



THE GROVE LAWN TENNIS CLUB, CASCADE AVENUE, LONDON

London Borough of Haringey

HERITAGE, TOWNSCAPE AND VISUAL ASSESSMENT

8 FEBRUARY 2023



CITYDESIGNER

CONTENTS

1.0 Introduction and Methodology1

2.0 Historical development of the site and its surroundings.....2

3.0 The proposed development6

4.0 Effects on heritage assets12

 Rookfield Conservation Area13

5.0 Conclusion.....18

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1.0 INTRODUCTION AND METHODOLOGY



Fig. 1.1: Aerial view of the site with its approximate extent marked in red (Bing, 2022).



Fig. 1.2: Current Ordnance Survey showing the approximate extent of the site in red.

Introduction

- 1.1
- Citydesigner (the 'consultancy') has been commissioned to provide a Heritage, Townscape and Visual Assessment report ('HTVA') for proposals by Adam Architecture for the site at The Grove Lawn Tennis Club, Cascade Avenue, N10 3PS. The full development description can be found in First Plan's Planning Statement.
- 1.2
- The site, marked in red in Figs 1.1 and 1.2, is occupied by tennis courts and a small shed currently not in use. The site forms part of the Rookfield Estate, a garden estate development protected by Conservation Area status.

Assessment Methodology and Report Structure

- 1.3
- The local planning authority (as decision-maker) is required to take account of the statutory requirements set out in the Planning (Listed Buildings and Conservations Areas) Act 1990, Section 72 when considering development relating to conservation areas.
- 1.4
- National policy requires the significance of heritage assets potentially affected by development, including any contribution made by their setting, to be described in sufficient detail to enable the potential impact on their significance to be fully understood.
- 1.5
- Significance is defined in the glossary of the NPPF as "the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic". Paragraph 194 of the NPPF requires an applicant "to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance." This approach to proportionality in assessment is also confirmed in HE's Advice Note 12: Statements of Heritage Significance.

- 1.6
- The assessment of significance is summarised in HE's Advice Note 12 as "an objective analysis of significance, an opportunity to describe what matters and why, in terms of heritage significance" (para 10, p4). The assessment approach is set out in chapter 3 of this guidance document and includes: an understanding of the form and history of a heritage asset; an analysis of the surviving fabric; and an analysis of the setting where there are changes being proposed to it. The special interest of a heritage asset is classified into archaeological interest, architectural and artistic interest, and historic interest. Only the latter two types of 'interest' are relevant to this report.
- 1.7
- The consultancy has visited the site to get a full understanding of the site history; how the Rookfield Estate developed over time; and the contribution made by the different parts to the character and appearance of the Rookfield Estate Conservation Area. Information from site visits was supplemented by historical research based on primary and secondary sources. The findings are presented in detail in chapter 2.0.
- 1.8
- Paragraphs 194 to 208 of the NPPF set out the policies for assessing proposals that affect designated and non-designated heritage assets. These policies require the assessor to establish whether the significance of heritage assets is better revealed/enhanced or harmed as a result of new development.
- 1.9
- The consultancy sets out an assessment of the proposed design in chapter 3.0 of this report, and the effects of the proposed development on the significance of heritage assets, specifically the Rookfield Estate Conservation Area, in chapter 4.0. The assessment conclusions are presented in chapter 5.0.
- 1.10
- This HTVA report should be read in conjunction with the Design and Access Statement prepared by Adam Architecture, together with the other planning application documents.

2.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS SURROUNDINGS

- 2.1 This chapter presents a brief summary of the history of the site and the Rookfield Estate in which it lies. The primary source is David Frith's book *The Rookfield Estate*, published by the Hornsey Historical Society in 2013. The book includes many historical details on the wider estate and its architects. An overview of the history is provided here, along with some historical maps.
- 2.2 The 23 acres of land at the foot of Muswell Hill that was developed into the Rookfield Estate was acquired by the builder and developer William Jeffrey Collins in 1898. He was an ambitious entrepreneur who had progressed from a builder to a developer. He began laying out the estate from circa 1901 with two of his sons Herbert and William Brannan. The family was also developing other land in Muswell Hill around Fortis Green, Fortis Green Road and Muswell Hill Road, known as the Firs and Fortismere Estate.
- 2.3 Both Collins' sons had shown early talent and were employed in the family firm by the age of 16 and 17 as builders and land surveyors. Herbert qualified as an architect. William Brannan never obtained formal qualifications but became a talented designer. After their father moved to Southampton in 1911 the sons took over the designing of the estates in Muswell Hill.
- 2.4 The Ordnance Survey map of 1869 shows the area where the site lies today as predominantly open land with a scattering of villas. The land of three of the houses on the slopes that became the Rookfield Estate were Avenue House, Rookfield and 'Lalla Rookh'.
- 2.5 The Collins brothers did not always sign their drawings and the early portions of the estate appear to have been designed in a collaborative manner. Early plans were submitted by 1906, with Etheldene Avenue and the west side of Rookfield Avenue beginning to be built up by that year.
- 2.6 The initial layout, focused on the curved Rookfield Avenue and Etheldene Avenue at a straight right angle to it, was a formal composition, overlooking the geology and contours of the land. This was likely a 'traditional' estate layout prompted by W J Collins (senior) as executed in the earlier neighbouring estate at Fortis Green.
- 2.7 By 1910, the influence of the Garden City movement in Letchworth led the brothers to submit plans 'to lay out part of the Rookfield Estate on Garden City Lines'. Rejected by Haringey Council it is not known what these plans entailed but elements the council questioned included retention of trees, road widths and grass verges.
- 2.8 The pavilion and tennis courts that now form part of the site were approved at the beginning of 1912. Originally, the courts extended southwards to Etheldene Avenue. It is likely that the pavilion that stands today dates from around that time.
- 2.9 After the departure of his father in 1911, W B Collins (junior) formed 'Rookfield Garden Village Ltd' in 1913 and began submitting plans for the estate under that name.



Fig. 2.1: 1869 Ordnance Survey showing the area below Muswell Hill Road as mostly open land. The OS Map of 1896 shows three houses on the slopes which became the Rookfield Estate: these were Avenue House, Rookfield and 'Lalla Rookh'.



Fig. 2.2: 1896 Ordnance Survey shows three houses on the slopes which became the Rookfield Estate: these were Avenue House, Rookfield and 'Lalla Rookh'.

2.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS SURROUNDINGS (CONTD.)

- 2.10 Prolonged disagreements with Haringey Council relating to innovative Garden City concepts let Herbert Collins to take a back step from Rookfield and he passed on the land in his ownership to his sons around 1913. His brother W B Collins took over the estate and carried out an accurate survey of the remaining plots and designed Rookfield Close and realigned Cranmore Way in a way that paid more attention to the levels, heights and contours of the land. He designed what was the grandest architectural composition of the estate, the north side of Cranmore Way (Nos.2 to 16) in 1914.
- 2.11 After a lull during WWI, the west side of The Chine, to the west of the tennis court, was completed by 1921.
- 2.12 Herbert, who had been living at 31 Rookfield Avenue, moved to Southampton in 1922 and carried out a number of significant housing developments there. His brother William stayed on and continued the remaining elements of the Rookfield Estate.
- 2.13 Nos.10-20 The Chine and Nos.31-37 Cascade Avenue, directly north of the tennis courts, were completed by 1926. The names 'The Chine' and 'Cascade' appear to have been inspired by the original nearby shady trees and a running brook.
- 2.14 By 1934, the intended larger tennis club was truncated to the south with the completion of 57 to 69 Etheldene Avenue.



Fig. 2.3: 1911 Ordnance Survey showing the stages of development, Rookfield and Etheldene Avenues developed first and the 'laying out' of Cascades Avenue, Glen Avenue and Chine Road surrounding the site.



Fig. 2.4: 1936 Ordnance Survey showing the completion of all the houses in the estate and the establishment of the tennis courts.



Fig. 2.5: 1950 Ordnance Survey showing the layout of the site in detail, which remains the same today.

2.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS SURROUNDINGS (CONTD.)

2.15 While Herbert mostly submitted designs for the west side of Rookfield Avenue and Etheldene Avenue, with plans for the remaining portions of the estate predominantly submitted by his brother William Brannan, William also prepared some of the earlier drawings and Herbert input into later designs. It is possible that because William never qualified as an architect his contribution to the estate was overshadowed by that of his brother Herbert.



Fig. 2.6: 1938 Aerial view (Historic England)



Fig. 2.7: 1946 Aerial view (RAF)

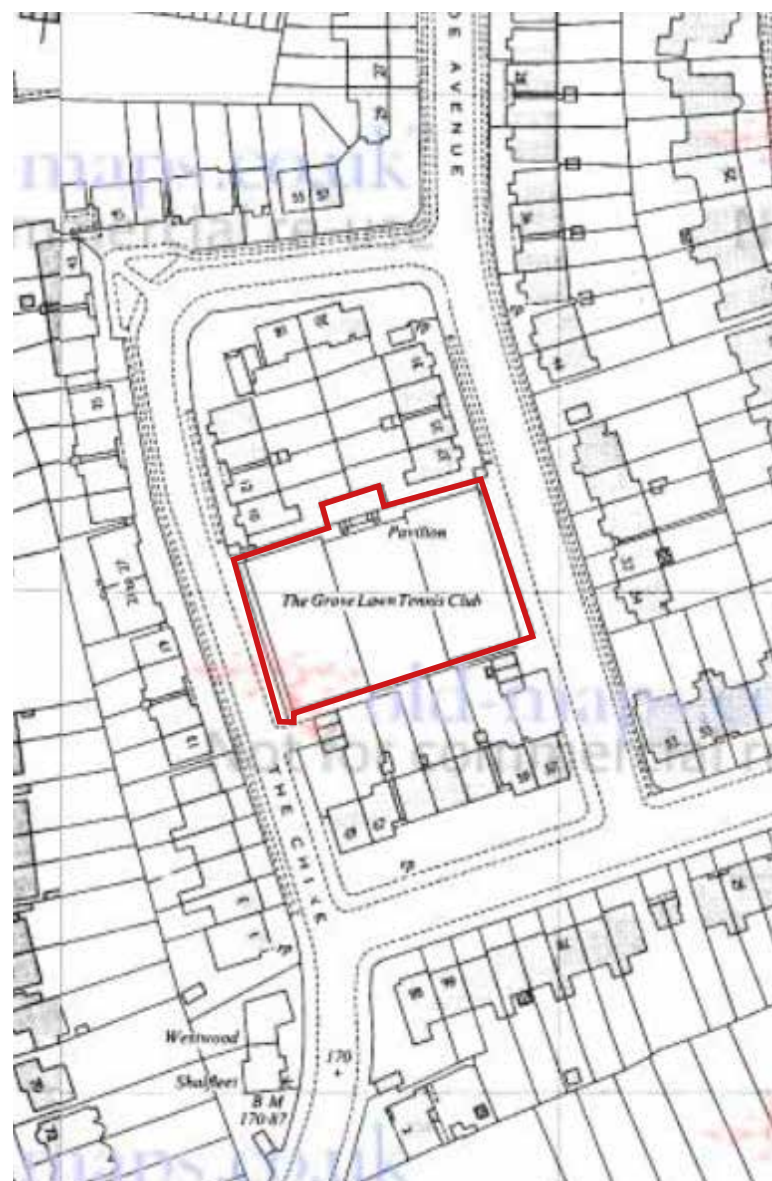


Fig. 2.8: 1965 Ordnance Survey showing the site named as The Grove Lawn Tennis Club.



Fig. 2.9: 2009 aerial view (Historic England) showing the location of the site circled in red.

2.16 Later known as The Grove Lawn Tennis Club, the site is visible in the aerial photos of 1938 (Fig. 2.6) and 1946 (Fig. 2.7).

2.17 Current photos of the site are at figs. 2.10 to 2.13.

2.0 HISTORICAL DEVELOPMENT OF THE SITE AND ITS SURROUNDINGS (CONTD.)

CURRENT PHOTOGRAPHS OF THE SITE



Fig. 2.10: Looking south from the Club House.



Fig. 2.11: The Club House to the north of the courts.



Fig. 2.12: Looking north-west.



Fig. 2.13: The retaining block wall.

3.0 THE PROPOSED DEVELOPMENT
THE CHINE BLOCK



The Chine - opposite from development



Cascade Ave - North



The Chine - View from the South



Fig. 3.3: Proposed Context Site Plan showing location of The Chine block



Fig. 3.4: Front Elevation of West Block Facing The Chine with context

3.0 THE PROPOSED DEVELOPMENT (CONTD.)

CASCADE AVENUE BLOCK



Fig. 3.5: Photographs of Cascade Avenue and Etheldene Avenue



Fig. 3.6: Proposed Context Site Plan showing location of Cascade Avenue block



Fig. 3.7: Front Elevation of West Block Facing Cascade Avenue with context

3.0 THE PROPOSED DEVELOPMENT (CONTD.)
LONGITUDINAL SITE SECTION

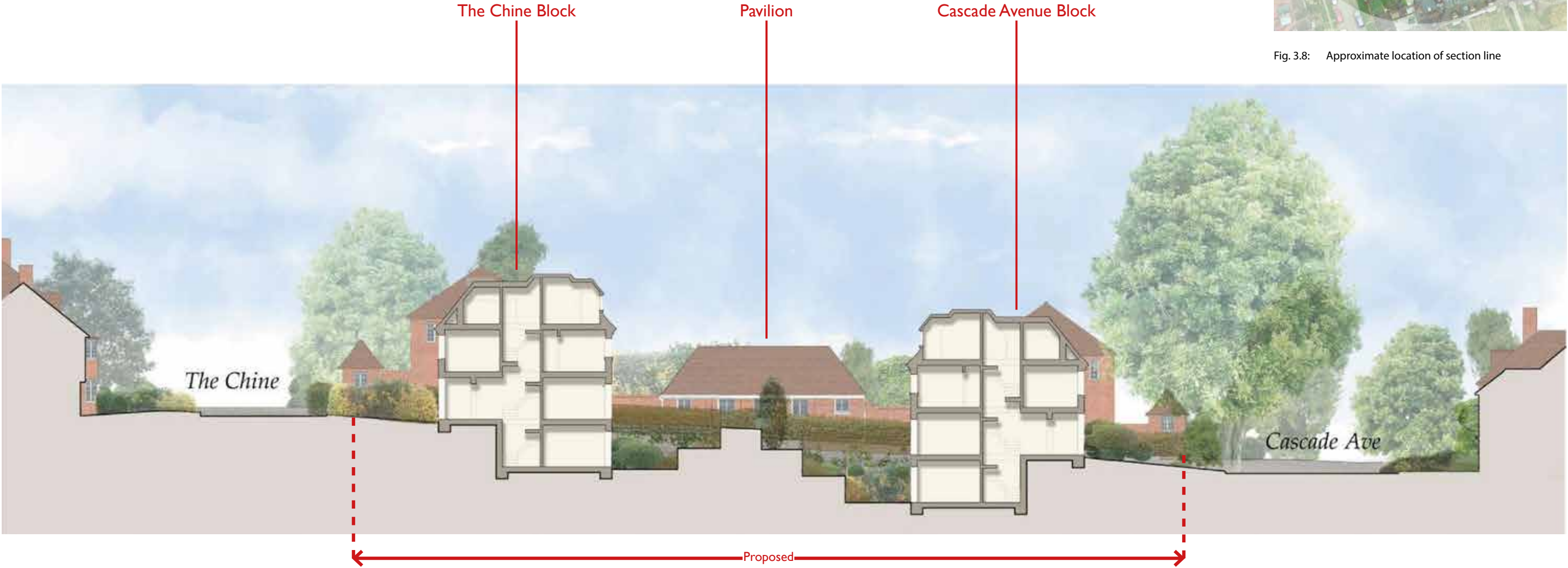


Fig. 3.9: Longitudinal Site Section

3.0 THE PROPOSED DEVELOPMENT (CONTD.)

TYPICAL ELEVATIONS



Fig. 3.10: Typical Front Elevation



Fig. 3.11: Typical Rear Elevation above Ground

3.0 THE PROPOSED DEVELOPMENT (CONTD.)

TYPICAL LAYOUT



Fig. 3.12: Basement Floor Plan of Block Facing The Chine

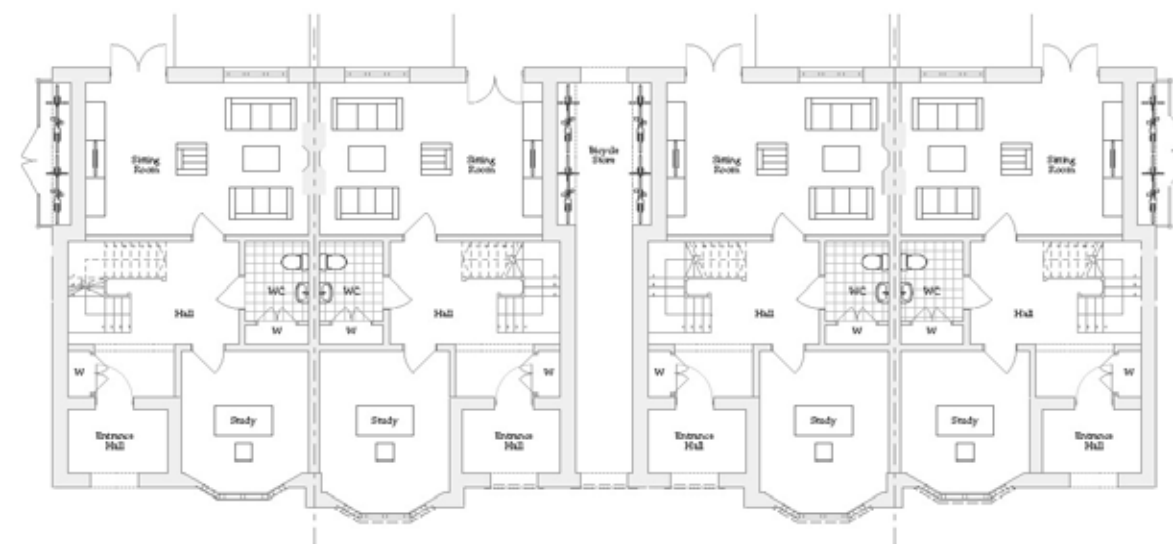


Fig. 3.13: Ground Floor Plan of Block Facing The Chine

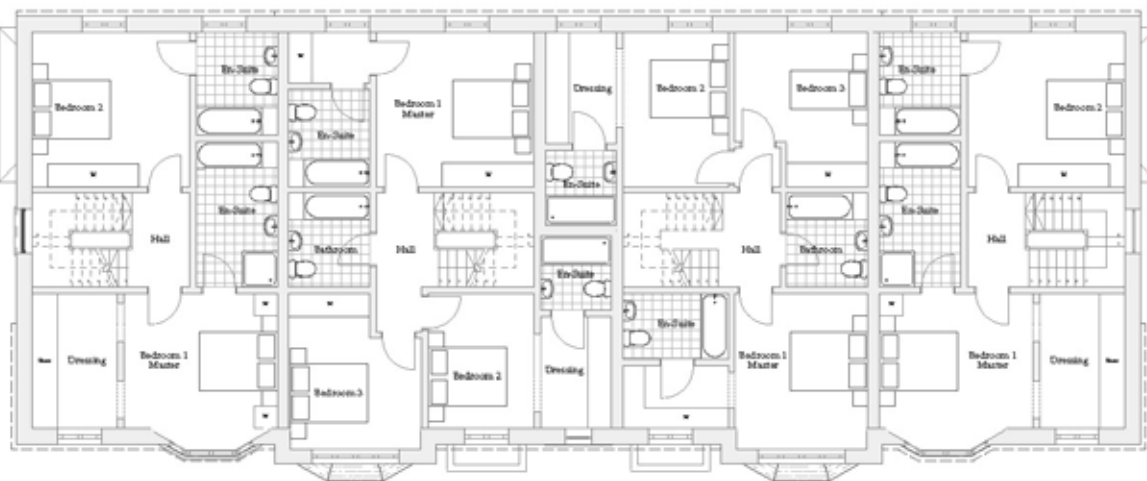


Fig. 3.14: First Floor Plan of Block Facing The Chine

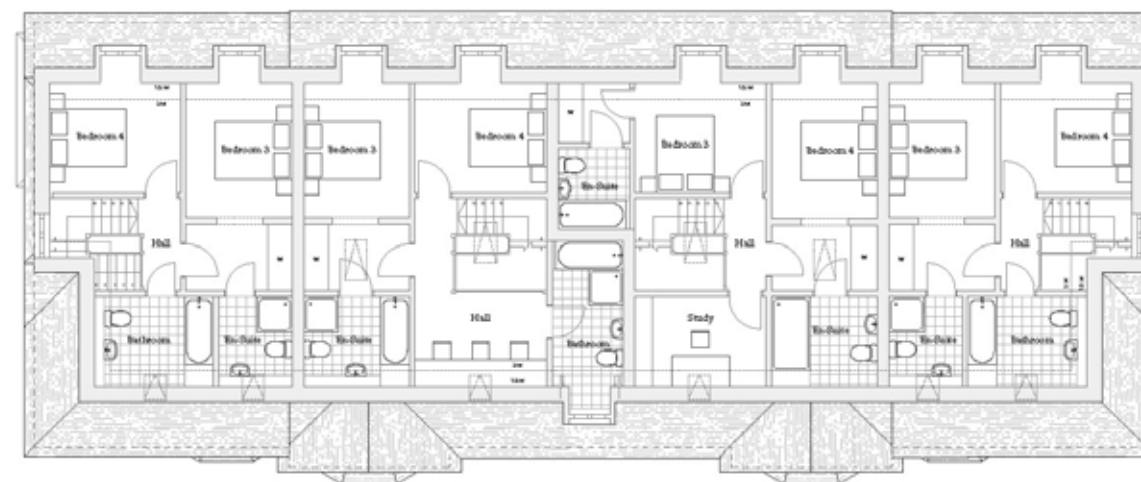


Fig. 3.15: Second Floor Plan of Block Facing The Chine



3.0 THE PROPOSED DEVELOPMENT (CONTD.)

PAVILION

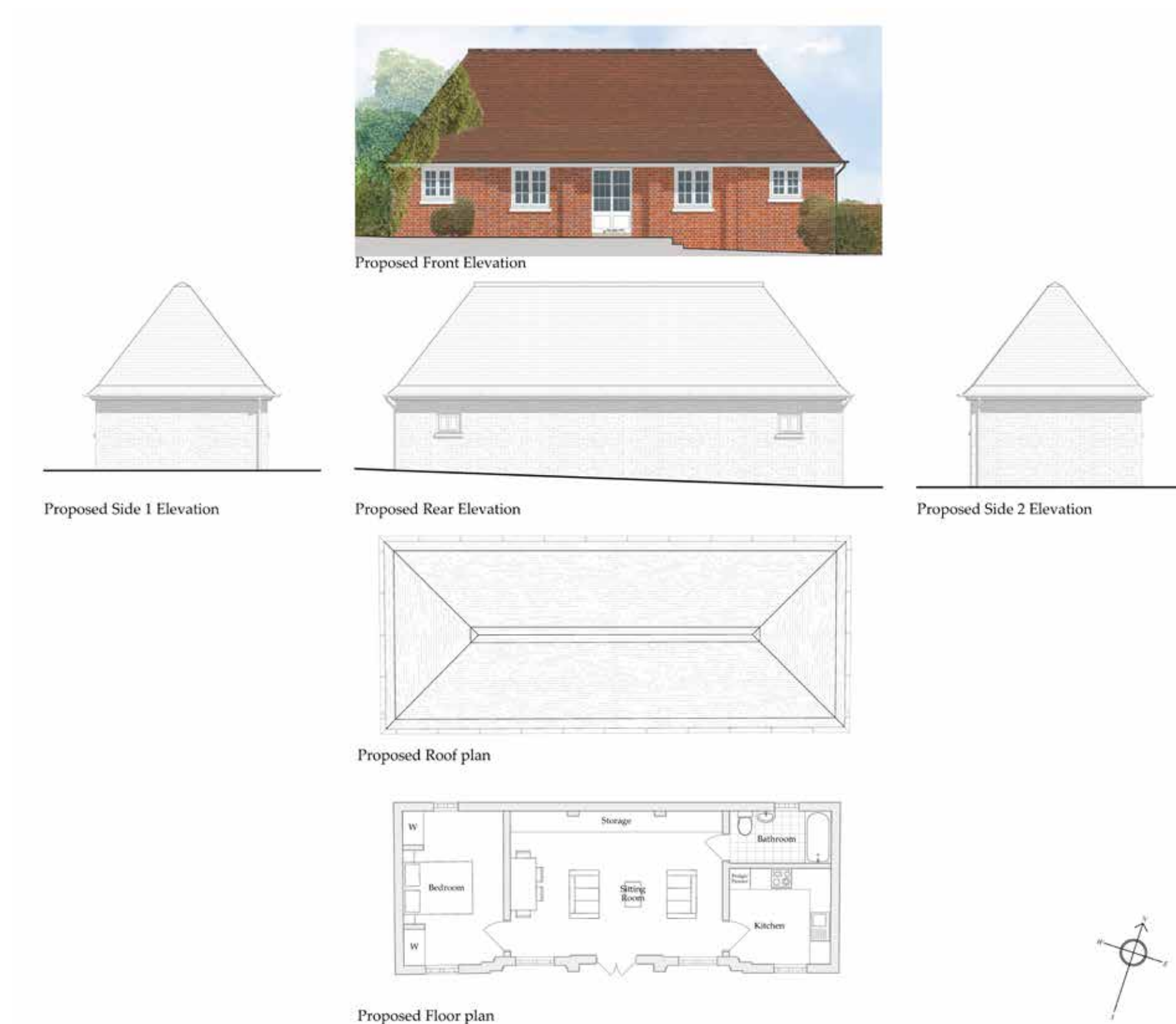


Fig. 3.16: Elevations and Plans of Proposed Pavilion



Fig. 3.17: Proposed Context Site Plan showing location of the Pavilion

4.0 EFFECTS ON HERITAGE ASSETS

Introduction

- 4.1 This chapter considers the effect on relevant designated and non-designated heritage assets. The site lies in the Rookfield Estate Conservation Area. There are two listed buildings and three locally listed buildings within the conservation area which are all at a distance from the site. The map at Fig. 4.1 and the list below identify the heritage assets surrounding the site.

Conservation areas:

- Rookfield Estate Conservation Area

Listed buildings:

- 5 and 7, Muswell Hill (Grade II)
- 9 Muswell Hill (Grade II)

Non-designated heritage assets (Buildings that make a positive contribution):

- 108 and 110 St. James's Lane
- 112 St. James's Lane
- 1 and 3 Muswell Hill

- 4.2 The NPPF at paragraph 189 states that 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

- 4.3 In this case, the proposed scheme will have no effect on the significance of the listed buildings or the non-designated heritage assets owing to their distance away from the site and intervening buildings. Only the Rookfield Estate Conservation Area will be affected by the proposals; it is assessed in detail below.

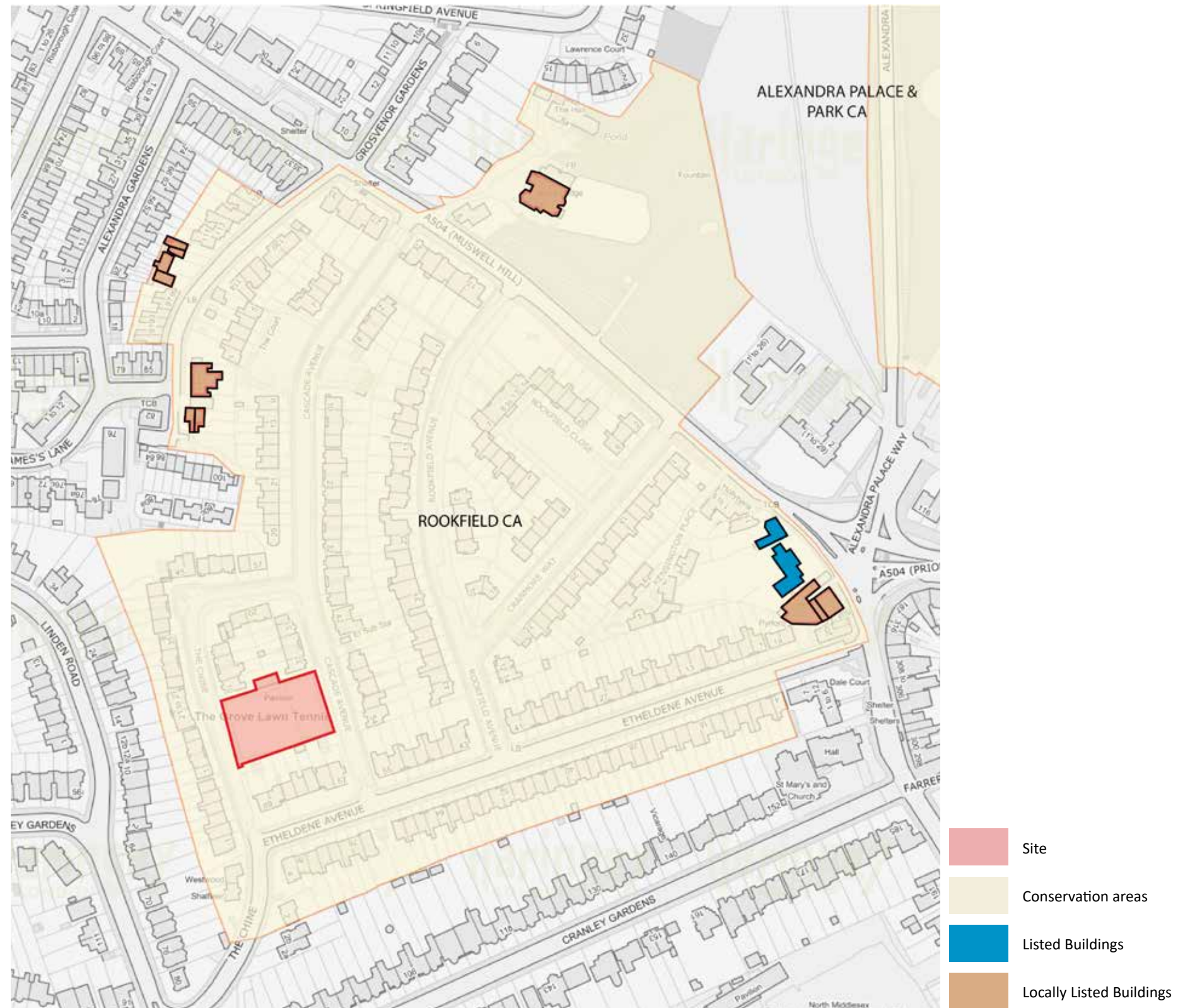


Fig. 4.1: Map indicating heritage assets in relation to the site (coloured in red).

4.0 EFFECTS ON HERITAGE ASSETS (CONTD.)

ROOKFIELD CONSERVATION AREA

Rookfield Estate Conservation Area

- 4.4
- Section 72 of the Planning (Listed Buildings and Conservation Areas) Act (1990) places a statutory duty on any new development to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

- 4.5
- The site lies within the Rookfield Estate Conservation Area (CA), designated on 26/03/1976. This CA does not have a current adopted appraisal, therefore the key qualities of this CA have been analysed by the author of this report.

History

- 4.6
- The history of the Rookfield Estate has been described in detail in chapter 2.0 of this report but can be surmised below:
- The Rookfield Estate was laid out on primarily open land from circa 1901.
 - The initial layout, focused on the curved Rookfield Avenue and Etheldene Avenue at a straight right angle to it, was a formal composition, overlooking the geology and contours of the land.
 - By 1910, the influence of the Garden City movement in Letchworth led to the ambition 'to lay out part of the Rookfield Estate on Garden City Lines'.
 - Prolonged disagreements with Haringey Council relating to innovative Garden City concepts meant that after 1914 the remaining lay out of the estate paid more attention to the levels, heights and contours of the land, with the later parts of the estate developed until the late 1930s.
 - The prolonged building phase and change of attitudes by the designers and the local council allowed the estate to include a variety of styles and urban design concepts to be expressed in the estate.

Character and Appearance (Significance)

- 4.7
- The variety of architecture within the formal and less formal Arts and Crafts genre are all displayed at The Rookfield Estate. For example, a set piece at the north west end of Rookfield Close (Fig 4.3) and; the best preserved, single, almost wholly Georgian in appearance, being set within a terrace in Cranmore Way (Fig 4.4).
- 4.7
- There are then a series of one-off idiosyncratic propositions, often at corners which free themselves from the status quo street frontage rows. The double gable, at the junction of Cranmore Way and Rookfield Avenue, while seen in the Arts and Crafts work of Herbert Luck North, is unique here. Equally, reflecting the work of Luck North is the 'butterfly' house north of the same junction, with angled gable (Fig. 4.5). Another ends the more regular terrace along Etheldene Avenue, with an asymmetric long front gable in



Fig. 4.2: Map showing the location of Tower Bridge Conservation Area in relation to the site (coloured in red).

brick and tile, articulated from a first floor white painted rough cast render, corner complete with corner window (Fig.4.7). Follow this around the corner and more corner windows animate a red brick bay before a hipped roof transforms into a curve of roof tiles (Fig.4.8), breaking all the rules, of which in this style there are few. Freedom from classical and gothic was the order of the day.

- 4.8
- Then we find a few regularised traditional Arts and Crafts asymmetric gables both repetitive within terraces and singular, at the end of terraces, where again the corner window appropriately signals that end illustrated at Fig. 4.11.
- 4.9
- Finally the lower key architecture around the tennis courts site is more ordered, mostly in terraces, often more blocky elements of multiple houses all with minimal front gardens which nevertheless are richly landscaped, represented in the eight pictures below. They provide a more regular street frontage and the architecture, while of no less quality, is simpler. This form of long terraces is varied, with shorter blocks of greater individual character (see photographs in Fig. 4.17).

Contribution of the site to the character and appearance (significance) of the conservation area.

- 4.10
- The tennis courts, which form the development site, are part of the area of lower key architecture where simplicity and attention to the human scale is reflected in the architectural detail. The six images at Figs. 4.18 to 4.23 are of the rather unkempt and over grown perimeter of the tennis court site. Development of this site will succeed if the change constitutes an enhancement to the character and appearance, which local authorities are tasked with either preserving or enhancing. The new architecture for the development, therefore, will need to be conceived in the spirit of this Arts and Crafts Estate along with a landscape plan.
- 4.11
- Although approved by 1912 and built by the 1920s the tennis courts are not part of the very first phase of development of the estate and their footprint was significantly reduced by the construction of properties at 57 to 69 Etheldene Avenue in the 1930s. Notable is the unnaturally level area of the courts whereas the houses visibly step down the hill. The contours are however at an angle such that there is a step between the courts as well, denoted by the concrete block wall in the photo at Fig. 2.13.
- 4.12
- The tennis courts are abandoned and overgrown, as shown at four photographs Figs. 2.10 to 2.13. The perimeter landscape consists of mature trees and substantial shrubs but owing to its abandonment has not been managed. It is mixed with self-seeded plants and overall appears like scrubland. Few houses are visible from the courts other than the immediate neighbours up the hill to the north-west and down the hill to the south-east. The 'club house' also sits at the north end in a symmetrical position and appears to be salvageable. Though outside the overgrown area, to the south the two closest houses have garages of a design similar to the club house and in a regular geometric relation to it.

Likely effect of the proposals on the character and appearance (significance) of the conservation area:

- 4.13
- Further to the advice received at pre-application level the design team has carefully tailored the designs of the proposals to sensitively fit in to the Rookfield Estate. The existing townscape grain surrounding the site has been responded to creating street frontages with small front gardens. The proposals can be described as 'in the spirit of' the existing modestly expressed residential rows in the Arts & Crafts style.
- 4.14
- These design decisions lead to the likely effect of the proposals on the character and appearance of the conservation area as no harm but an actual enhancement, by infilling a derelict, vacant plot with an animated row of dwellings in keeping with their surroundings.

4.0 EFFECTS ON HERITAGE ASSETS (CONTD.)
ROOKFIELD CONSERVATION AREA (CONTD.)



Fig. 4.3: Rookfield Close.



Fig. 4.4: Well presented Neo-Georgian house in Cranmore Way.



Fig. 4.5: "Butterfly" house with angled gable.



Fig. 4.6: Double gabled house.



Fig. 4.7: Special end of terrace at junction of Etheldene Avenue and Rookfield Avenue.



Fig. 4.8: The west side of the same house with an articulated elevation in varied materials and its idiosyncratic curved roof.

4.0 EFFECTS ON HERITAGE ASSETS (CONTD.)
ROOKFIELD CONSERVATION AREA (CONTD.)



Fig. 4.9: Rookfield Avenue.



Fig. 4.10: Rookfield Avenue - detail.



Fig. 4.11: Southern end of Rookfield Avenue.



Fig. 4.12: The Chine west side.



Fig. 4.13: Cascade Avenue looking north.



Fig. 4.14: The Chine north.

4.0 EFFECTS ON HERITAGE ASSETS (CONTD.)
ROOKFIELD CONSERVATION AREA (CONTD.)



Fig. 4.15: Cascade Avenue - detail.



Fig. 4.16: Cascade Avenue looking south.



Fig. 4.17: Examples of the shorter blocks.



4.0 EFFECTS ON HERITAGE ASSETS (CONTD.)

ROOKFIELD CONSERVATION AREA (CONTD.)



Fig. 4.18: South-west corner of the site from The Chine.



Fig. 4.19: North-west corner of the site from The Chine.



Fig. 4.20: Cascade Avenue looking south with the site to the right.



Fig. 4.21: Cascade Avenue looking north with the north-east corner of the site to the left.



Fig. 4.22: Cascade Avenue looking south at the south-east corner of the site.



Fig. 4.23: Cascade Avenue looking north at the south-east corner of the site.

5.0 CONCLUSION

- 5.1
- The design team has carefully tailored the designs of the proposals to sensitively fit in to the Rookfield Estate. The planning report outlines the redundant nature of the tennis courts. The obvious future use for the site is therefore housing.
- 5.2
- Adam Architecture have been selected as architects, sympathetic to the Arts & Crafts movement in architecture and capable of producing a contemporary version in similar style.
- 5.3
- The existing townscape grain surrounding the site has been followed. This consists of street frontages with small front gardens transforming the site from an unkempt green edge to a more domestic one retaining most of the trees. The arrangement is 'in the spirit of' the existing modestly expressed residential terraces in the Arts & Crafts style.
- 5.4
- These design decisions lead to the likely effect of the proposals on the character and appearance of the conservation area as an enhancement, by infilling a derelict, vacant plot with an animated row of dwellings in keeping with their surroundings.