



London Borough of Haringey

Conservation Area No. 12
Trinity Gardens

Conservation Area Character Appraisal

This Appraisal was approved and adopted by the Council on 11th February 2008.

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
TRINITY GARDENS CONSERVATION AREA (No. 12)**

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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 28 such areas designated over 36 years, of which Trinity Gardens Conservation Area, designated on 22 September 1978 and extended on 21 June 1988, is one.
- 1.3 Under Section 71 of the Act, once an area has been designated:-
"It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."
- 1.4 The Planning and Compulsory Purchase Act 2004 has reformed the planning system by introducing Local Development Frameworks (LDF) which will replace Unitary Development Plans (UDPs). As part of the transition the UDP policies are automatically saved for three years or more while the new LDF system is being completed.
- 1.5 To meet Government requirements the Council is producing documents to protect its conservation areas in stages. The first stage is this Appraisal, which aims to give a clear assessment of the special interest, character, and appearance that justified the designation of the area as a Conservation Area. It is intended that each Appraisal will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers. **An Appraisal was approved and adopted by the Council's Planning Committee on 11th February 2008 following public consultation and now supports the UDP and LDF. This version was last updated in August 2008.** 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 So, 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 therefore to:-

- set out the special architectural and historic interest of the Trinity Gardens Conservation Area and clearly describe the special character and appearance that it is desirable to preserve or enhance;
- identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to its character;
- identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;
- examine the existing boundaries of the conservation area and consider the potential for other areas to be included;
- Identify areas subject to pressure for change that would be adverse to the character and appearance of the area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.

1.9 It should be noted that the Appraisal does not represent an exhaustive record of every building, feature or space within the conservation area and an omission should not be taken to imply that an element is of no interest.

General Identity and Character of the Conservation Area

1.10 The character and appearance of an area depends on a variety of factors. Whilst the appearance of an area derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form) 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 and street pattern and open spaces.

1.12 The Trinity Gardens Conservation Area is defined principally by the openness provided by the chain of linked landscaped green spaces comprising Trinity

Gardens, Nightingale Gardens and Crescent Gardens, adjacent to the area's main roads; Wood Green High Road and Bounds Green Road which bisect north-south and east-west. These open spaces are bounded and overlooked by a range of properties of domestic scale, which are interspersed with larger religious, educational and institutional buildings. Whilst this is the character for the majority of the conservation area, it is contrasted by the residential streets to the east of Crescent Gardens, which are narrower and of higher density, of domestic scale and a more enclosed nature.

- 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 have also been 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 and Extension

- 1.14 The Trinity Gardens Conservation Area was first designated on 22nd September 1978. The initial boundary included Trinity Gardens, Nightingale Gardens, Crescent Gardens, the George IV Memorial Garden and the roads and buildings immediately adjoining these spaces.
- 1.15 The conservation area was extended on 21st June 1988 to include the south eastern section of Bounds Green Road, Ewart Grove, Williams Grove and Pellatt Grove to the east of the High Road and on 11th February 2008 to include the buildings in Park Avenue south to the former railway bridge to create the present day boundary.

Context of the Conservation Area within the Wider Settlement

- 1.16 The Trinity Gardens Conservation Area (No. 12) is located to the north west of the central part of the Borough, approximately 10.5 kilometres north of the River Thames. The New River runs through the north east tip of the conservation area, but is no longer visible, having been culverted at some time between the Ordnance Surveys of 1864 and 1894...The busy A105 Wood Green High Road and A109 Bounds Green Road both pass through the middle of the conservation area. Part of its south boundary is shared with the adjoining Wood Green Common Conservation Area (No. 10) and part of its northern boundary is adjoined by the Bowes Park Conservation Area (No. 23). The Noel Park Conservation Area (No. 16) and Lordship Lane Conservation Area (No. 20) are to the south east.

Topography

- 1.17 The Trinity Gardens Conservation Area has a slightly raised crown through its central area, falling gently in the north west and eastern parts. Wood Green High Road rises steeply from Wood Green town centre as it enters the southern boundary of the conservation area.

2. DEFINITION OF SPECIAL INTEREST

- 2.1 Trinity Gardens Conservation Area is centred on a relatively small geographical area, but it is diverse in character and appearance, its sub areas each reflecting distinctive and definable character and appearance. The common characteristics of the sub areas are broadly a function of the relationship between land use, density of development, scale and style of buildings, construction materials, period of development and the influence of soft landscaping and open spaces.

Sub Areas

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

1. **Trinity Gardens and Bounds Green Road**
(The area to the west of the High Road, including Trinity Road, Finsbury Road, Trinity Gardens, Nightingale Gardens and Bounds Green Road)
2. **High Road**
(The area surrounding the High Road, including Crescent Gardens)
3. **White Hart Lane**
(A relatively small area to the east of the High Road and north of Crescent Gardens)
4. **Ewart Grove and Pellatt Grove**
(The residential streets to the east of Crescent Gardens)

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 plans 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 Trinity Gardens Conservation Area is situated within Wood Green, an area which developed during the Saxon period as a hamlet known as 'Woodleigh'. Throughout its early development Wood Green was connected to London by a track following a similar route to contemporary Green Lanes. The Trinity Gardens Conservation Area is situated at the ancient junction between Wood Green High Road (Green Lanes) and Bounds Green Road, which was established in the 14th Century. The common land situated to the north of this junction, at the top of Clay Bush Hill (later Jolly Butchers Hill), was originally known as the Roundabout and later evolved to become Trinity Gardens.

3.3 By the 13th Century, much of Wood Green was occupied by open farmland following the deforestation of areas of the Middlesex Forest. However, coppiced woodland remained prevalent in Wood Green until well into the 17th Century. The area now covered by the Trinity Gardens Conservation Area is likely to have formed part of the expansive Bowes Farm Manor Estate that dated from 1412 when King Henry IV granted the Bowes and Dernford Manors to the Dean and Chapter of St Paul's Cathedral. During the late 17th Century some areas of the Estate became freehold and the area covered by the Conservation Area was occupied almost entirely by Wood Green Farm, which extended over a triangular area to the north and west of Bounds Green Road and Wood Green High Road respectively. In 1798, the farm, which covered over 58 acres, was owned by William Wrangham of Palmers Green and farmed by Thomas King.

Before 1800

3.4 During the early development of the settlement of Wood Green the area to the south of Wood Green Farm, which is now covered by Nightingale Gardens, was occupied by the Bakersfield Estate and the eastern margins of the Nightingale Hall Farm Estate. The Bakersfield Estate was originally held by the Prioress of Kilburn, but was seized by the crown during the Dissolution in 1544 and sold to Henry Audley and John Cordell. The Nightingale Estate, which occupied land formerly comprising the ancient Woodreddings and Austynredding Estates, was formed in 1769. In 1798 its tenant was John Giles and the Estate was sublet to Thomas Dale, the son of a stable keeper in the City.

3.5 Between 1609 and 1613 Sir Hugh Myddeltons and the New River Company constructed the New River to provide water for north London. The river meandered through Wood Green and circumvented the south-eastern edge of the area now covered by the Trinity Gardens Conservation Area. The proximity of Wood Green to the new water course enhanced the area's reputation and between the 17th and early 19th Century large properties were developed as country retreats for wealthy Londoners. However, few dwellings were constructed in the area now covered by the Trinity Gardens Conservation Area, which continued to be primarily occupied by farmland and coppiced woodland.

1800-1850

3.6 By the early 19th Century most of the woodland within the Parish of Tottenham had been cleared and replaced by pasture and arable farmland. Whilst there were few buildings within the area, the current pattern of roads and open space was established by the beginning of the 19th Century.

3.7 The population of Wood Green grew steadily as traders and merchants from the City of London began to colonise the area. By 1841 Wood Green was inhabited by approximately 400 people. The majority of the area now covered by the Trinity Gardens Conservation Area remained occupied by a few farms, namely Wood Green Farm, Nightingale Hall Farm and the Bakersfield Estate. During this period Wood Green Farm was owned by James Foster and occupied by Frederick Attenbring whilst the copyhold to Nightingale Hall Farm was owned by the Woodward family. The latter was expanded in 1843 when Mary Ann Woodward also purchased the Bakersfield Estate.

3.8 The four houses situated at the junction between Bounds Green Road and the High Road were built in 1843. Nos. 7 and 9 Bounds Green Road are now listed and comprise the oldest buildings within the conservation area. In 1844 a Chapel of Ease dedicated to St Michael, and designed by Sir George Gilbert Scott and W.B. Moffatt, was consecrated at the junction between Wood Green High Road and Bounds Green Road. In 1849 the Fishmongers and Poulterers Institution Almshouses were erected on Wood Green High Road to accommodate retired fishmongers and poulterers. Also during the mid 19th Century, prior to the arrival of the railways in Wood Green, the New River was culverted into a tunnel, enabling Nightingale Gardens to be laid out to the south of Trinity Gardens.

1850-1900

3.9 The Great Northern Railway Act (1846) had a significant impact on the development of the Wood Green area. The GNR line, which passes to the west of Wood Green, opened in 1850 and Wood Green Station (now Alexandra Palace Station), located approximately 0.5km to the southwest of the conservation area, was completed in 1859. The new GNR line enabled the mass transportation of workers into Kings Cross Station and had a marked impact on the subsequent development of Wood Green. A branch line was also constructed by the Great Eastern Railway in 1878 from Seven Sisters to Palace Gates station, which was situated to the south of the conservation area. The branch line enabled workers to travel to the docks and factories of east London and therefore also had an important bearing on the area's development.

3.10 During this period Finsbury Road, Commerce Road and adjacent streets beyond the conservation area's northern boundary were laid out by the Finsbury Freehold Land Society who purchased 92 acres of Wood Green Farm from James Foster in 1852. The development of the 'Wood Green Estate' comprised 480 plots to the west of the High Road that were offered at between £34 and £37 per annum. In addition, large detached and semi-detached villas were laid out during the 1850s and 1860s on Stuart Crescent, Ewart Grove and Pellatt Grove in the eastern section of the conservation area. In 1856 the Printer's Almshouses were also built at the junction between Wood Green High Road and Bounds Green Road by William Webb. The Almshouses, which originally housed 12 couples, were extended in 1871 and 1891. Further west, Avenue Lodge was erected at the junction between Bounds Green Road and Park Avenue in 1880. This large residential property was once the home of physicians and surgeons Alfred Rugg and William Cromer.

3.11 To support the growing population of Wood Green various shops, services and public buildings were constructed during the latter half of the 19th Century. In the 1860s Finsbury Road and Commerce Road became the first shopping streets in Wood Green and by 1884 the former was lined with over 30 shops. A smaller shopping arcade was also laid out on Trinity Road to the north western edge of the conservation area. In 1855, the Fishmonger's Arms was constructed on Trinity Road on the former site of Wood Green Farm farmhouse, whilst in 1870 the King's Hotel was erected at the western end of White Hart Lane.

- 3.12 The ecclesiastical parish of St Michael's was established in Wood Green in 1866 under the Rev. John Thomas. Given the area's rapidly growing population a new church was soon required and between 1865 and 1874 St Michael's Church, designed by Sir Henry Curzon, replaced the (previously mentioned) Chapel of Ease. In addition, the associated St Michael's infants' day school (1863) and National Senior School (1872) were established during this period. The Trinity Wesleyan Methodist Chapel was erected on Trinity Road between 1871 and 1872 to designs by the Rev. J. N. Johnson, with the aid of a fund provided by Sir Francis. Prior to the development of the Chapel, Methodists had congregated in the common land that later formed Trinity Gardens. In 1875 another ecclesiastical building, the Wood Green Baptist Chapel was constructed on Braemar Avenue, whilst in 1879 a 21 foot high granite obelisk, fountains and animal drinking troughs were erected at the junction between Bounds Green Road and Park Avenue. The obelisk commemorated the life of Mrs Catherine Smithies, founder of the 'Band of Mercy' movement.
- 3.13 In addition to the development of ecclesiastical buildings and memorial structures, other developments during this period included the construction of the Wood Green Higher Grade Board School in 1889. The school was erected on a site to the east of contemporary Trinity Gardens and is now occupied by the Nightingale Primary School.
- 3.14 Despite the area's growing population and the development of shops and public services during the late 19th Century the area now covered by Nightingale Gardens, which was formerly common land, remained wasteland.

1900-1945

- 3.15 By the turn of the century most of the residential streets at the periphery of the area now forming the Conservation Area were in place and subsequent development was essentially limited to isolated sites. Notable development during this period includes the Baptist Church designed by George Baines on Braemar Avenue (1907), a branch of Clark's College at "The Hollies" on Stuart Crescent (1909) and a Day Nursery and Clinic also on Stuart Crescent (1918). St Michael's Church Hall was also constructed on Bounds Green Road in 1911. Few residential properties were constructed in the area during this period. However, Morum House, a former undertakers built in an Art Deco style, was developed on the southern side of Bounds Green Road in 1930. During the 1920s and 30s Ewart, Williams and Pellatt Grove were also developed more intensively in the eastern section of the conservation area.
- 3.16 During the early decades of the 20th Century Trinity Gardens, Nightingale Gardens and Crescent Gardens were laid out following the formation of the Wood Green Urban District Council in 1894. In 1904 the obelisk memorial to Mrs Catherine Smithies was relocated to Trinity Gardens due to the laying of electric tram lines on Bounds Green Road. Following the end of the First World War a civic war memorial was also erected in Crescent Gardens.

1945-Present Day

- 3.17 Development within the conservation area during the post war period has been largely confined to the redevelopment of existing buildings. In 1958 the Wood Green Civic Centre was opened opposite Crescent Gardens following the amalgamation of the Boroughs of Wood Green, Hornsey and Tottenham. The building was designed by Sir John Brown and A.E. Kenson and Partners and replaced the former Fishmongers and Poulterers Almshouses. During the early 1970s the Trinity Chapel was converted into the Greek Orthodox Cathedral of St Mary. St Michael's Junior School was constructed in 1972 on the southern side of Bounds Green Road, whilst in 1974, Greenriding House, a large telecommunications building, replaced the former Printer's Almshouses at the junction between Bounds Green Road and the High Road just outside the conservation area.
- 3.18 Examples of residential development in the Trinity Gardens Conservation Area during the post war period include Lee Court, a functional block of flats erected in the 1960s on Bounds Green Road, and Nos. 27 & 29 Bounds Green Road, which were rebuilt in 1987. In addition, Woodleigh Court replaced "The Hollies" on Stuart Crescent, Caleb Court and the Wood Green Labour Club were constructed on White Hart Lane and several flats and houses were built on Williams and Pellatt Groves during this period. There have also been several minor alterations and additions to the various ecclesiastical buildings situated within the Conservation Area during this period.

4. SPATIAL AND CHARACTER ANALYSIS

Sub Area 1. Trinity Gardens, Bounds Green Road and Park Avenue

Overall character and appearance

- 4.1 This area, which comprises the western part of the conservation area, is focused on Trinity Gardens and is characterised by a sense of openness and verdure. It also contains Nightingale Gardens, a narrow elongated park which extends south towards Wood Green Common and creates a green corridor by connecting Trinity Gardens with Avenue Gardens to the south. Shrubs, trees and planting are widespread throughout the area and form an important element of the character and appearance. Of particular note are the mature trees, which dominate both gardens and line parts of Trinity Road and Bounds Green Road. Both Trinity Gardens and Nightingale Gardens are included on the local list of Historic Parks and Gardens.
- 4.2 Trinity Gardens is overlooked to the north and south by the properties fronting Trinity Road and Bounds Green Road respectively, most of which are of Victorian origin. The majority of the properties are of architectural and / or historical interest and positively contribute to the character and setting of the green spaces. The area also includes three distinctive church buildings, which along with the Nightingale Primary School, form the local landmarks and complement the green spaces.

Trinity Road

- 4.3 Trinity Road is a narrow street that defines the northern boundary of Trinity Gardens and, in contrast to Bounds Green Road to the south, is characterised by its tranquil, tree-lined nature. Whilst the northern side of the road is primarily lined with semi-detached and terraced Victorian properties, it is also fronted by a public house and a modern block of flats. The prominent Greek Orthodox Cathedral is situated within these residential properties and has a formative role in defining the streetscene. The western end of the street is characterised by the juxtaposition between the consistent domestic buildings lining the north of the road and the tree-lined green space on its southern side. At its eastern end, Trinity Road is more varied in character and less domestic in scale. It is dominated by the flank elevations to the Nightingale Primary School and Haringey Civic Centre and the associated car park on the southern side of the road. To the north of Trinity Road, Finsbury Road is a short cul-de-sac, which is dominated by St. Barnabas Church.
- 4.4 At the western end of Trinity Road, a narrow green space, which is lined with mature London Plane and Silver Birch trees and includes a meandering central pathway, extends north from the narrow, western end of Trinity Gardens. The green space is adjoined to the east by Rosecroft, a three-storey block of flats of late 20th Century origin, which is of limited architectural interest. The building is constructed of red brick with render white render panels, a recessed central stairwell and a set back, weather-boarded, “penthouse” at roof level.
- 4.5 The junction between Trinity Road and Finsbury Road is defined by The Prince of Wales Public House, a three-storey, typical Victorian public house. The building is constructed of London stock brick and has a rendered, cream-painted ground floor frontage and suitably sympathetic green windows and signage as well as cream

window surrounds and a projecting cornice. The public house is adjoined to the north by a diminutive two-storey, stock brick addition, with red brick detailing and cream-painted window surrounds which fronts Finsbury Road. A small car park, which serves Rosecroft, occupies the area to the north of the public house.

- 4.6 The western side of Finsbury Road is terminated by St Barnabas Baptist Church, a simply decorated red brick building with a slate roof with a prominent octagonal tower. The main façade, which has been painted white, has three arched windows, a horizontal portico and a gable which is surmounted by a red cross. The building is surrounded by tall cast iron railings and square cast iron lamps. Identical railings define the front boundaries to No. 22 Trinity Road and the adjacent Greek Orthodox Cathedral. The eastern section of Finsbury Road within the conservation area is defined by the rear gardens to the adjacent properties fronting Trinity Road, which are poorly maintained and have a detrimental impact on the streetscene.
- 4.7 To the east of Finsbury Road, Nos. 23 to 27 (consecutive) Trinity Road form a consistent group of a semi-detached and terraced Victorian properties, which are constructed of London stock brick and have slate roofs. They have unadorned façades with canted bay windows at ground floor level and white-painted lintels to upper floors. Most of the buildings retain their traditional appearance, although Nos. 24 & 25 have unsympathetic dormer windows. To the east of this group, No. 22 is a large detached Victorian villa, which is constructed of pale grey brick and a slate roof. The building's façade incorporates a pair of hexagonal bays at ground floor level, white banding and a projecting cornice.
- 4.8 The Greek Orthodox Cathedral, which is situated to the east of No. 22, dominates the northern side of Trinity Gardens. The Cathedral, which was originally built to the designs of the Reverend J. N Johnson, is constructed of pale brick with eccentric gothic detailing. The building's façade is dominated by its narrow gabled tower and octagonal spire with tower pinnacles. It also includes a large arched window with geometric bar tracery, which is flanked by angular lancets and set above a pedimented portico that incorporates decorative arched friezes.
- 4.9 To the east of the Greek Orthodox Cathedral, Nos. 20 and 21 Trinity Road are a pair of semi detached Victorian villas with a cream-painted façade, ornate shaped gables and canted bay windows, which are surmounted by white-painted crenellations. The buildings represent a departure from the adjacent terraced dwellings, but are of architectural interest and make a positive contribution to the streetscene. As with several of the properties within the conservation area, however, their front gardens provide space for car parking.
- 4.10 The Victorian terrace of dwellings at Nos. 16 to 19 (consecutive) are constructed of London stock brick with slate roofs and have ground floor canted bay windows, painted window surrounds and arched entrances with decorative mouldings. However, Nos. 17 & 18 have painted façades and modern tiled roofs but all are of architectural interest. The end of terrace property, No. 15, is a two-storey red brick property with a slated mansard roof addition, within which unsympathetic centrally located dormer windows are set.

- 4.11 Further east, Nos. 10 to 14 (consecutive) Trinity Road are detached and semi detached Victorian villas constructed of London stock brick with slate roofs and hexagonal bays at ground floor level. Nos. 13 & 14 include a series of unsympathetic dormer windows, which severely disrupt the properties' roofscape. Of these buildings, Nos. 10 & 11 remain largely intact, and are set within attractive, well-planted front gardens.
- 4.12 The remainder of the northern side of Trinity Road is fronted by Nos. 1 to 9 (consecutive), which form a consistent terrace of attractive two-storey Victorian properties similar in appearance to Nos. 16 to 19 (consecutive) Trinity Road. Most of the properties in the group remain largely intact, with timber sash windows and slate roofs. No 3 Trinity Road, however, has an unsympathetic grey-painted façade. The northern side of the road is terminated at its eastern end by the former Fishmongers Arms.
- 4.13 At its eastern end, the southern side of Trinity Road is dominated by the flank and rear elevations to the Nightingale Primary School and Haringey Civic Centre and by the large car park situated between these buildings. The school is an attractive three-storey Victorian building with a red tiled roof. The flank and rear elevations, which are visible from Trinity Road, include narrow shaped gables, larger triangular gables, red brick banding and large sash windows. The large five-storey towers, which are surmounted by tall white painted cupolas, are also clearly visible from this section of Trinity Road. The school's flank elevation is dominated by a large overhanging modern roof structure, which surmounts the playground on its northern side. The playground is accessed from Trinity Road via a red cast iron gate, which formerly comprised the "boys" entrance to the school. To the east of the school is Haringey Civic Centre (see Sub Area 2). The spires to both St Michael's Church and the Greek Orthodox Cathedral are also glimpsed from the eastern section of Trinity Road.

Trinity Gardens

- 4.14 Trinity Gardens is a large triangular green space which forms a central component within the western section of the conservation area; included on the local list of historic parks and gardens it has a formative role in defining the character of the area. The Gardens consists of a level, informally landscaped space, in which meandering pathways are interspersed with mature deciduous and coniferous trees. The green space is lined to the north and south by the residential properties fronting Trinity Road and Bounds Green Road, whilst the eastern end is defined by the Nightingale Primary School, which is surrounded by mature vegetation. At its western end, the space is tapered to form the junction between Trinity Road and Bounds Green Road. The focal point of the western end of the gardens is the drinking fountain; a tall, granite obelisk dedicated to the memory of Mrs Smithies, the founder of the Band of Mercy movement and is Grade II listed.

Bounds Green Road

- 4.15 Bounds Green Road is a busy main road connecting Wood Green town centre with the local centres of Bowes Park, Bounds Green and Southgate to the north west of the conservation area. The southern side of the road is primarily lined with Victorian residential properties, although it also includes religious and educational buildings. The majority of properties lining Bounds Green Road are of architectural

merit, however, there is a tendency for their front gardens to be used for off-street parking which has had an undesirable impact on the character and appearance of the road. The road's main landmarks are St Michael's Church and the Braemar Avenue Baptist Church, the towers to which are prominent in views along the road to the east and west respectively.

- 4.16 At the conservation area's western limits on the southern side of Bounds Green Road, The Tower, (Nos. 2 to 6 (even)) Braemar Avenue, is a Victorian villa of two stories plus an attic level, and is constructed of red brick and has a slate roof. The property's façade is dominated by an octagonal bay which is surmounted by a fish-scale slate, hipped roof. The entrance to the dwelling is recessed beneath a decoratively carved, enclosed wooden balcony. Its eastern flank elevation, which fronts Bounds Green Road, is largely obscured by dense vegetation.
- 4.17 To the east of Braemar Avenue, the Braemar Avenue Baptist Church is a striking Grade II listed Edwardian building constructed of dark red brick with contrasting white flint panels set within dark mortar. It has a prominent tower with battlements, gargoyles and a corner turret and includes perpendicular tracery and coloured glass windows. The church is set within densely vegetated gardens and makes an attractive contribution to the streetscene. The church hall, which is situated to the south of the Baptist Church, was built at approximately the same time as the church. It is clad with corrugated metal with blue painted windows, has a rustic appearance, and makes a limited contribution to the streetscene.
- 4.18 The church is adjoined to the east by Nightingale Gardens, a narrow open green space, which is lined with mature trees and bounded by adjoining garden fences. Its northern edge is defined by a small raised garden, which is surrounded by dwarf walls.
- 4.19 To the east of Nightingale Gardens, Lee Court forms a functional three-storey block of flats of late 20th Century origin. It is constructed of red brick with large windows and a flat roof and is of limited architectural merit. The adjacent building, Avenue Lodge, No. 67 Bounds Green Road, is a large detached Victorian villa which is constructed of London stock brick and has a slate roof and tall white rendered square bay windows at ground floor level. A single storey addition to the west of the main body of the building includes a prominent shaped gable and a large hexagonal bay. The building is of architectural interest, however, like several of the buildings fronting Bounds Green Road, the front garden is now used for car parking.
- 4.20 On the eastern side of the junction with Park Avenue, No. 65 is a two-storey Edwardian property with a painted dark red and white façade and a slate roof. The adjacent buildings Nos. 41 to 63 (odd) form two consistent and symmetrical terraces of two-storey Edwardian dwellings, which are constructed of red brick and have prominent white lintels and projecting porches. The end of terrace properties include prominent canted bay windows, which are surmounted by hipped roofs. Several of the dwellings have unsympathetic painted facades, modern windows and/or altered roofs, and the majority of the properties' former front gardens are used for car parking. However, the terraces as a whole make a positive contribution to the streetscene.

- 4.21 On the eastern side of Selborne Road, the Old Vicarage, No. 39, is an attractive two-storey property of Victorian origin, which is set within mature gardens. It is constructed of stock brick with red brick window surrounds and has prominent, square bays both set within its main façade that project diagonally from the building's northern eastern corner. The dwelling has a highly decorative sandstone entrance with an arched doorway and traditional front door. Despite an unsympathetic dormer, this building forms an attractive property and makes a positive contribution to the street.
- 4.22 To the south is St Michaels Church Hall, a large red brick building with sandstone banding and a slate roof, which has a prominent role in the streetscene. Built in 1911, the Hall's Bounds Green Road elevation consists of a distinctive gable within which an arched leaded window with panel tracery and an elongated arch with stepped entrance surrounds are set.
- 4.23 The adjacent building is the St Michael's Primary School, a part single, part two-storey building of late 20th Century origin. It is constructed of pale brick and has large glazed and wooden panels and a shallow arched roof, which appears to surmount the main hall. The building is largely obscured from Bounds Green Road by the dense vegetation, which surrounds the car park and playground in front of the school.
- 4.24 To the east of the school, No. 29 (Wren Court) is a recent residential addition to the streetscene, which is constructed of pale yellow/orange brick and has a slate roof. The building is of a simplified classical design with traditional sash windows and decorative metal porches.
- 4.25 The building situated at Nos. 21 to 25 (odd) Bounds Green Road forms a two-storey block of flats, which is constructed of yellow brick and has modern windows and a slate roof. Like several of the properties lining the northern side of Bounds Green Road, the area in front of the building has been entirely devoted to car parking. To the east, Nos. 17 & 19 are two-storey semi-detached Victorian properties, which are constructed of stock brick and have modern slate roofs. They retain their original sash windows, front doors and decorative iron porches. The buildings are of notable merit, although their setting is compromised by the use of the front garden for parking.
- 4.26 No. 15 Bounds Green Road comprises of a modern two-storey commercial building which is constructed of red brick and has a flat roof. The building's façade is dominated by unsympathetic signage as well as large sash windows and a vehicle entrance at ground floor level. It relates poorly to adjoining Victorian properties, Nos. 11 & 13, which are two-storey, stock brick properties with sash windows and white rendered bay windows at ground floor level. To the east of No. 11, Nos. 7 & 9 are attractive, Grade II listed early Victorian dwellings, constructed of London stock brick, with slate roofs, arched entrances and timber sash windows. Unlike the majority of properties on the street, Nos. 7 to 15 (odd) all have well-planted front gardens.

- 4.27 Morum House, Nos. 3 & 5 Bounds Green Road, at the eastern end, forms an attractive, two-storey building of early Victorian origin, which is constructed of grey brick and has a prominent curved wooden bay window at ground floor level with a highly decorative recessed entrance. In front of the building, the southern side of the junction between Bounds Green Road and the High Road is flanked by a small, relatively attractive green space. The settings of the space and adjacent properties are, however, dominated by Greenridings House, an unattractive five-storey office building, which is situated immediately to the south of the conservation area boundary.
- 4.28 At its eastern end, the northern side of Bounds Green Road is dominated by the Nightingale Primary School and St Michael's Church. As outlined previously, the school successfully terminates the eastern end of Trinity Gardens. The school's flank elevation, which fronts Bounds Green Road, consists of an amalgam of Victorian stock brick buildings of varying heights with red brick banding, white painted sash and modern windows and red tiled roofs. It also includes a prominent enclosed balcony which is surrounded by glazing at first floor level, and a single storey, fully glazed modern extension.
- 4.29 Further east of the school, the road is fronted by Nos. 1 to 6 Wallman Place, a cul-de-sac, which is lined with single-storey brick buildings with slate roofs and is surrounded by a tall brick wall and makes a neutral contribution to the character of the conservation area. The eastern end of Bounds Green Road is terminated by St Michael's Church, a Victorian church with a tall spire, which is prominent in easterly views along the road. The church is situated within Sub Area 2 and is discussed subsequently.

Park Avenue

- 4.30 Park Avenue was laid out as the formal link between Wood Green and the newly constructed Alexandra Palace and Park to the west opened in 1873, and was lined with street trees in the same way as The Avenue on the north side of the Palace and Park. The first houses were built in 1879 along the east side from Bounds Green Road to Ranelagh Road. They are substantial two storey semi-detached yellow stock brick and red brick dwellings with a third attic storey in prominent gable ends. The other houses are linked semi-detached and terraced and were completed by 1889. They are of similar scale and appearance, but with gabled dormers. The houses in the section of Park Avenue south of the former railway bridge, completed in the 1890s, are included within the adjoining Wood Green Common Conservation Area.
- 4.31 The whole of Park Avenue remains as a largely complete Victorian street of high quality well designed houses with little loss and no major alterations that is an area of architectural quality and historic relevance that make a positive contribution to the conservation area.

5. SPATIAL AND CHARACTER ANALYSIS

Sub Area 2. High Road

Overall character and appearance

- 5.1 Wood Green High Road forms the core of the conservation area and comprises a busy main road characterised by the juxtaposition between the large religious and institutional buildings on its western side and the openness provided by the landscaped public spaces that form Crescent Gardens to the east. St Michael's Church forms the sub area's primary landmark and defines the junction between the High Road and Bounds Green Road. At the northern limits of the conservation area, the High Road is lined with commercial buildings and public houses, which are of varied interest. Stuart Crescent, to the east of Crescent Gardens, is fronted by a diversity of residential dwellings and commercial premises of varying origin and appearance.

High Road

- 5.2 Wood Green High Road is a busy, primary road which connects Wood Green with Palmers Green and Winchmore Hill to the north and bisects the conservation area. The western side of the section of the High Road within the conservation area is dominated by St Michael's Church and the Civic Centre. In contrast, the eastern side of the road is bounded by the well planted, public open spaces that form Crescent Gardens.

- 5.3 At the conservation area's northern limits, the western side of the road is lined with an unattractive timber yard and an associated single-storey building. The timber yard is surrounded by a tall red brick wall, which is surmounted by prominent signage. It is adjoined to the south the former Fishmongers Arms Public House, a three storey building, which is constructed of London stock brick with a part rusticated, part green tiled ground floor level, white painted window surrounds and a prominent balustrade at roof level. Adjacent is a Grade II listed decorative stone fountain and trough.

- 5.4 On the eastern side of the High Road, the northern side of the junction with White Hart Lane is defined by 'Charlie Browns' Public House and Nightclub, which occupies a three-storey Victorian public house building. The building has been subject to various alterations and amendments; it has a white painted façade, unsympathetic fascia signage and 'bricked-up' arched windows relate poorly to both the traditional character of the building and the adjacent open spaces and properties. The public house is adjoined to the east by the associated Astoria Function Hall, which has also suffered from a series of alterations. The function hall consists of a white painted, two-storey building with decorative columns and arched windows at ground and first floor level.

- 5.5 To the south of the junction with Trinity Road, the western side of the High Road is dominated by Haringey Civic Centre which was designed by Sir John Brown of A.E. Henson and Partners and built between 1955-58, replacing the Fishmongers and Poulterers Almshouses. The Civic Centre is a modernist, elongated four-storey building; the southern section of the building, which is for public use, has a concrete frame with plate glass curtain walling, whilst the offices areas are denoted by large, regular windows with stock brick infill. It is included on the local list of

buildings of merit, and is considered to make a positive contribution to the character of the conservation area. To the south of the Civic Centre, No. 247 High Road is an attractive three-storey, red brick building with prominent sandstone window surrounds, key stones and banding and a prominent balustrade at roof level. The western side of the High Road is dominated by the Grade II listed St Michael's Church, which is situated to the south of No. 247 High Road. The church is constructed of limestone and has a slate roof with a tall octagonal spire. Its main elevations include large arched leaded windows with geometrical tracery and smaller circular windows, which are set at roof level. The traditional, brightly painted entrances to the church are set within arched stone surrounds.

Crescent Gardens

5.6 The area to the east of the High Road is occupied by Crescent Gardens and the King George IV Memorial Gardens, both of which are included on the local list of historic parks and gardens. These form a crescent shaped chain of landscaped green spaces, sub-divided by roads and paths between White Hart Lane to the north and the southern boundary of the conservation area. The northernmost section of Crescent Gardens forms a well-planted, landscaped green space with dense mature vegetation on its eastern side and a series of radiating pathways.

5.7 To the south of Ewart Grove, the southern section of Crescent Gardens comprises an open green space with mature trees on its north eastern and western sides. On its western edge is the grade II listed War Memorial which is constructed of Portland Stone. Its inscription states that it was erected in memory of "The men of Wood Green who gave their lives in the Great War, 1914-1918". The southernmost section of the Gardens comprises the King George IV Memorial Garden, which was laid out in 1952. The garden consists of open green spaces on its western side and raised, densely vegetated gardens surrounded by dwarf walls to the east. Like the adjoining gardens to the north, the King George IV Memorial Garden is surrounded by dwarf concrete walls and columns.

Stuart Crescent

5.8 Stuart Crescent comprises a narrow curving residential street which forms the eastern boundary to Crescent Gardens and is characterised in part by the dense vegetation and mature trees lining its western side. The opposite side of the Crescent is fronted by Victorian villas which are interspersed with modern blocks of flats, a Health Centre and a Labour Club. The residential buildings front directly onto the street and give Stuart Crescent an enclosed feel.

5.9 At the northern end of Stuart Crescent, the Wood Green Labour Club occupies an unattractive three-storey building, which is constructed of red brick with bright blue painted bays and large blue windows. The building has a slate clad second floor level and a flat roof as well as garages situated to the rear. The adjacent building, 'Sterling House', No. 4 Stuart Crescent, is a two-storey Victorian property, which is constructed of London stock brick and has a slate roof. It has white-painted canted bay windows at ground floor level and highly decorative window surrounds at first floor level. Whilst the bases of the bay windows have been painted red, the Sterling House is a good example of its type.

- 5.10 The adjacent building 'Trelawney', No. 5 Stuart Crescent is a grand, detached Victorian villa which is constructed of grey brick and has a slate roof surmounted by a prominent square cupola. The building's façade incorporates hexagonal bays and a rectangular entrance, white painted lintels at first and second floor level and decorative shaped windows at second floor level.
- 5.11 To the south, Nos. 6 & 7 Stuart Crescent comprise a semi-detached pair of two-storey, Victorian villas plus basement and attic levels. The properties are constructed of London stock brick and have white rendered hexagonal bays at upper and lower ground floor levels. Their entrances are set within rectangular surrounds approximately 1.5m above street level. The properties have been altered and both have symmetrical dormer windows set within their slate roofs, whilst No. 6 also has unsympathetic modern windows. Nos. 4 to 7 (consecutive) make a significant contribution to the conservation area.
- 5.12 A large, four-storey health centre and residential building occupies the area to the north of the junction between Stuart Crescent and Ewart Grove. The building is of late 20th Century origin and is constructed of dark red brick with a recessed, white-painted fourth floor level. The health centre is out of keeping with the domestic scale of the majority of Stuart Crescent.
- 5.13 To the south of the health centre, Woodleigh Court is a five-storey block of flats constructed of red brick and is of mid - late 20th Century design. The block has an unadorned façade consisting of alternating recessed and projecting sections, which incorporate large windows and white painted panels. The building's fourth floor level is set back from the block's building line and is surrounded by roof level terraces.
- 5.14 To the south of Woodleigh Court, Nos. 17 to 20 (consecutive) Stuart Crescent form an attractive and relatively consistent group of semi-detached Victorian villas of three-storeys, plus basement levels. They are constructed of London stock brick with slate roofs and have prominent bay windows at upper and lower ground floor levels, as well as decorated recessed arched entrance surrounds. The first floor windows have decorative, white-painted plaster window surrounds by white-painted plaster.
- 5.15 The southernmost end of Stuart Crescent forms a cul-de-sac, which is terminated by a tall stock brick wall. The large office buildings clustered within Wood Green town centre are clearly visible in views along the street and their presence adds to the sense of enclosure experienced within this section of the street.
- 5.16 To the east of the King George VI Memorial Garden, Nos. 21 to 24 (consecutive) Stuart Crescent form a consistent terrace of three-storey Victorian dwellings, which are constructed of London stock brick with slate roofs. The buildings have canted bay windows at ground floor level and ornate white rendered window surrounds set within the upper storeys. Whilst most of the properties retain their traditional features, No. 21 has a pebble-dashed façade and unsympathetic signage at ground floor level, which has a disruptive impact on the group's consistency. No. 25, at the southern end of the terrace, projects in front of the building line and is

plainer and lower than its neighbours. Despite being boarded up at ground floor level, it has some architectural merit.

6. SPATIAL AND CHARACTER ANALYSIS

Sub Area 3. White Hart Lane

Overall character and appearance

6.1 White Hart Lane is a relatively busy local distributor road which connects Wood Green High Road with Tottenham High Road to the east. The northern side of the road is lined by a uniform terrace of Victorian dwellings. In contrast, at its western end, the southern side of White Hart Lane opens out to form Crescent Gardens. To the east of Crescent Gardens, White Hart Lane is lined with a range of residential properties of varying origin and appearance.

White Hart Lane

6.2 At the western end of White Hart Lane, the junction with the High Road is defined by the landscaped, well planted northern section of Crescent Gardens, (Sub Area 2). This provides this part of the street with a sense of openness which diminishes to the east as the road becomes enclosed on its southern side.

6.3 On the northern side of White Hart Lane, the long terrace of properties at Nos. 1 to 47 (odd) form a relatively attractive and essentially consistent group of Victorian dwellings, which are constructed of London stock brick with slate roofs and have canted bay windows at ground floor level and prominent, white painted window arches and keystones. Most of the properties are relatively well maintained and retain their original features and character, although several have modern roofs. Nos. 17 and 39 both have painted façades whilst the front gardens to several, including Nos. 5, 9 and 11, are used for car parking.

6.4 On the southern side of the road, Colab Court (No. 2 White Hart Lane) adjoins the aforementioned Wood Green Labour Club to the east. It is an unattractive three-storey block of flats of mid to late 20th Century origin, which is constructed of red brick and has casement windows. The forecourt to the building, which serves the ground floor garages, is also poorly integrated with the streetscene. At the northern end of the building, Nos. 13 to 18 (consecutive) Colab Court project in front of the main body of the block. To the north of Colab Court, Nos. 10 & 12 are large detached Victorian villas set within small front gardens.

6.5 Further east, the adjacent dwellings, Nos. 14 to 18 (even) White Hart Lane, form a consistent terrace of two-storey Edwardian properties, with red brick and pebble-dashed façades, modern windows, modest gables and projecting porches. This group is adjoined to the east by Nos. 22 to 28 (even), which are known as 'Ivy Dene Villas' and comprise a terrace of two-storey red brick properties of late Victorian or early Edwardian origin. The buildings have decorative arched entrances and white-rendered, hexagonal bays at ground and first floor level which are surmounted by hipped gables.

6.6 The adjacent property, No. 30 White Hart Lane, is starkly out of scale with the adjoining terrace and is prominent in the streetscene. This Edwardian dwelling is two-storeys in height, plus basement and attic levels and has an unsympathetic, poorly maintained white-painted façade and a modern tiled roof. The property's White Hart Lane elevation also includes prominent red-painted keystones, which are set above large modern windows and a poorly integrated dormer window at roof level.

6.7 The section of White Hart Lane within the conservation area is terminated at its eastern end by No. 32, a two-storey property with a white painted façade, black painted sash windows and a modern tiled roof. The end of terrace dwelling is of similar architectural form and origin to Nos. 22 to 28 (even) White Hart Lane, although, unlike the nearby group, the hexagonal bays at ground and first floor level are not surmounted by hipped gables.

7. SPATIAL AND CHARACTER ANALYSIS

Sub Area 4. Ewart Grove and Pellatt Grove

Overall character and appearance

7.1 In contrast to the majority of the conservation area, which is characterised by its green spaces and sense of openness, the area to the east of Stuart Crescent contains narrow, meandering residential streets, characterised by their domestic scale and limited vegetation. Whilst the streets that make up this area were laid out in the mid-19th Century, the area remained sparsely developed until the early decades of the 20th Century. The area primarily comprises a mix of Edwardian terraces and later 20th terraces and apartment buildings. Only about 15 to 20 Victorian properties remain. In addition to the variety of ages of properties, the architectural merit of the buildings within this area is inconsistent.

Ewart Grove

7.2 Ewart Grove is a quiet, meandering residential street which is lined with diminutive residential properties, mostly of Edwardian and late 20th Century origin. Views from the western end of the street provide glimpses of Crescent Gardens and the St Michael's Church spire, whilst the eastern end of the street is dominated by the 15-storey blocks of flats lining Progress Way.

7.3 At its western end, Ewart Grove is lined on both its northern and southern sides by two long, curved groups of Edwardian properties. Nos. 1 & 3 and 5 to 15 (odd) Ewart Grove are two-storey dwellings, with white-painted, pebble-dashed facades and red tiled roofs. The dwellings' façades include bow windows at ground and first floor level and projecting porches. On the southern side of the road Nos. 2 to 16 (even) form a curved pebble-dashed terrace of a contemporary architectural style to Nos. 1 to 15 (odd) with gables above canted bay windows and projecting porches and awnings. The properties all have small, mostly well maintained front gardens, whilst Nos. 2 to 10 (even) also retain red brick garden walls. To the west of these groups, the Stuart Crescent Health Centre and Woodley Court, both of which are four storeys in height and relate poorly to the adjacent two-storey Edwardian properties, have a prominent impact on the streetscene.

- 7.4 Further east, Nos. 17 to 27 (odd) Ewart Grove form two short terraces of Edwardian properties, which line the northern side of the road. These form a symmetrically laid out Edwardian terrace featuring bay windows, half timbered gables and clay tiling above porches and to the main roof. The terrace is partly pebble-dashed with brick to the central section. Nos. 23 to 27 (odd) are typical Edwardian houses of limited interest.
- 7.5 On the south eastern side of the road 'Rose Cottages', Nos. 20 & 22 Ewart Grove, are three-storey Victorian properties, which are constructed of London stock brick and have square bays at ground floor level, plus white painted window surrounds and projecting tiled porches. To the east, Nos. 24 to 26 (even) Ewart Grove forms a two-storey building of post war origin, which is constructed of dark red brick and has modern windows and a small, well maintained front garden. The adjacent buildings (Nos. 28 & 30) are two-storey, semi-detached properties of Edwardian origin. They have cream painted pebble-dashed facades and a slate roof and retain traditional front doors.
- 7.6 The eastern section of the Ewart Grove, beyond the junction with Williams Grove, is lined on both sides by a range of properties of Victorian and Edwardian origin as well as more recent infill additions. Accordingly, the townscape of this section of the street is characterised by a sense of diversity, particularly on the northern side of the road, which provides a somewhat overcrowded street frontage.
- 7.7 No. 29 Ewart Grove is an infill property of late 20th Century origin, which is of limited architectural interest. The building is constructed of red brick with white painted detailing at ground floor level and a steeply sloping roof within which a large dormer window is set. To the east, No. 31 is a diminutive two-storey Victorian property constructed of London stock brick and presents a gable to the street. The building also has elongated modern roof lights set within its slate roofscape. It makes a positive contribution to an otherwise varied streetscene, despite being adjoined by a poorly integrated, white-painted garage.
- 7.8 Nos. 33 to 39 (odd) Ewart Grove form two pairs of Edwardian properties, which are constructed of red brick with white-painted pebble-dashed façades, canted bay windows at ground and first floor levels and slate roofs. Nos. 33 & 35 have a hipped roof and a red painted ground floor level, whilst Nos. 37 & 39 have a red brick ground floor level and gables surmounting bay windows. To the east, No. 41 Ewart Grove is a detached property of late 20th Century origin, and is of limited architectural merit. The dwelling is constructed of red brick with a rendered first floor level and a slate roof, within which a hipped gable is set. It is adjoined to the east by No. 43, one of the few remaining Victorian dwellings. It is constructed of London stock brick but unfortunately the brickwork and detailing has been painted. The adjacent, semi-detached buildings, Nos. 45 & 47, are of a similar origin and scale to No. 43, but retain their original unaltered stock brick facades with red brick banding and white-painted sash windows. Like the adjacent property, they also have recessed side entrance bays and shallow bay windows at ground floor level. Beyond No. 47 Ewart Grove, the flank and rear elevations to No. 32 White Hart Lane and the large mature trees occupying the properties garden also have a prominent role in the streetscene of the eastern end of Ewart Grove.

7.9 On the southern side of Ewart Grove, between Williams Grove and Pellatt Grove, No. 32 defines the junction between the two streets. It is a two-storey Victorian building, which is constructed of stock brick and has a hipped slate roof. The property is orientated towards the junction and, therefore, its unadorned flank elevation fronts Ewart Grove. The property has a positive contribution to the character of the conservation area. Unfortunately, tall fences and brick walls have been erected around the boundary which appears anomalous within the street scene and obscures views to the property. To the rear of No. 32, Mowbray Court comprises an unattractive part three, part four-storey block of flats which is set within a poorly maintained car park. The block is constructed of red brick and has a flat roof, whilst its Ewart Grove elevation is dominated by a prominent black-painted, steel fire escape. It relates poorly to the domestic scale that characterises the majority of Ewart Grove.

7.10 To the north east of Mowbray Court, No. 42 is a detached Victorian dwelling, which is constructed of London stock brick with red brick segmental arches and banding, and a clay tiled roof. The adjacent properties, Nos. 44 & 46 are semi-detached Victorian dwellings; like both Nos. 32 and 42, they have had some unsympathetic alterations, as such have a neutral impact on the character of the conservation area. The easternmost end of Ewart Grove is terminated by Pellatt Grove and the junction is dominated by the tall 15 storey blocks lining the northern side of Pellatt Grove.

Williams Grove

7.11 Williams Grove is a short residential street which connects Ewart Grove and Pellatt Grove. It is lined with a range of properties of Victorian and late 20th Century origin, including utilitarian terraces, blocks of flats and, at its eastern end, a grand villa. Views east along the street are dominated by the tall blocks of flats lining Progress Way.

7.12 The western end of Williams Grove is dominated by the flank elevation to No. 32 Ewart Grove, and the rear elevation to Mowbray Court which is of no interest and makes a negative contribution to the character of the street. To the east of Mowbray Court, No. 8 Williams Grove is a functional three storey block of flats which is constructed of pale brick with vertical bands of large windows and a flat roof. The adjacent group, Nos. 2 to 6 (even) Williams Grove form a uniform terrace of utilitarian Victorian dwellings which are constructed of rich red brick with yellow brick banding and slate roofs. These terraced properties form a visually attractive group and make a positive contribution to the character of the area. The eastern end of the northern side of the street is terminated by the white-painted, timber-clad building at Nos. 69 to 73 (odd) Pellatt Grove, which is discussed subsequently.

7.13 On the southern side of the street, No. 11 Williams Grove is a modern apartment building of two stories plus attic level. The building is constructed of London stock brick with red brick banding and has a prominent white-painted porch, modern windows and a central hipped dormer window. It is of limited architectural interest. To the east, No. 9 Williams Grove is an attractive two storey Victorian dwelling, which is constructed of red brick with white-painted banding, quoins and window surrounds and a slate roof. It is adjoined to the east by No. 7 Williams Grove a two storey property with an undecorated, rendered façade, a

shallow hexagonal bay at ground floor level and large modern windows. It relates poorly to the adjoining Victorian dwelling and is of limited architectural interest.

- 7.14 To the east of No. 7 Williams Grove, Nos. 3 & 5 comprise a two storey terrace, which is constructed of grey brick with white window surrounds and glazed porches. The building makes a negligible contribution to the character of the street. The southern side of the street is terminated at its eastern end by No. 1 Williams Grove, a grand, detached Victorian villa, which forms a focal point at the junction with Pellatt Grove. It is constructed of red brick with white-rendered detailing and has a slate roof. The building's richly detailed façade incorporates a two-storey hexagonal bay, which is surmounted by a hipped gable, white rendered window surrounds and a highly decorated arched entrance surround. The property is set within a densely vegetated garden, and is surrounded by a traditional stone wall.

Pellatt Grove

- 7.15 Pellatt Grove is a long curved residential street, which is fronted by a range of properties of varying origin, scale and design and is lined with clusters of mature trees. The road is primarily lined with Edwardian terraces and semi-detached dwellings, although it also includes larger blocks of flats. Although the isolated Victorian properties fronting the street are of some architectural merit, the majority of buildings on Pellatt Grove are of limited interest and many are in poor condition. Glimpsed views are experienced from the western end of the road of Crescent Gardens and St Michael's Church, whilst the eastern end of Pellatt Grove is again dominated by the tower blocks lining Progress Way.
- 7.16 At the westernmost end of the road, Louise Court is a three-storey block of flats of late 20th Century origin which is constructed of orange brick and has red-painted cladding at second floor level. The building is of no architectural interest. To the west, the rear elevation to No. 20 Stuart Crescent is also prominent from the eastern section of the street. To the east, Nos. 1 to 23 (odd) Pellatt Grove form two curved terraces of Edwardian properties. Nos. 1 to 15 (odd) Pellatt Grove are typical two storey Edwardian dwellings with hexagonal or octagonal bay windows, which are surmounted by set back gables. The properties originally included white-painted pebble-dashed façades and red tiled roofs. However, most have suffered from a series of alterations including the introduction of unsympathetic modern windows (Nos. 1, 7, 9, 11, 13 & 15), enclosed porches (Nos. 9 & 11) and roof alterations (Nos. 3, 13 & 15). In addition, Nos. 5, 7 & 9 Pellatt Grove have grey painted facades, whilst the façade to No. 13 is faced with prominent, poorly integrated stone cladding. The small front gardens to several of the properties, including Nos. 7, 9, 11 & 13 are used for car parking, which has a detrimental impact on the streetscene. The adjoining buildings to the east, Nos. 17 to 23 (odd) Pellatt Grove, form a stepped terrace of dwellings which are of an identical origin and similar design to Nos. 1 to 15 (odd). Again, however several of the properties have been undesirably altered, notably through the introduction of modern windows.

- 7.17 On the southern side of the road, the easternmost property, No. 2A Pellatt Grove, is a single storey infill building of late 20th Century origin. This dwelling is constructed of London stock brick and has a slate roof. It makes a negligible contribution to the streetscene and is set behind an unattractive garage. To the east of No. 2A, Nos. 2 to 8 (even) are prominent semi-detached Victorian properties of two storeys in height plus attic and basement levels. The dwellings, which are similar in appearance to Nos. 17 to 20 (consecutive) Stuart Crescent, are constructed of London stock brick with slate roofs, within which square dormers are set. Their facades incorporate white rendered canted bay windows, highly decorative white-rendered window surrounds and recessed arched entrances set approximately 1.5m above pavement level.
- 7.18 The adjacent building, Greenwood House, is a 1950s, three storey red brick block of flats. The building has a long, shallow curved façade, which is dominated by two distinctive semi-circular bays set above the entrances to the building which incorporate openings of glass bricks. The building plays a prominent role in the streetscape and makes a positive contribution to the character of the area.
- 7.19 To the east, No. 22 Pellatt Grove is an attractive, locally listed two storey Victorian dwelling, which is constructed of London stock brick and has a hipped slate roof. The property's simple façade includes a white rendered canted bay window, timber sash windows and a prominent entrance portico. It also includes a well integrated side addition, which fronts Cambridge Close. The building is set behind a small well planted front garden, which is enclosed by a London stock brick wall surmounted by cast iron railings. Cambridge Close forms a cul-de-sac situated to the south of Pellatt Grove, which provides access to a terrace of six dwellings, Nos. 1 to 6 (consecutive) Cambridge Close.
- 7.20 On the north eastern side of the entrance to Cambridge Close, Nos. 24 to 30 (even) Pellatt Grove form a varied terrace of properties, which front almost directly onto the street. At the western end of the group, No.24 is a simple unadorned three storey dwelling, which is a late 20th Century addition to the streetscene. It is constructed of London stock brick and has a slate roof and timber sash windows. The property is adjoined by No. 26, which has an unsympathetic red and cream painted façade, with a canted bay window at ground floor level and prominent painted window arches. At the north eastern end of the terrace, the building at Nos. 28 & 30 Pellatt Grove comprises a three storey Victorian dwelling, which is constructed of London stock brick and has a white-rendered ground floor level.
- 7.21 To the north east, Nos. 32 to 42 (even) comprise a three storey building with a brown-painted ground floor level and prominent white weatherboard style cladding to the upper storeys. The building's facade is dominated by a projecting square bay, which fronts directly onto the street and is surmounted by a gable. Several additional buildings of an identical design are situated further east on Pellatt Grove, at Nos. 51, 69 to 73 (odd), 81 & 83, 97 to 107 (odd) and 109 to 119 (odd). The southern side of the section of Pellatt Grove situated within the conservation area is terminated by Merlin Court, an imposing four storey block of flats with alternating horizontal bands of red brick and concrete and a white-painted central stairwell with a vertical bank of large windows. The block is of limited architectural interest

and although it is of a similar scale to the blocks of flats situated further east it relates poorly to the domestic scale of the properties to the west.

- 7.22 On the northern side of Pellatt Grove, to the east of the curved terrace formed by Nos. 13 to 23 (odd), are Nos. 31 & 33, a pair of semi detached two storey properties of post-war origin. These are constructed of dark red brick with a hipped slate roof. The building is set back behind a small front garden and fails to replicate the continuous frontage provided by the adjacent curved terrace. To the north east, Nos. 35 to 41 (odd) form two pairs of semi-detached late Victorian and Edwardian dwellings. Nos. 35 & 37 are brightly painted two storey properties with pebble-dashed facades and modern windows. Nos. 39 & 41 are two storey dwellings which are constructed of red brick and have painted pebble-dashed first floor levels and slate roofs. Their façades are dominated by two storey bay windows which incorporate white rendered window surrounds and are surmounted by gables with Tudor-style half timber detailing. However, like many of the properties within the conservation area, all of the dwellings' front gardens are used for car parking.
- 7.23 The adjacent dwellings, Nos. 43 & 45, are semi-detached two storey Victorian properties that are constructed of London stock brick with white rendered window surrounds and white-painted banding, hood mouldings and arched entrance surrounds. The properties are of clear architectural interest, yet both have been unsympathetically altered to some degree. For example, No. 43 Pellatt Grove has a poorly integrated modern front door and windows, and the front garden is used for parking, and No. 45 has a small front dormer. Although No. 45 has a front dormer; on balance it is considered to make a positive contribution to the conservation area.
- 7.24 The three remaining buildings situated on the northern side of the road to the south east of the junction with Williams Grove are three to four storey blocks of flats of late 20th Century origin. Avery Court (Nos. 47 & 49 Pellatt Grove) is a three storey block, plus attic level that is constructed of red brick and is of limited architectural interest. No. 51 to the east is a three storey block, plus attic level, with a weatherboard clad façade and brown painted ground floor level. It is identical in architectural form to Nos. 32 to 42 (even) Pellatt Grove. The block's street elevation includes vertical banks of dark windows, a roof level terrace and roof lights. It is set within a small, well-planted garden. To the north east, the junction between Pellatt Grove and Williams Grove is defined by Nos. 53 & 55; a three-storey residential block of late 20th Century origin that is constructed of red brick and has a slate roof. The building's long façade incorporates arched "stone" entrances, lintels with decorative label stops and three prominent gables.
- 7.25 On the northern side of the junction between Pellatt Grove and Williams Grove Nos. 69 to 73 (odd), 81 & 83, 97 to 107 (odd) and 109 to 119 (odd) Pellatt Grove are three storey buildings comparable in form to Nos. 32 to 42 (even) and No. 51. The buildings have prominent white weatherboard cladding and brown painted ground floor levels. They intersperse the varied residential properties lining the street and add visual interest to the Pellatt Grove streetscene.

- 7.26 To the north east Nos. 75 to 79 (odd) form a consistent group of attractive two storey Victorian dwellings that are constructed of London stock brick and have slate roofs. The buildings have canted bay windows at ground floor level and prominent white-painted lintels above the first floor windows and entrance. Nos. 75 to 79 (odd) remain largely intact and are of architectural merit.
- 7.27 Beyond the weatherboard clad property situated at Nos. 81 & 83 Pellatt Grove are Nos. 85 to 87B, a distinctive terrace situated at the sharp corner in Pellatt Grove, which marks the eastern limit of the conservation area. The two storey properties are probably of 1970s origin and have white-painted façades and a prominent blue corrugated metal roof that descends to ground floor level. To the rear of the terrace circular windows are set within the building's projecting metallic first floor level. Although architecturally distinctive, the terrace fails to preserve the mixed though essentially domestic scale and character of Pellatt Grove and relates poorly to neighbouring adjacent properties.
- 7.28 Nos. 89 & 91 Pellatt Grove are three storey semi-detached Victorian dwellings constructed of pale yellow brick and have richly detailed façades incorporating red brick banding, hexagonal bays and white key stones that are set within decorative arches. To the east, No. 93 is a narrow two storey property that previously formed the end of a terrace but now appears as an odd remnant within the streetscene. The building is constructed of red brick and incorporates a white-rendered bay window at ground floor level and ornate window and entrance surrounds and makes a positive contribution to the character of the conservation area.

8. PLANNING POLICY FRAMEWORK

National

- 8.1 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."*
- 8.2 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.
- 8.3 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.
- 8.4 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.

8.5 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

- 8.6 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.
- 8.7 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."*
- 8.8 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."*
- 8.9 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."*
- 8.10 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)

- 8.11 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."
- 8.12 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."*
- 8.13 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

- 8.14 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 ensuring 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."
- 8.15 Policy G1: Environment:-
"Development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources."
- 8.16 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"

8.17 Policy G10: Conservation:-
“Development should respect and enhance Haringey’s built heritage in all its forms.”

8.18 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.”*

8.19 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.”*

8.20 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.”*

- 8.21 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.”
- 8.22 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.”
- 8.23 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
- 8.24 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.”
- 8.25 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.”
- 8.26 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

8.27 Supplementary Planning Guidance (SPG2) 'Conservation and Archaeology' is a draft consultation document available in association with the UDP providing additional information.

8.28 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."

9. AUDIT

Introduction

9.1 An audit of the fabric of the Trinity Gardens 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.

9.2 STATUTORY LISTED BUILDINGS

Address	Date First Listed	Grade
Bounds Green Road		
No. 7	10.05.74	II
No. 9	10.05.74	II
Braemar Avenue Baptist Chapel	06.07.76	II
Nightingale Primary School & attached School House	04.10.00	II
Obelisk Memorial Drinking Fountain	18.02.02	II
Church of St Michael's and All Angels	25.02.04	II
High Road		
Cattle Trough and Drinking Fountain	17.10.95	II
War Memorial	18.02.02	II

9.3 LOCAL LISTED BUILDINGS OF MERIT

Address	Date First Listed
Bounds Green Road	
Nos. 11 & 13	11.06.73
Nos. 17 to 25 (odd)	11.06.73
Finsbury Road	
No. 1 (The Prince of Wales Public House)	27.01.97
High Road	
No. 287 (the former Fishmongers Arms Public House)	27.01.97
The Civic Centre	27.01.97
Pellatt Grove	
No. 22	27.01.97
Stuart Crescent	
Nos. 4 to 7 (consecutive)	27.01.97
Nos. 17 to 20 (consecutive)	27.01.97
Trinity Road	
Trinity Chapel (St Mary's Greek Orthodox Cathedral)	27.01.97

POSITIVE CONTRIBUTION BUILDINGS

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

Bounds Green Road

Nos. 3 & 5
St Michael's Church Hall
No. 39 (The Vicarage)
Nos. 43 to 63 (odd)
No. 65
Avenue Lodge

Braemar Avenue

The Towers

Ewart Grove

Nos. 1 to 21 (odd)
Nos. 2 to 22 (even)
Nos. 28 & 30
No. 31
No. 32
Nos. 45 & 47

Finsbury Road

No. 2
St Barnabas Church

High Road

No. 247

Park Avenue

Nos. 1 to 49 (odd)
Nos. 2 to 46 (even)

Pellatt Grove

Nos. 2 to 8 (even)
Greenwood House
Nos. 26 to 30 (even)
No. 45
No. 75
Nos. 77 & 79
Nos. 89, 91 & 93

Stuart Grove

Nos. 21 to 24 (consecutive)

Trinity Road

Nos. 1 to 9 (consecutive)

Nos. 10 & 11

No.12

Nos. 13 & 14

Nos. 15 to 21 (consecutive)

No. 22

Nos. 23 to 26 (consecutive)

White Hart Lane

Nos. 1 to 47 (odd)

No. 10

Nos. 22 to 28 (even)

No. 32

Williams Grove

No. 1

Nos. 2 to 6 (even)

No. 9

SHOPFRONTS OF MERIT

- 9.5 Within the Trinity Gardens Conservation Area there are only a few shopfronts and public house frontages that are of townscape merit.

Finsbury Road

No. 1 (the Prince of Wales Public House)

Nos. 3 & 5

High Road

No. 287 (the former 'Fishmonger's Arms' Public House)

ELEMENTS OF STREETScape INTEREST

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

Bounds Green Road

Mature London Plane trees lining the southern side of the road; Mixed deciduous trees at the western end of the road; Wall surrounding St Michael's Primary School; Kerbstones; Green spaces at the junction with the High Road; Wall surrounding No. 39 (The Vicarage).

Ewart Grove

Granite sets at entrance to No. 31.

Finsbury Road

Cast iron railings and lanterns surrounding St Barnabas Church; Kerbstones.

High Road

Cattle Trough; St Michaels Churchyard; Northern section of Crescent Gardens; War Memorial; Kerbstones.

Pellatt Grove

London stock brick wall to the rear of No. 20 Stuart Crescent.

Stuart Grove

Kerbstones

Trinity Gardens

Mixed deciduous trees; Granite obelisk; Granite sets surrounding the green space; Cast iron gates and gateposts enclosing the Nightingale Primary School.

Trinity Road

Cast iron railings and lanterns surrounding Greek Orthodox Cathedral and No. 22; Kerbstones.

White Hart Lane

Kerbstones

Williams Grove

Traditional Royal Mail red post box.

DETRACTORS

- 9.7 Inevitably there are buildings that detract from the character and appearance of the Trinity Gardens 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.

Bounds Green Road

St Michael's Primary School.

Ewart Grove

Mowbray Court

High Road

The timber yard at No. 289.

Pellatt Grove

Louise Court Nos. 85 to 87B (consecutive)

Stuart Crescent

Nos. 1 & 3 (Wood Green Labour Club)

Trinity Road

Rosecroft.

Williams Grove

Rear elevation to Mowbray Court.

10. CHALLENGES, PRESSURES & OPPORTUNITIES FOR DEVELOPMENT

Design Considerations

- 10.1 The importance of good design that takes full account of the historic environment is essential when considering proposals affecting the Trinity Gardens 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

- 10.2 The core of the conservation area concentrated on Wood Green High Road and Bounds Green Road is affected by both public and private transport and of service vehicle traffic that passes through it. This, together with the pedestrian traffic movements to and from the High Road facilities, has a crucial influence on the area's character and appearance.

- 10.3 Any review of the traffic strategy for the area must seek to protect the quality of the historic environment and enhance the character and appearance of the Wood Green Common Conservation Area.

Streetscape and Public Realm Improvements

- 10.4 Trinity Gardens has a fairly uniform and intact historic area with a rich, historic fabric. 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.
- 10.5 *"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).
- 10.6 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.

11. DEVELOPMENT CONTROL ISSUES

- 11.1 The potential future pressures for development that can diminish and harm the character and appearance of the Trinity Gardens Conservation Area are highlighted below. Potential opportunities where enhancement of the character and appearance of the area could be achieved are also identified.

Residential Areas

- 11.2 The primary cause of change to the character and appearance of residential streets has been incremental changes to domestic properties. Much of the development that has occurred does not, however, fall within the remit of planning control. The main issues are set out below.

• Forecourt Parking and Vehicular Crossovers

- 11.3 The introduction of forecourt parking on a hard-standing within the front gardens of properties to enable parking (where space allows) has led to the loss of front garden walls and a reduction in the amount of vegetation on the frontage in a number of locations. This is most evident on Bounds Green Road. The effect is to disrupt the visual continuity and enclosure of the frontage. This erodes the character and appearance of the street but can also be undertaken without planning permission.

• Original Features

- 11.4 Loss of original features, materials and details is evident throughout the conservation area. In particular the removal or alteration of timber sash windows, timber panelled front doors (often with stained glass panels), decorative timber porches and brackets, chimney stacks and pots, ridge tiles and finials and

decorative plasterwork are amongst the most important noticeable changes that can diminish the quality, richness and visual cohesion of the frontages.

- **Brickwork and Stonework, Painting, Render and Cladding**

11.5 The painting, rendering and cladding of brickwork and stonework within consistent streets with brick 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**

11.6 Dormer windows have been introduced or enlarged on front roof slopes of terraces in some locations. These are prominent and disruptive in the street scene unless they are part of the original design. The introduction of new or enlarged dormers within the front slope of a roof of a building within a conservation area currently needs planning permission.

Shopfronts

11.7 The only retail units within the Trinity Gardens Conservation Area are the public house on Finsbury Road and former public houses and bank on High Road all of which still retain the original features of their shop-surrounds including pilasters, corbel brackets and fascia cornices. Of particular note is the shop-front of the Grade II listed Nos. 7 & 9 Bounds Green Road.

11.8 Shopfronts with original features would contribute to the interest and vibrancy of the streetscene at ground level, whereas existing poor quality badly designed and proportioned shopfronts detract from the overall quality of the frontages of shop units because they have:

- 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).

11.9 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

11.10 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.

- 11.11 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.
- 11.12 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

- 11.13 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.
- 11.14 There is scope for improvements to, or redevelopment of, the timber yard at No. 289 High Road, providing an opportunity for improving an important gateway into the conservation area from the north.
- 11.15 In addition to the 'detractors' previously identified, all of the public realm comprising Trinity Gardens 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.

12. CONSERVATION AREA BOUNDARY REVIEW

Introduction

- 12.1 The boundary of the Trinity Gardens Conservation Area has been reviewed as part of this study.
- 12.2 The principal issue in undertaking a review of a conservation area is whether the boundary should be amended. If areas under consideration outside the existing conservation area can be seen to have the same character and appearance that should be preserved or enhanced '*demonstrably special architectural and historic interest*'¹ the conservation area should be extended to include the new areas. If areas within the existing conservation area have lost the qualities that originally merited their inclusion by being eroded by changes, they no longer have the same character and appearance and they should be excluded from the conservation area.
- 12.3 PPG 15², para. 4.3 notes that "*it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest*". This guidance further advises (para. 4.14) where development adjacent to a conservation area would affect the setting or views into or out of the conservation area, the preservation and enhancement of that conservation area should be a material consideration. Accordingly, areas currently within the conservation area of little or no intrinsic quality have also been reviewed. These have the potential for removal on the basis that the redevelopment within those areas must pay regard to the conservation area. In addition, it enables the removal of areas that may diminish the overall value of the area.
- 12.4 PPG 15 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.
- 12.5 The following tests have been applied in reviewing the boundary of the Trinity Gardens 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 the area of similarly '*demonstrable special architectural or historic interest*' as the rest of the conservation area?

The following have been considered:

- i) Whether the area reflects the architectural style and details present within substantial parts of the conservation area;

¹ Conservation Area Practice – English Heritage

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

- 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 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; 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

- 12.6 In general, the boundary of the Trinity Gardens Conservation Area has been found to be clearly defined on the ground. The conservation area essentially comprises:
- i) A series of open spaces;
 - ii) The buildings that front onto the open spaces; and,
 - iii) A residential area to the east of Stuart Crescent.
- 12.7 The approval and adoption of this conservation area appraisal on 11th February 2008 included the designation of an extension to the boundary to include the buildings in Park Avenue south to the former railway bridge.

13. POTENTIAL FOR ARTICLE 4 DIRECTIONS

Introduction

- 13.1 '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).
- 13.2 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.

13.3 Permitted Development (PD) rights are more restricted in conservation areas, and the local planning authority can further withdraw these rights in specific cases.

13.4 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.

13.5 There are currently no Article 4 Directions within the Trinity Gardens Conservation Area.

Current Permitted Development Issues

13.6 In residential areas some of the main causes of change that are having an impact on the character and appearance of the Trinity Gardens Conservation Area are not currently subject of planning control. Consideration of the relevance of Article 4 Directions to the preservation and enhancement of the Trinity Gardens 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.

13.7 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 Trinity Gardens

13.8 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.

- 13.9 Much of the special architectural and historic interest of Trinity Garden's residential areas that dates from the late 19th to the early 20th 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.
- 13.10 The elements that contribute to the special, and to a degree unaltered, character of parts of the Trinity Gardens 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.
- 13.11 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

- 13.12 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 Trinity Gardens 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.
- 13.13 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.
- 13.14 It is regrettable that a number of properties within the Trinity Gardens Conservation Area have either already suffered past erosion of their architectural quality and integrity by unsympathetic alterations, or are of moderate architectural or historic interest. On that basis it would not be appropriate to introduce Article 4 Directions in this area.

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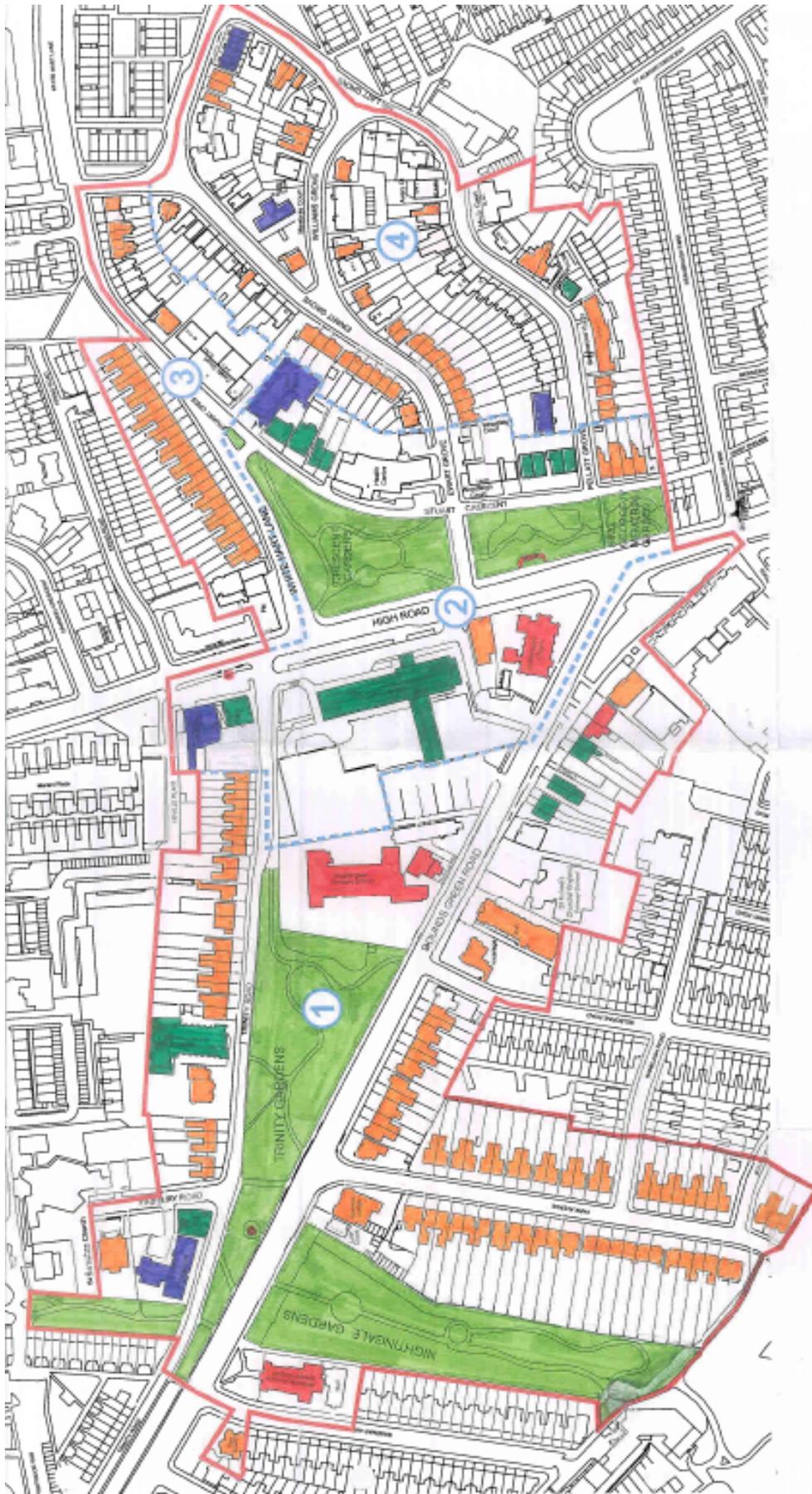
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15. PLANS

1. Conservation Area Boundary and Built Heritage Appraisal and Historic Parks and Gardens.

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Plan 1: Conservation Area Boundary, Sub Areas, Built Heritage Appraisal and Historic Parks and Gardens



Conservation Area No. 12
 Trinity Gardens
 Conservation Area Character Appraisal
 Updated Post 11th February 2008 Approval & Adoption