have now been replaced with inappropriate modern windows and the brickwork has been poorly repointed to the detriment of the architectural quality of the building. The adjoining properties, Nos. 15 to 19 (odd) Avenue Road, form a group of three storey dwellings with a shallow roof behind a parapet. No. 19 is double-fronted. Originally constructed of yellow London stock brick with stucco window surrounds and round headed entrance doorcases, the front elevation of No. 17 and ground floor of No 19 have been pebble-dashed, the brick detail on the parapet of No. 17 has been painted red and removed completely on No.19. Nos. 17 & 19 have also had their sash windows and ground floor bays replaced with inappropriate modern metal windows and their front boundary walls and soft landscaping of their front gardens has been removed to accommodate vehicle hard-standings. The appearance of these buildings is further diminished by the plethora of TV satellite dishes inappropriately attached to their front elevations.

4.29 Nos. 21 to 25 (odd) Avenue Road form a group of attractive Victorian dwellings at the northern end of the terrace situated within the conservation area. The two storey properties have slate roofs with gable ends, contrasting projecting brick quoins, stucco canted bay windows and arched recessed entrance porches at ground floor level with blocked windows above and tripartite arched windows with white-painted stucco surrounds at first floor level. Originally constructed of yellow London stock brick, No. 21 now has inappropriate stone-cladding and No. 23 has cream-painted brickwork. Nos. 21 and 25 have lost their original sash windows. These alterations have had a visually detrimental effect upon the architectural quality of this group. The loss of the former front garden at No. 21 to provide a vehicular hard-standing has also had an adverse impact on the character and appearance of the buildings and the streetscape of Avenue Road.

4.30 The east side of Avenue Road is also made up of buildings of varied age and appearance, increasing the inconsistent streetscape that characterises this road. Nos. 30 to 34 (even) are an almost identical terrace to Nos. 21 to 25 (odd) but are beyond the northern boundary of the conservation area. They all retain their original scalloped timber gable barge boards. Windsor Court, Nos. 24 & 26 Avenue Road, a late 20th Century two storey orange brick block of six flats with an attic level in projecting gable ends. It has a steeply sloping concrete tiled roof and matching

central ground floor tiled entrance porch. It makes a negligible contribution to the streetscene.

- 4.31 Nos. 20 & 22 Avenue Road are a pair of semi-detached properties of two storeys and an attic in a concrete tiled roof with gable ends. They have painted rendered elevations and all of the original sashes have been replaced by modern windows. No. 22 remains its original decorative stucco entrance doorcase with brackets and hood that is of some interest, but otherwise the properties are generally of no architectural merit and have a detrimental impact on the Avenue Road streetscene.
- 4.32 No. 18 Avenue Road is a detached white-painted roughcast Inter-War bungalow with a steep sloping red clay tiled hipped roof and tall central chimney stack with four terracotta pots. The double fronted street elevation has a canted extension with a hipped tile roof projecting forward of the main wall, which contains a central entrance door with a simple bracketed hood set between two timber casement bay windows with retractable canvas blinds. The building contrasts starkly with the adjacent taller semi-detached and terraced dwellings in terms of scale and proportion and adds to Avenue Road's sense of inconsistency. Nos. 12 to 16 (even) Avenue Road are a relatively consistent terrace of yellow London stock brick two storey Victorian dwellings with a shared hipped slate roof. They all retain their ground floor stucco doorcases and stucco canted bay windows with hipped roofs. Nos. 12 and 14 still retain their traditional timber sash windows, but unfortunately, No. 16 now has inappropriate modern windows and the brickwork of the front elevation has been painted.
- 4.33 St Ann's Hall is a late 20th Century two storey community building constructed of pale brick with a concrete tiled roof and wide gable end to the street elevation of the main hall, large horizontal panels of windows and bright red entrance doors within a recessed ground floor section beneath a wide concrete lintel. On the north side of the hall are additions providing ancillary accommodation that are set back behind a garden area and small car park surrounded by metal boundary railings.
- 4.34 St Ann's Parish Church, statutory listed Grade II*, dominates the junction between St Ann's Road and Avenue Road. It was built in 1861 in the late Gothic style by Talbot T Bury, a pupil of Pugin, using snecked random rubble Kentish ragstone with freestone dressings. The tower in the south west corner is topped with a tall octagonal stone spire and metal cockerel weather vane which is the main landmark of the conservation area. The church is cruciform with aisles in plan and has a series of roofs with contrasting courses of Welsh and Cumberland slate. Its main elevations include a selection of different traceried windows with leaded lights and the gables of the transepts have circular rose windows. The small south facing porch has a highly decorative arched stonework doorway with nook-shafts and a pair of brightly painted entrance doors with elaborate hinges. The interior is elaborately decorated with much carving and plenty of stained glass. It also contains the organ salvaged from the 15th Century Crosby Hall, former home of Richard III and Sir Thomas More that originally stood in Bishopsgate. The Hall was moved stone by stone to Cheyne Walk, Chelsea in 1910 in order to rescue it from proposed demolition and the organ given to St Ann's Church. The small

churchyard, which includes a tall War Memorial in the form of an ornately carved Celtic cross inscribed 'GREATER LOVE HATH NO MAN THAN THIS', has well maintained lawns and planting that add to the attractive appearance of this part of the conservation area. The churchyard is surrounded by a Grade II listed snecked random rubble stone wall with sloped copings and two pairs of stone gate piers, one of each pair retaining its original scrolled wrought iron finial. The original iron gates and some cresting railings have been lost, but have been substituted with acceptable modern replacements. The vehicular crossover in front of the main gates on the St Ann's Road elevation retain most of their original pink granite setts which should be retained and repaired as they are an important part of the character and appearance of this group of listed structures within the core of the conservation area.

4.35 To the east of St Ann's Church is St Ann's Vicarage, a two storey late 20th Century pale red brick property with a concrete tiled roof and timber sash windows with Georgian style glazing bars and red rubbed brick flat arches. The St Ann's Road elevation has a large full height curved bay overlooking a large well-planted garden, but the building's entrance is on South Grove where the elevation has a gable end containing a central entrance door with a timber porch with slender Tuscan columns supporting a balcony accessed from a tall first floor round-headed sash. The garden that was previously part of the St Ann's Churchyard and is also surrounded by part of the Grade II listed low stone wall, which has been breached in two places to provide access and egress for a circulatory vehicular drive with new gate piers and five bar gates. The Grade II listed stone wall extends north beyond the conservation area boundary along the frontage of Wilfred Court, a late 20th Century three storey block of flats on South Grove built on the site of the old St Ann's Vicarage that was also once within the curtilage of the churchyard. On the east side of South Grove, also beyond the conservation area boundary, is a long strip of land behind metal gates and railings extending south from No. 28 to the rear of Nos. 232 & 234 St Ann' that has never been intensively developed like its neighbours. Following WWII four prefabs were sited here as can be seen from the 1955 Ordnance Survey and when they were eventually removed the land was made available for the South Grove Allotment Gardens, a well cared for and sought after local community facility rare within this part of Tottenham.

4.36 The southern side of St Ann's Road opposite the junction with Avenue Road is dominated by the former St Mary's Priory now used as a mosque in association with the adjoining Islamic Education Centre. This is a large two storey building constructed of yellow London stock brick with a steep slate roof, central slate hung spire with a scrolled wrought iron cross finial and several prominent gable ends two of which are surmounted by stone Latin Crosses. The large easternmost gable includes a stone recess containing a stone statue of St Mary and sandstone banding inscribed with the Latin text 'SANCTA MARIA MATER DOLOROSA ORA PRO NOBIS'. The gable on the east flank elevation has a similar stone recess containing a stone statue of a saint, possibly St Ann. The building's highly decorated façade includes arched windows with tracery, sandstone banding and quoins. The building is surrounded by a tall yellow London stock brick boundary wall with a central pedimented entrance containing an arched timber gate and now surmounted

by a metal Islamic crescent finial. The building, which fronts almost directly onto St Ann's Road, together with the tall wall which surrounds it, has a powerful impact on the character of the streetscene.

- 4.37 To the south of the former Priory is 'St Mary's Convent', No. 90 Suffolk Road. The appropriately austere large late 20th Century detached property is constructed of red brick with uniform fenestration and a concrete tiled roof with a hip at the south end and gables at the north end. It is set back from the road behind a tall yellow stock brick wall and large metal gates, so makes a negligible contribution to this part of the conservation area.

Sub Area 6. St Ann's Road east of South Grove

- 4.38 Beyond South Grove the eastern-most section of the conservation area is restricted to the buildings flanking the northern side of St Ann's Road and characterised by its domestic scale and a greater degree of consistency. These terraces of small residential dwellings are mostly Victorian and early Edwardian properties of a uniform scale. However, several have suffered from a series of unattractive cosmetic and structural alterations that have resulted in a visually inconsistent streetscape.
- 4.39 The southern side of St Ann's Road, east of the former St Mary's Priory building, has been omitted from the conservation area because it contains the visually unattractive late 20th Century two storey properties that comprise the Suffolk Road Estate that extends south and east beyond the conservation area boundary as a monolithic frontage. The estate, which takes the form of narrow alleys of austere white brick terraces with monopitch roofs, was completed in 1971 to a design by A. Maestranzi of Haringey Architect's Department. Despite a colourful street enhancement scheme including red and buff brick pavers and reconstituted stone ball bollards that has recently been carried out throughout the estate, it still has an adverse impact on the setting of the dwellings on the opposite side of the road and on the streetscape of this section of St Ann's Road.
- 4.40 Between the junctions with South Grove and Cissbury Road are Nos. 224 to 234 (even) St Ann's Road, a relatively uniform terrace of two storey Edwardian dwellings constructed from yellow London stock brick with red brick dressings. Except for Nos. 230 & 232 the original slate roofs have been replaced by modern concrete tiles. They have full height canted bays surmounted by steep pyramidal roofs, paired recessed stucco entrance porches and window heads and sills. Unfortunately, No. 234 has had its brickwork painted white, but retains its original timber sashes. All of the other dwellings have unsympathetic modern windows, but overall the group makes a positive contribution to the streetscene. They all retain front gardens and boundaries.
- 4.41 Nos. 186 to 202 (even) St Ann's Road, have identical architectural detailing to Nos. 224 to 234 (even), but have suffered from more inappropriate modern alterations. Of particular regret are the alterations to Nos. 200 & 202 on the corner of Cissbury Road where stone cladding has been applied to the front elevation at first floor level, the brickwork of the flank wall has been painted bright blue and a large

advertisement hoarding and painted sign added. All original timber sash windows have been replaced by inappropriate modern windows and the original shopfront has been removed except for the two stone corbel brackets that remain visible above a modern single storey shopfront extension with visually detrimental fascia signage that has been added to the front over what was the open forecourt area. These works have severely detracted from the architectural character of the building, and because of its prominent position has had a most harmful impact upon the streetscape of this part of the conservation area. Also, Nos. 194, 196 & 198 St Ann's Road now have painted brickwork on their front elevations and no original windows remain on the front elevation of the terrace. However, the bulk of the terrace remains essentially intact and makes a positive contribution to the streetscene.

4.42 Further east, Nos. 182 & 184 St Ann's Road are an attractive pair of double-fronted two storey Victorian villas constructed around 1840 from yellow London stock brick that are local listed buildings. They were originally decorated with full height stucco pilasters, moulded window and entrance surrounds and moulded parapet cornice, but these have been removed and replaced by unadorned rendered features. Both buildings have subordinate two storey flanking wings with signage at parapet level that incorporate blue-painted timber vehicle entrances and provide access to a piano works at the rear. They both retain their original timber sash and casement windows with glazing bars and have a sympathetic modern brick front boundary wall with piers and metal railings, which together with some planting, partly screen forecourt parking. The adjoining properties at Nos. 178 & 180 St Ann's Road are also two storey Victorian properties from around 1840, but have semi-basements and a shared hipped slate roof with projecting eaves supported on paired brackets. No. 180 remains essentially intact, retaining its traditional timber sash windows and stucco window and entrance surrounds, but now unfortunately, has cream-painted brickwork. No. 178 now has painted rough-cast elevations and a concrete tiled roof and has lost its eaves brackets and stucco window and door mouldings, which have been replaced by inappropriately designed modern windows and an unsympathetic modern entrance together with a single storey side entrance bay addition on the Grove Road elevation that has a visually detrimental impact upon the streetscape of this part of the conservation area.

4.43 East of the junction with Grove Road are Nos. 172 to 176 St Ann's Road. Originally a terrace of three late Victorian buildings sharing a hipped slate roof, No. 176 has been rebuilt in similar style but with a reduced height in the late 20th Century. It is a two storey double-fronted property with a semi-basement constructed of yellow London stock brick with white rendered square bays. The adjoining Nos. 172 & 174 St Ann's Road, are the remaining taller pair of Victorian houses constructed of red-brown brick, but the original appearance of their front elevations has been greatly changed as a result of alterations to the size and position of window openings and making good to brickwork in yellow London stock brick. Although of no great architectural merit, the three properties still make a positive contribution to the streetscene and respect the character and appearance of this part of the conservation area.

- 4.44 The conservation area is terminated at its eastern end by No. 170 St Ann's Road, the former Victoria Tavern public house a mid 19th Century building. The three storey red brick property has a shallow roof hidden behind a parapet and a now has a white painted stucco front elevation with unadorned full height pilasters, moulded parapet cornice and decorative window surrounds and hood mouldings. The ground floor pub front has been removed and replaced by sash windows within channelled stucco, and the upper floors have replacement timber sashes with glazing bars. The building is surrounded by a modern low yellow London stock brick wall surmounted by metal railings. This prominent former public house building, now known as Nos. 1 to 3 Regency Terrace, is currently in residential use and makes a positive contribution to the surrounding 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 lead 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 St Ann's 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

Address	Date First Listed	Grade
Avenue Road (west side)		
St Ann's Church School	10.05.74	II
Nos.1 to 5 (odd)	10.05.74	II
St Ann's Road (north side)		
Parish Church of St Ann	10.05.74	II*
Walls around St Ann's Churchyard	10.05.74	II

LOCAL LISTED BUILDINGS OF MERIT

Address	Date First Listed
St Ann's Road (north side)	
Nos. 182 & 184	11.06.73
St Ann's Road (south side)	
St Mary's Priory	27.01.97
No. 289 (St Ann's Police Station)	27.01.97
Orchard House & Mayfield House, St Ann's Hospital	27.01.97

POSITIVE CONTRIBUTION BUILDINGS

- 6.2 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 St Ann's 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.

Avenue Road

Nos. 11 & 13

Nos. 23 & 25

Nos. 12 to 16 (even)

St Ann's Hall

Black Boy Lane

Woodlands Park Junior School main & smaller buildings

St Ann's Road

Nos. 170 to 180 (even)

Nos. 186 to 196 (even)

Nos. 224 to 234 (even)

No. 277

Acacia House, Mulberry House, East Gate Lodge & Reception building,
St Ann's Hospital

South Grove

St Ann's Church Vicarage

SHOPFRONTS OF MERIT

- 6.3 Within the St Ann's Conservation Area the only shopfront is located at Nos. 200 & 202 St Ann's Road. Unfortunately, it is not of any historic or architectural merit.

ELEMENTS OF STREETScape INTEREST

- 6.4 The character and the appearance of the St Ann's Conservation Area are not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage and trees and planting and mature trees contribute greatly to the area's quality, character and appearance. The following elements of the area's streetscape are considered to be of interest:

Avenue Road

Cast iron boundary railings surrounding the former St Ann's Church School building;
Kerbstones;
St Ann's Church wall;
Mature deciduous trees within St Ann's Primary School yard.

Black Boy Lane

Cast iron boundary railings surrounding Woodlands School;
Kerbstones;
London Plane trees and original brick & stone piers and Gothic style wrought iron gates around the boundary of Chestnuts Park;
Edward VII cast iron pillar box.

Chestnuts Park

London Plane trees & mature Willow tree in north east section;
Circular drive and flower bed at the south east corner of the park;
Original brick & stone piers and Gothic style wrought iron gates around the boundary of the park (Black Boy Lane, St Ann's Road & Cornwall Road);
Disused bowling green and its original hooped metal boundary railings.

St Ann's Road

London stock brick wall defining the northern boundary of St Ann's Hospital;
Edward VII cast iron pillar box outside the main entrance to Turners Court;
Kerb stones;
Cast iron boundary railings surrounding Woodlands School & site of former caretaker's house;
London Plane trees and original brick & stone piers and Gothic style wrought iron gates around the boundary of Chestnuts Park;
St Ann's Church wall, gate piers & wrought iron railings;
Pink granite setts forming vehicular crossover;
Memorial within St Ann's Churchyard;
Police lamp standard outside No. 289;
Mature deciduous trees within St Ann's Primary School yard;
Boundary wall surrounding the former St Mary's Priory.

DETRACTORS

- 6.5 Inevitably there are buildings that detract from the character and appearance of the St Ann's 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. There are also structures and elements of streetscape (e.g. visual clutter from excessive signage or advertisements) that impinge on the character and quality of the conservation area.

Avenue Road

Nos. 20 & 22;
Windsor Court.

Chestnuts Recreation Ground

Pavilion;
No. 300 Café and adjoining public conveniences.

St Ann's Road

Nos. 200 & 202;
Turners Court;
St Ann's Ambulance Station;
Wire mesh fencing surrounding St Ann's Primary School.

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 St Ann's 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 linear nature of the conservation area concentrated on St Ann's Road is affected by both public and private transport and of service vehicle traffic that passes through it from all directions. This, together with the pedestrian traffic movements between St Ann's Road and the Seven Sisters facilities, has an influence on the area's character and appearance.

Streetscape and Public Realm Improvements

- 7.3 St Ann's has a small fairly intact core area with key historic fabric concentrated on the junction of St Ann's Road and Avenue Road. However, some of its streetscape is cluttered and lacking in consistency or co-ordination. Many areas contain a jumble of traffic signs, bins, bollards, guard rails and street furniture in a variety of different designs set in a mix of paving made up of tarmac areas or broken and uneven paving. Further investment in the public realm would be desirable.
- 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 St Ann's Conservation Area are highlighted below. Potential opportunities where enhancement of the character and appearance of the area could be achieved are also identified.
- 8.2 The majority of the properties within the St Ann's Conservation Area are in educational, health, leisure, religious and community use. The retention of such uses is important to the character of the area and has largely been retained.

Residential Areas

- 8.3 The limited areas of residential development, namely on Avenue Road and St Ann's Road to the east of South Grove, have been subject to alterations and extension in a number of instances. In particular, the main changes are:
- the introduction of forecourt parking and vehicular crossovers;
 - the loss of original features, such as windows, front doors, porches etc.;
 - painting and rendering and cladding of main frontages;
 - the introduction of roof extensions or dormer windows.

8.4 There is evidence that larger properties within residential areas are being changed from single family dwellings to hotels, care homes and flats. Uses such as hotels and care homes can result in the amalgamation of buildings, disrupting the strong pattern of scale and massing of development along the street. Where commercial uses occur within mainly residential streets signage must be subtle and appropriate for the character of the street. Unfortunately, in some cases where houses are changed to flats the original front doors may be removed. The loss of these important elements of the front elevations has a detrimental effect upon the regular appearance of the street pattern, detracting from the interest of the area.

8.5 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 St Ann's 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**

8.6 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. 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. The construction of a garage within a front room of a double-fronted house may also occur in some locations, detrimentally interrupting the fenestration pattern of the street.

- **Original Features**

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

8.8 The painting, rendering and cladding of brickwork and stonework within consistent streets with brick and stone elevations has occurred in a number of areas 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 and to a lesser extent the infilling of recessed doorways and porches.

- **Dormer Windows**

8.9 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.

Shopfronts

8.10 There are no original shopfronts in St Ann's Conservation Area. The only shopfront is at Nos. 200 & 202 St Ann's Road and as a modern alteration to what were originally two houses at the end of the residential terrace Nos. 186 to 202 it has no traditional shop surround elements. The appearance of the shopfront could be improved by the introduction of two pilasters with capitals and corbel brackets, between which is an entablature made up of an architrave, fascia and cornice that may incorporate a box housing for a canvas retractable blind.

8.11 A shopfront with original features would contribute to the interest and vibrancy of the streetscene at ground level, whereas the existing shopfront detracts from the overall quality of the frontage because it has:

- inappropriately proportioned fascias (too wide, too deep);
- inappropriate signage on the fascias (internally illuminated boxes, over sized lettering and signboards);
- a visual clutter of advertisements;
- prominent shopfront security (externally fixed roller shutters);

8.12 If any new shopfronts and fascias are allowed to be introduced to buildings within the conservation area they should be sympathetic to the proportions and balance of the overall frontage. Signage should have clear simple lettering of an appropriate size and be contained within the fascia. Prominent shopfront security (roller shutters), fixed plastic canopies and internally illuminated box signs should be avoided.

Future Change

8.13 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. The replacement of windows may be greatest on the frontages to busy roads.

8.14 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.

- 8.15 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

- 8.16 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.
- 8.17 There is scope for improvements to, or redevelopment of, those buildings to the east and south of the Chestnuts Park, including the existing pavilion building.
- 8.18 In addition to the ‘detractors’ previously identified, all of the public realm comprising St Ann’s Conservation Area would benefit from an upgrade and refurbishment to promote high quality design and to eliminate visual clutter by removing redundant items of street furniture. These works could involve the reintroduction of high quality natural materials such as large rectangular paving slabs of York stone or artificial stone of a uniform colour laid in a traditional interlocking pattern and granite setts as appropriate; the retention and refurbishment of original cast iron lighting columns and historic cast iron bollards. An opportunity should also be taken to review the current provision of seating, trees and open planted areas, particularly at the main junctions.

9. CONSERVATION AREA BOUNDARY REVIEW

Introduction

9.1 The boundary of the St Ann's Conservation Area has been reviewed as part of this study.

9.2 The principal issue to consider 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.

¹ Conservation Area Practice – English Heritage

9.3 PPG 15, 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.

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 St Ann's 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?

Test 2 Architectural Quality and Historic Relevance

- Is 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 the 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) alterations and extensions (introduction of inappropriate dormers; infilling between properties; prominent rear extensions).

Review

9.6 In general, the boundary of the St Ann's Conservation Area has been found to be clearly defined on the ground.

9.7 The essential elements of the St Ann's Conservation Area are:

- Chestnuts Recreation Ground (now Chestnuts Park);
- the Victorian parts of St Ann's Hospital;
- the cluster of buildings surrounding St Ann's Church;
- the residential terraces on the north side of St Ann's Road to the east of South Grove.

Recommendation

9.8 The potential boundary changes to the St. Ann's Conservation Area have been considered. However, there are no suggested alterations to the boundary.

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 St Ann's 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 St Ann's Conservation Area are not currently subject of planning control. Consideration of the relevance of Article 4 Directions to the preservation and enhancement of the St Ann's Conservation Area has focused 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), tile hanging and chimney stacks and pots;
 - ii) painting, cladding and rendering of frontages within consistent brick fronted street elevations;
 - iii) re-roofing in inappropriate materials and colours;
 - iv) the 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 St Ann's

10.8 Paragraph 4.23 of PPG15 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 St Ann's residential areas that dates from the mid to late 19th Century 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 consistent 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 parts of the St Ann's 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 most significant effect on the character and appearance of the streetscape of the conservation area is the alterations to the elevations and roofs of properties which are visible from the street. The streets or frontages most susceptible to being most seriously undermined by incremental changes are those which are substantially intact and where there is a richness and cohesion in the detailed treatment that warrants its additional protection.

Recommendation

10.12 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 St Ann's Conservation Area and can best be controlled by self imposed standards of conservation and restoration by local residents and amenity bodies. This will not involve any additional Council resources to enforce the control of development and will rely upon the civic pride of local residents.

10.13 Where it is appropriate, the removal of permitted development rights may be used to preserve the character and appearance of an area. The blanket removal of permitted development rights over the whole of a conservation area is not appropriate.

- 10.14 Residential properties within the Conservation Area are confined to Avenue Road and St Ann's Road. These properties have either suffered past erosion of their architectural quality and integrity or are of moderate architectural or historic interest. On that basis it would not be appropriate to introduce Article 4 Directions in this area.

11. BIBLIOGRAPHY

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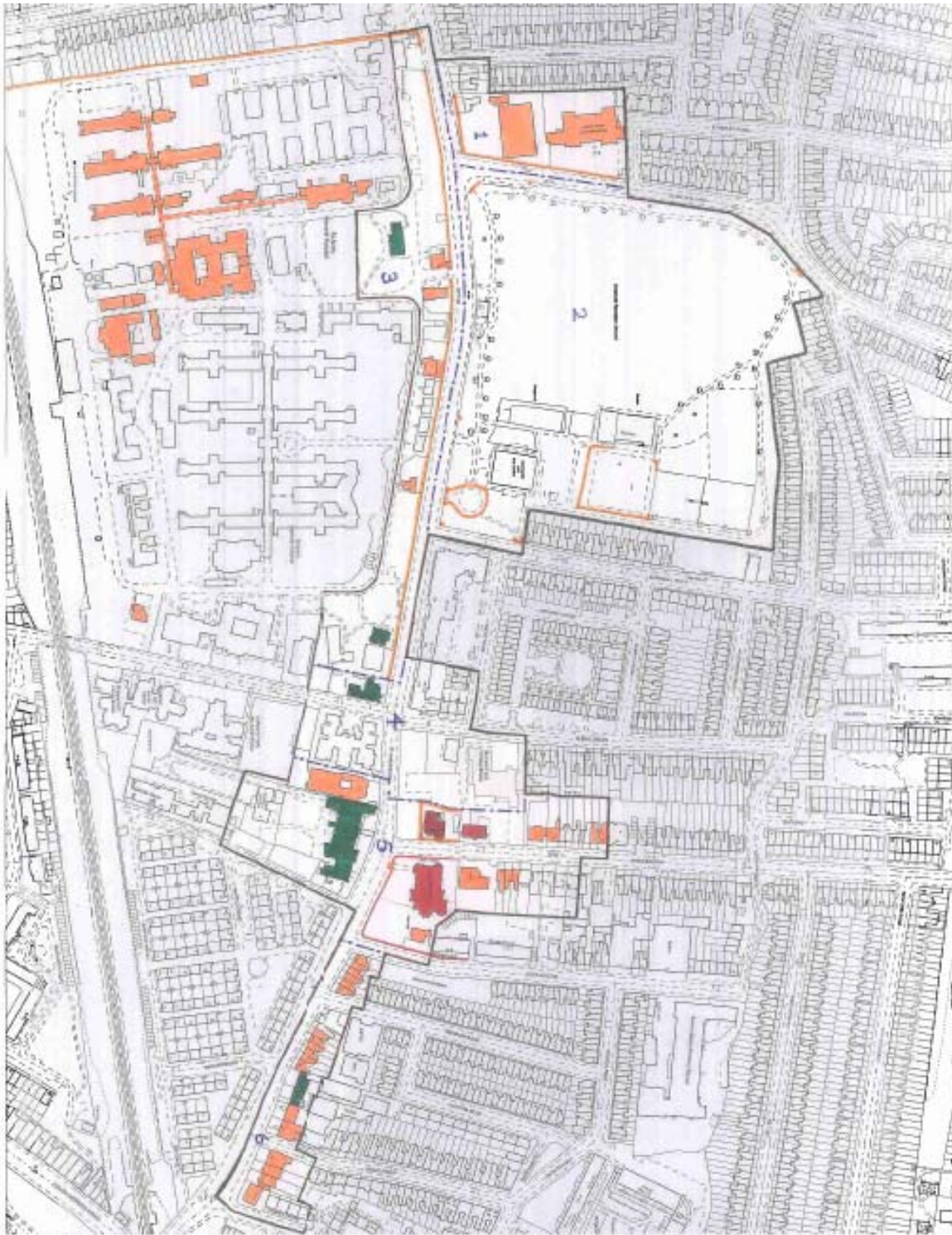
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12. PLANS

1. Conservation Area Boundary, Sub Areas and Built Heritage Appraisal.

This document is based on work undertaken for the London Borough of Haringey by:

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Conservation Area Boundary, Sub Areas and Built Heritage Appraisal

- | | | |
|------------------------------|----------------------------------|----------------------------------|
| — Conservation Area Boundary | ■ Statutory Listed Building | ■ Positive Contribution Building |
| - - - Sub Area Boundary | ■ Local Listed Building of Merit | |

Conservation Area Character Appraisal Adopted 26th February 2007

Conservation Area No. 17 St Ann's

Plan 1 Scale 1:2500