

# Heritage Statement

## Location

A roughly triangular area near the centre of Haringey  
Noel Park shown within the modern boundaries of Haringey  
Noel Park is a neighbourhood of Wood Green, 6.4 miles (10.3 km) north of Charing Cross, near the centre of the modern London Borough of Haringey, of which it is a ward. The area forms a rough triangle, bordered by the A109 road (Lordship Lane) to the north, A1080 road (Westbury Avenue) to the south-east, and A105 road (Wood Green High Road, formerly part of Green Lanes) to the west.

When construction began, the River Moselle, running parallel to Lordship Lane a short distance south of it, formed the de facto northern boundary of the area. During the development of the area in the 1880s the river was culverted and the land between the river and Lordship Lane built on.[2]

The historic western boundary was the now-defunct Palace Gates Line of the Great Eastern Railway (GER), a short distance to the east of Wood Green High Road. Since the railway's closure in 1964, much of the area between the former railway line and Wood Green High Road has been occupied by the eastern section of the large The Mall Wood Green shopping, cinema and residential complex (commonly known as Shopping City).[2]

## History and development

Noel Park Estate is a rare example of a planned, Victorian ‘model’ low-rise estate to house only working class families. Postcode district is N22, London.

Some of the architectural features, such as the porches, are rare in suburban houses of the period. It is the largest of the estates built by the Company (the others are in Queen’s Park and Battersea). The estate is named after the chairman of the Company, the MP Ernest Noel (1831-1931).

Several important principles governed the design of the houses:

- One-family houses, with no sub-letting, to promote the family unit
- Standardised plans and street types, to keep costs down without compromising on quality
- Minimum standards, including front and rear gardens to all houses.
- The estate has survived largely intact, although there have been some defining changes during the twentieth century:

- Bombing during the final months of World War II: (i) a V2 bomb in February 1945 fell on Westbeech Road/ Pelham Road and Gladstone Avenue, killing 17 people; (ii) a V1 ‘doodlebug’ in March 1945 fell on Farrant Avenue, killing seven people
- The closure of Noel Park station as part of the Doctor Beeching cuts in the 1960s
- The construction of the Wood Green Shopping City, demolishing some of the houses in the Estate
- Modernisation of many houses following the sale of the Estate to Haringey Borough Council in 1966
- Conservation Area status for 1,500 of the houses in the 1980s.

Most of Wood Green, including the site of Noel Park, was sparsely populated up until the nineteenth century. The 1619 Earl of Dorset's Survey of Tottenham shows the area as forming the historic Duckett's Manor; as with the rest of the Moselle valley, the land consisted almost entirely of woodland and pasture, with the only building shown in the area which was to become Noel Park being Ducketts Farm. This building was the former manor house of Ducketts dating from 1254 and is the earliest recorded property in Wood Green.[4] The tiny settlements at Wood Green and Elses Green are shown a short distance to the north-east. The manor itself was situated on the ancient drovers' road of Green Lanes.[5] The last recorded occupancy of the manor was in 1881, shortly before the site was cleared for the construction of the Noel Park Estate.[6]

By 1880 the estate had been broken up into fifteen smaller farms. The rough northern meadows adjacent to the Moselle were used for beef farming, whilst the southern fields, known as Grainger's Farm, were used a grazing land.[4] The western edge of the estate was by this time occupied by the Great Eastern Railway's Palace Gates Line and Green Lanes railway station, opened in 1878.[7]

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| PROJECT:            |      |          |          |             |
| 75 GLADSTONE AVENUE |      |          |          |             |
| N22 6JY             |      |          |          |             |
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| CLIENT              |      |          | DATE     |             |
| Mrs Noorjahan Begum |      |          | May 2023 |             |
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