Noel Park, London, N22

Heritage Statement

Baseline, Character & Significance Appraisal and Proposed Works

Terrace of Type 1 Houses, Noel Park Estate.

Terrace of Type 2 Houses, Noel Park Estate.

July 2023

Stephen Levrant Heritage Architecture. Ltd.

62 British Grove, Chiswick, London W4 2NL

T: 020 8748 5501 F: 020 8748 4492

Noel Park, N22 – Heritage Statement

All Rights reserved.

Copyright © Heritage Architecture Ltd.

While Copyright in this volume document report as a whole is vested in Heritage Architecture Ltd., copyright to individual contributions regarding sections of referenced works belongs to their respective authors, and no part may be reproduced, transmitted stored in a retrieval system in any form or by any mean whether electronic, mechanical, via photocopying, recording or otherwise, without the previous consent from Heritage Architecture Ltd.

Document production © Heritage Architecture Ltd 2022

Final Issued: Aug 2023

Heritage Architecture Ltd is Registered in England No. 3053944 • VAT GB656883581.

Correspondence to be addressed to: 62 British Grove, London, W4 2NL

Contents

1. Introduction 4
1.1 Aim of this Report 4
1.2 Authorship 4
1.3 Executive Summary 4
2. History and development of the site and area 6
2.1 Background of the Noel Park Estate Conservation Area 6
2.2 History and Development of the Noel Park Estate 7
2.2.1 The history before the Second World War 7
2.2.2 The history after the Second World War 12
3. Character assessment 15
3.1 The streetscapes 15
3.2 Built form and Design 17
3.3 The boundary walls, pavements, and trees 19
3.4 Rear gardens 21
3.5 Summary 31
4. Proposed Works 33
4.1 Description / Summary of Proposals 33
4.2 Replacement of rear extensions 33
4.3 Like for like repairs and replacement of windows, doors and roof finishes 35
5. impact Assessment: General 38
5.1 Introduction / Methodology 38
5.2 Impact on the rear gardens 38
5.2.1 Identified viewpoints and existing landscape of the rear gardens 38
5.2.2 Impact of the proposals 39
5.3 Impact on the streetscape 42
5.3.1 Existing landscape 42
5.3.2 Impacts of the proposal 43
Addendum: Proposed works (Group 24) and Impact Assessment 45
6. Conclusion 49

1. INTRODUCTION

1.1 Aim of this Report

This Master Heritage Statement accompanies an application for Planning Permission for the like for like repairs to roofs, fenestration and brick masonry, as well as replacement of existing rear extensions (also known as 'pods') to 244 properties in the Noel Park Conservation Area.

All of the properties involved lie within the Noel Park Conservation Area and all are identified as Positive Contributors (to the Conservation Area) within the Council's Appraisal & Management Plan (March 2016).

Heritage Architecture Ltd have been appointed as Heritage Consultants to assess the character and significance of the conservation area and the impact of the proposed works to relevant properties on the character and appearance of the conservation area; and advice on the overall heritage strategy for the proposed works.

The report therefore includes:

- Historical appraisal of the area and its development
- A Characterisation Assessment of the conservation area; specifically the streets impacted by the proposed works
- Description of the design proposals
- Conclusion and supporting documentation (Appendices).

1.2 Authorship

This heritage statement has been prepared by Stephen Levrant Heritage Architecture Ltd, Conservation Architects and Heritage Consultants specialising in the historic cultural environment. The following team members contributed to the preparation of this report:

- Stephen Levrant [RIBA, AA Dip, IHBC, Dip Cons (AA), FRSA] – Principal Architect
- Shantanu Subramaniam [B.Arch, M.A., M.Sc (Edin), IHBC, ACIfA]- Senior Architectural Conservation Consultant
- Doane Yu Tung [B.A., M.A., M.A.(York;dis)]- Conservation Assistant

1.3 Executive Summary

The Noel Park Estate Conservation Area includes two listed buildings and the Article 4 area, which is a planned estate of approximately 2000 terraced properties in Wood Green, North London. The Estate and its buildings were planned and developed by the Artizans, Labourers and General Dwellings

Company in two phases, the first of which lasted between 1881-1892. For the past century, the area has retained its homogenous appearance, with its architectural character and group/ streetscape value.

This statement assesses with the history and development of the Noel Park Estate and its buildings. A series of historic maps, photos and archival documents are used to illustrate the development of the sites and the estate, as **Section 2** demonstrates.

This is followed by a detailed character appraisal of the conservation area in **Section 3** and concludes that the streetscapes, architectural features of terraces, and boundary treatment are the key characteristics of the conservation area.

A general description to the proposed works is included in **Section 4**. The typology of subject buildings and proposed extensions is illustrated using architectural drawings, which show the detailed design and materials of the scheme.

This proposal **(for Group 24)** relates to the like-for-like replacement of the roof finishes and windows. The proposed works have been informed by an understanding of the character and appearance of the conservation area; and its significant features and is therefore heritage-led. Please refer to the addendum for a detailed assessment of the existing condition of the subject properties.

Overall, the proposals will have a negligible impact on the character and appearance of the conservation area as a whole. They will ensure the long-term viability of the houses by upgrading (through replacement of modern extensions) them to meet modern day standards, whilst having no impact on the significance of the area as a whole. As the proposals are for extensions for the whole conservation area (based on similar design, materiality and detailing), they will ensure visual and architectural uniformity of these extensions, as opposed to ad-hoc works.

2. HISTORY AND DEVELOPMENT OF THE SITE AND AREA

2.1 Background of the Noel Park Estate Conservation Area

The subject buildings are located within the Noel Park Conservation Area, close to the centre of Wood Green, around halfway between Highgate and Tottenham. The Conservation Area forms a rough rectangle, with Lordship Lane to the north and north-east, Wood Green High Road (A105) to the west and Westbury Avenue to south and south-east. In 1982, the Noel Park Estate was designated as a conservation area in 1990 under the Article 4 of the Town and Country Planning General Development Orders 1977 to 1981, which is now known as the Article 4 area. The designated area was later enlarged under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990.

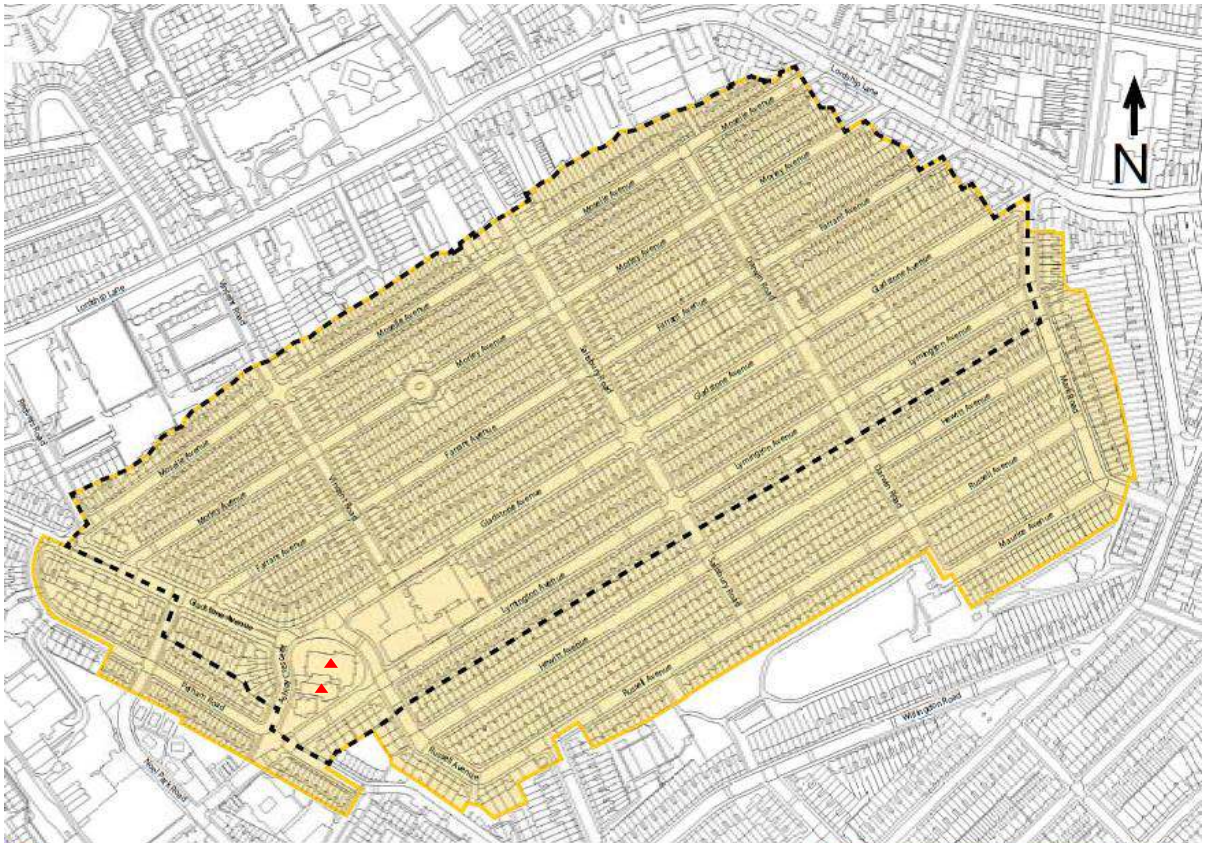

Figure 1 The boundaries of the Noel Park Estate Conservation Area designated in 1990, and the Article 4 area marked by the black dotted lines. Source: Noel Park, Conservation Area Appraisal and Management Plan.

Overall, the Noel Park Estate Conservation Area includes two listed buildings and the Article 4 area, which is a planned estate of approximately 2000 terraced properties in Wood Green, North London. All these buildings were planned and developed by the Artizans, Labourers and General Dwellings Company in two phases, the first of which lasted between 1881-1892. The two listed buildings (as identified with red triangles in Figure 1) are the Church of St Mark and its parish hall on the south. The church was built in 1889 to serve the Estate, while the hall was built slightly earlier as a mission hall in 1885. Apart from the church and hall, the other terraced houses were designed to house the families

of (skilled) workers in fashionable cottage style dwellings. For the past century, the area has retained its homogenous appearance, with its attractive architectural character and group/ streetscape value.

2.2 History and Development of the Noel Park Estate

2.2.1 The history before the Second World War

The early history of the Noel Park Estate is closely linked with Wood Green. In the medieval times, much of Wood Green was owned by either the Lord of the Manor or the Church. There were a few freehold estates in this area, forming small settlements along the banks of Moselle River. Paintings from the early C19 suggest that the landscape of this area had been composed of manor houses, cottages, and farmland. Pevsner in his (1951) notes that there was no single monument that 'worth more than a cursory glance.'[1]

Figure 2 Durnsford Road, Wood Green. By William Payne, c. 1800. Source: Watercolour World.

[1] Pevsner, N. (1951) The buildings of England: Middlesex. London: Penguin Books. P.174

Figure 3 Back of Park Rd viewing Muswell Hill Church in the distance. By Harold Lawes, 1884. Source: Watercolour World.

Wood Green started to grow rapidly in the mid-1800s. With the opening of a new church in 1844 and inauguration of the railway in 1878, Wood Green gradually became a solution to the serious housing shortage of London, providing the new middle class with affordable houses and friendly neighbourhoods.

Located at the heart of the Wood Green area, the Noel Park Estate was one of the key examples of social housing in this period. The development of the Estate was led by the Artizans, Labourers and General Dwellings Company, which was established in 1867 and might have been the largest as well as the most successful company at the time. The company helped Britain and especially London address its housing shortage by providing quality and affordable accommodation in late C19 and early C20[2]. Named after the chairman of the company, Mr Ernest Noel MP, the Noel Park Estate was built at the height of Victorian philanthropy and was one of the few examples of planned Artizan estates within London to provide better living conditions for workers. With the use of high-quality materials and excellent drainage and sanitation, the Estate not only inspired the Garden City movement but also reflects the subsequent development of other suburban areas in London.

[2] Anon (1967) Artizans centenary: 1867-1967. London: The Company.

Figure 4 William Austin, the founder of the Artizans, Labourers and General Dwellings Company.
Source: Artizans Centenary: 1867-1967.

Although there is no precise date for the erection of the first building, the Estate is known from historic maps and archival records to have been built in two phases with the north part of Gladstone Avenue finished between 1881 and 1892 and the rest by 1929. The difference in phases is also clearly reflected in the design of the buildings.

In 1881, the company hired Rowland Plumbe as their consulting architect, and it is the same year when the company purchased 100 acres of land in Wood Green. At the end of the year, Rowland Plumbe submitted his plan, which was the original plan, of the Noel Park Estate (see Figure 5). In his plan, the properties would be separated into 5 different classes with different rent. By 1883, a few hundred houses were already completed and accommodated around 7000 inhabitants[3]. However, the progress was slower than expected due to the unaffordable costs of the railway tickets. The project was postponed for several years before the railway company granting half price fares to Noel Park residents in 1886.

[3] Haringey Council (2015) Noel Park- Conservation area appraisal and management plan. London: Haringey Council.

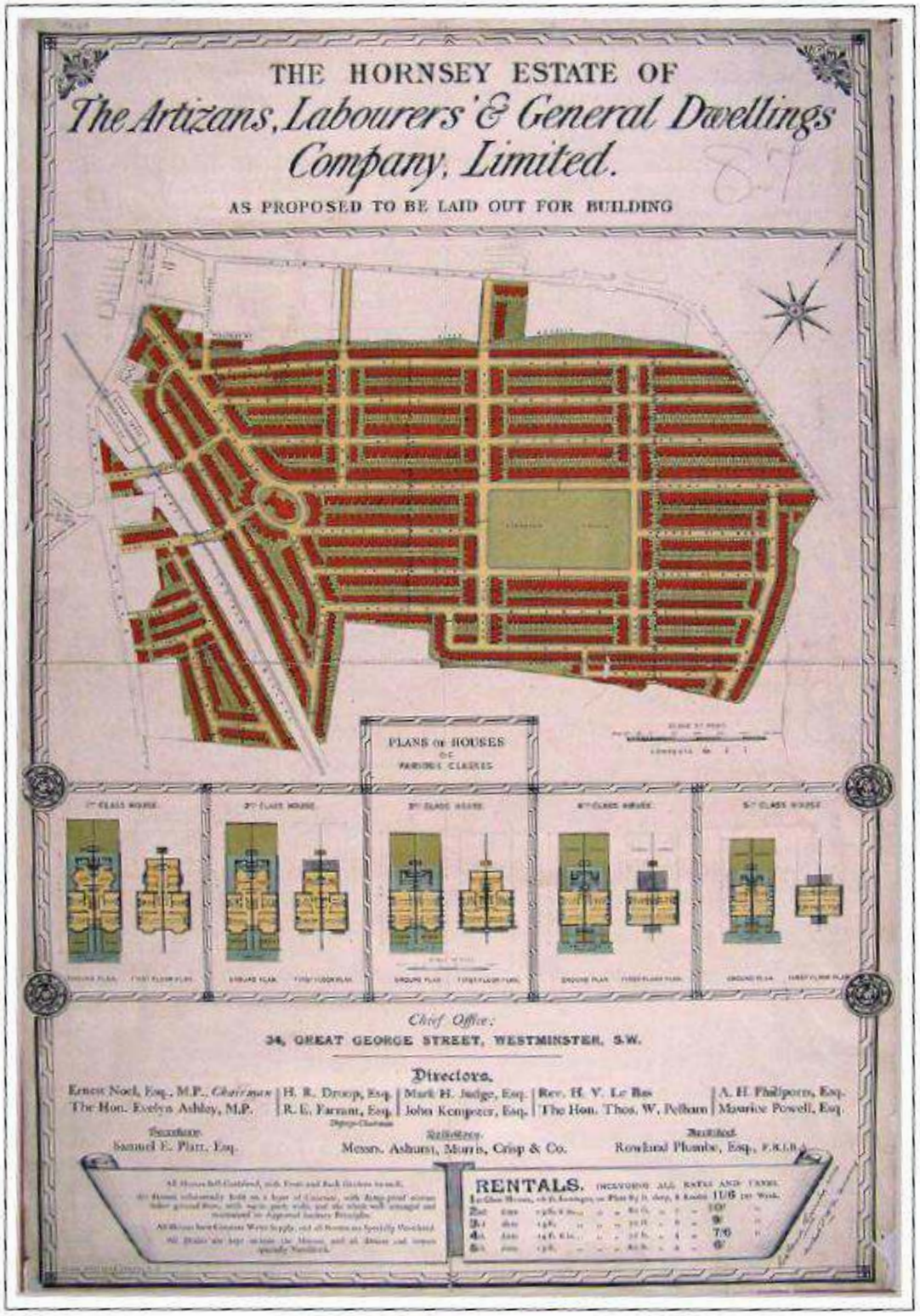

Figure 5 The original plan of the Noel Park from the Artizans Labour and General Dwellings Company. Source: Noel Park, Conservation Area Appraisal and Management Plan.

The progress of historic maps provides a clear illustration to the development of the Estate from the 1860s onwards. As Figure 6 demonstrates, the location of the Estate used to be fields and public footpaths before 1870. After two decades, as Figure 7 shows, the Estate was already named, and the northern part of the Estate (north of Gladstone Avenue) was finished by 1896. Twenty years later, as Figure 8 shows, the southern half of the Estate was finished by 1910s, and in 1929 the Estate was fully completed.

Figure 6 The Noel Park Estate Conservation Area (highlighted in yellow) in 1860s. Ordnance Survey Map [Six-inch to the mile]; Surveyed 1863 to 1869, Published 1873. Source: National Library of Scotland.

Figure 7 The Noel Park Estate Conservation Area (highlighted in yellow) in 1890s. Ordnance Survey Map [Six-inch to the mile]; Revised: 1893 to 1894, Published: 1894 to 1896. Source: National Library of Scotland.

Figure 8 The Noel Park Estate Conservation Area (highlighted in yellow) in 1910s. Ordnance Survey Map [Six-inch to the mile]; Revised: 1912 to 1913, Published: 1920. Source: National Library of Scotland.

2.2.2 The history after the Second World War

A decade after the Estate was completed, part of Noel Park was damaged during the air raids of World War II. Many lost their lives and flying bombs destroyed dozens of houses. Gladstone Avenue, Farrant Avenue, Pelham Road and Vincent Road were the worst hit (see Figure 9 & Figure 10).

Figure 9 A bomb damage map of the Estate. Source: Bomb Sight.

Figure 10 Pictures of bomb damage on Gladstone Avenue, 1945.
Source: Bruce Castle Museum.

Despite the war, the layout of the Estate had not been changed until the middle of the C20 when Noel Park Station was closed and replaced by Wood Green Shopping City (see Figure 11 & Figure 12). Some properties adjacent to the railway line were thus demolished, and the new shopping mall transformed the context of the Estate. The most obvious visual impact today is to the west, where views are abruptly terminated by the rear elevation of Shopping City and impacting the immediate setting of the conservation area.

In 1966, the Noel Park Estate comprising of some 2175 properties was purchased by Haringey Council. During the 1980s, The Housing Act gave tenants the right to buy their houses. This resulted in a

complex pattern of ownership, with some houses privately owned, some privately rented, some Council owned, and some leased by the Council.

Figure 11 The Noel Park Estate Conservation Area (highlighted in yellow) in 1938. Ordnance Survey Map [Six-inch to the mile]; Revised: 1938, Published: ca. 1946. Source: National Library of Scotland.

Figure 12 The Noel Park Estate Conservation Area (highlighted in yellow) in 1950s and 1960s. Ordnance Survey Map [Six-inch to the mile]; Surveyed / Revised: 1954 to 1965, Published: 1966. Source: National Library of Scotland.

In terms of archaeological interest, there is no evidence that suggests archaeological significance within the Noel Park Conservation Area. Previous investigations have evidenced some settlements from the Upper Palaeolithic/Mesolithic period located near the west bank of River Lea, while settlements from the Neolithic and Bronze Age are known to have been scattered in Haringey, with no evidence of activity in the Noel Park Estate or immediate surroundings, as Figure 13 shows. In the Roman and Saxon period, although London had already become a well-established town, there have been no archaeological finds in Wood Green area. According to the Archaeological Priority Area (APA) Appraisal of Haringey (Figure 14), the most significant APA is Highgate Wood Roman Pottery Production Site and Bishop's Lodge, and neither of which are located within the conservation area. The closest ones are the Wood Green Village and West Beech Moated Manor Site and Ducketts Common, both of which are of medieval and are sitting outside the conservation area.

Figure 13 A map of prehistoric sites in Haringey. Noel park is identified in green dotted line. Source: The Archaeology of Greater London online map (MOLA).

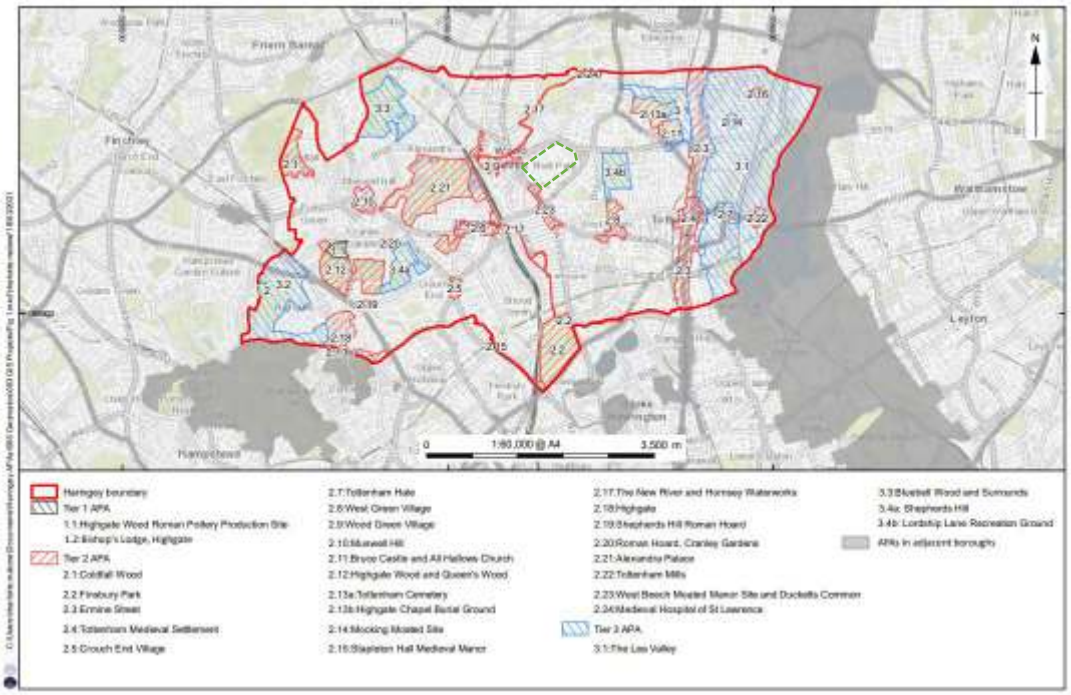

Figure 14 A map of Haringey's archaeological priority areas. Noel Park is identified in green dotted line. Source: Haringey APA Review 2021.

3. CHARACTER ASSESSMENT

3.1 The streetscapes

The Noel Park Estate has a number of distinct features. Firstly, the street profiles in the area are straight, forming a grid layout with extensively long terraced rows and trees along the streets (see Figure 15 & Figure 16). With a variety of high-quality housing and sufficient public facilities, including a school, church, shops, theatre (formerly on the site on Lymington Avenue now occupied by the shopping centre) and community hall; Noel Park set the standard for later suburban Council estates.

Figure 15 The south façade of the terraces on the north side of Gladstone Avenue. (SLHA@Dec'21).

The second feature of the streetscape is its hierarchy. Gladstone Avenue is the widest amongst all streets in the Estate and prominent buildings including St Mark's Church and the school are located here. Vincent Road, Salisbury Road and Lymington Avenue are also well connected and relatively wide with some retail use. Other streets such as Morley Avenue and Moselle Avenue tend to be narrower and have only residential land use. This hierarchy is reflected in the arrangement of house types on the estate with the largest houses along Gladstone Avenue and others decreasing in size with distance from this principal street. However, houses to the south of Gladstone Avenue, which were built during the second phase of the estate's development, do not reflect the hierarchy mentioned earlier. Houses here reflect the style, materials and proportions of houses found elsewhere on the estate, but there are some differences in architectural detailing including the use of brown glazed bricks on porches and boundary walls.

The façade design and elevational treatment of the buildings is distinctive within the Estate and contrasted with development in other areas of Wood Green. These terraces are brought together with key urban design strategies such as the layout of the streets, corner features such as turrets, and the extensive use of red brick which forms the overall backdrop. This homogeneous streetscape design, with a slight variation of porches, corner houses or occasional taller gables, gives the Estate a clear identity and sense of place. The red and yellow brickwork in bands and continuous roof lines

emphasise the horizontality and the general low-rise nature of the Estate, while the differentiated gables and corner houses with their fully hipped turrets give each composition rhythm and unity (see Figure 17). Although the front elevations of some houses have been altered and partly repainted, the overall streetscape has not changed considerably in the last several decades.

Figure 16 The street view of Morley Avenue. (SLHA@Dec'21).

Figure 17 The original design of the Noel Park from the Artizans Labour and General Dwellings Company. Source: Artizans Centenary: 1867-1967.

3.2 Built form and Design

The architectural style of the houses on the estate is best described as a variation of Victorian Gothic. Ornamental detail and quality materials have been widely used in the area. Façades are in red and yellow stock brick in Flemish bond. Decorative brickwork with corbelling, coloured banding, diaper pattern, and gauged brick arches is used throughout. There are decorative clay hanging tiles and terracotta detailing including rosettes, panels, string courses and window with corbels. All house designs feature paired entrances with projecting or recessed porches. Windows throughout are double hung wooden sash windows with narrow glazing bars.

Another important aspect of the Noel Park Estate is its typology of housing. As Figure 18 illustrates, the Artizans Company organised the properties into five classes, and each class was different in size, number of rooms, and the price of rent. As one of the earliest examples of improved housing, properties in the Estate separated a large block of tenements into narrow plots to avoid subletting and to provide better living environments for a household of a working-class family. The larger first and second class houses had two reception rooms and a hallway which led through to the back for the carrying of coal etc. The third, fourth and fifth class houses were of the 'half-hall entranced' type. The fifth class had a tiny scullery, kitchen, and parlour on the ground floor and two bedrooms above. Each house was designed with a porch, a front garden bounded by a low brick wall with coping, capitals and railing. Each had a WC, accessed only from the yard, but only first-class houses had toilets upstairs.

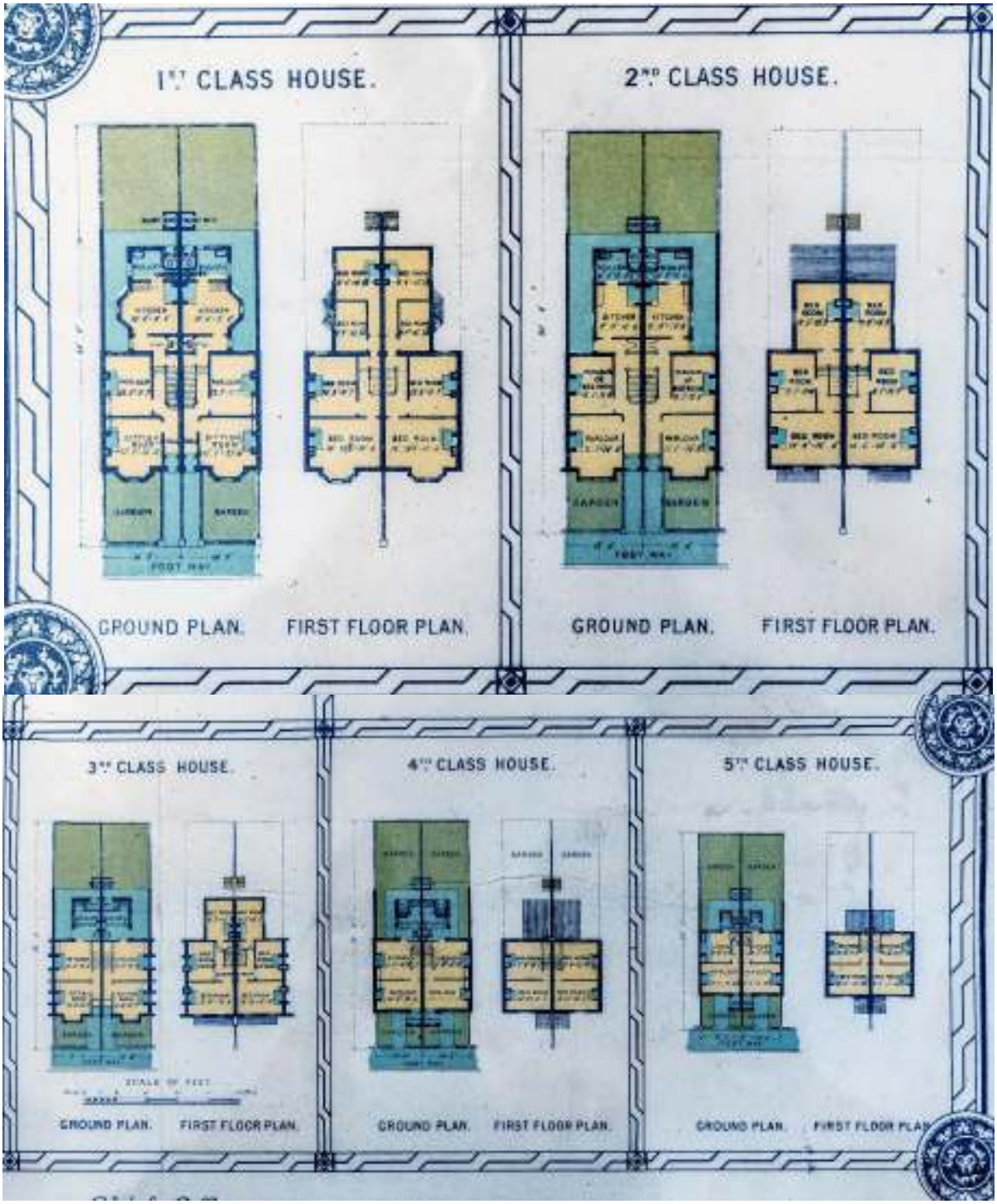

Figure 18 The original plans showing the different types of houses in the Noel Park Estate.
Source: Haringey Archive, Bruce Castle Museum.

The Estate has been highly praised for its design and quality materials and designs. Most terraces have differentiated houses at their centre with features, such as prominent decorated gables to the façade, projecting bays and additional decorative detail. Corner properties are also treated differently and act as focal points at junctions. These often have prominent gables or turrets with hipped roofs, and

additional decorative details. The roofscape makes an important visual contribution. Pitched roofs are in Welsh slate with clay ridge tiles and lead flashing.

As for individual houses, buildings of the Estate were built with large windows which allow for good ventilation and sufficient natural light. Windows throughout are double hung wooden sash windows with narrow glazing bars. All house designs feature paired entrances with projecting or recessed porches, and between each house is a wall of brick to insulate sounds between neighbours.

Throughout the estate, many properties have been either altered or repaired in a way that doesn't reflect the original design or materials. Examples include painting, pebble dashing or cladding of facades, replacing windows, and removing, enclosing or replacing porches. This has adversely impacted the original character of the Estate, as Figure 19 shows.

Figure 19 Picture of the south elevation of the terrace on Moselle Avenue shows that many properties have been altered or repaired in an unsympathetic way. (SLHA@Dec'21).

3.3 The boundary walls, pavements, and trees

Boundary treatments make an important contribution to the character of the area by providing a buffer of clearly delineated private space between the streets and the front doors of houses.

All houses have dwarf boundary walls which delineate small front gardens of uniform size. These are of brick in Flemish bond and with piers at gateways and in some cases between properties. Originally, these walls were provided with cast iron fences and gates, as Figure 20 shows, but most of them have been previously removed. Without the cast iron railings, the consistency of the dwarf walls and the

rhythm of piers and gateways still make a significant contribution to the ordered, formal character of the streetscapes.

Where there are gaps between terraces at junctions, rear gardens are enclosed with high brick walls in Flemish bond which are contemporary with the rest of the estate and in keeping with its character. Inside the enclosed areas are the rear gardens of the terraces. These gardens are sub-divided by timber fences, which are of different styles and conditions among different houses. Apart from the dwarf walls in front of the houses, other boundary walls have been altered, replaced, or repaired in a way that doesn't reflect the original design. These changes, including alterations in height, addition of fencing or blockwork, rebuilding in a different material or (unusually) removal, have damaged the homogeneity of the streetscape.

Figure 20 A picture of Gladstone Avenue looking at the Church of St Mark in 1905. Source: The Church of England.

The pavement outside the building is a significant part of the streetscape. The pavements throughout the estate retain the original wide granite curbs. Streets completed during the first phase of development generally have a tarmac pavement surface which is patchy in places where work has been carried out. Pavements in the later phase of development have concrete paving slabs.

Finally, trees make an important contribution to the streetscapes and the conservation area. Many streets have tree lines which give them a pleasant leafy character in the summer, provide shade, and frame long street views. At the edges of the estate, the start of the tree line is often a visual marker of the estate's boundary. In addition to the tree line on the streets, the "Friendship Tree" on Morley

Avenue is a significant feature as well. As Figure 21 shows, the tree and the buildings surround it create an important focal point within that street, not only could it be used as a direction but also as a landmark that creates a sense of place.

Figure 21 A picture of the 'Friendship Tree.' (SLHA@Dec'21).

3.4 Rear gardens

All houses have private open space in the form of small front gardens and larger rear gardens. As the original floor plan shows, all class of buildings have an extension in the rear garden (see Figure 18). Buildings of first class have large extensions of two floors, while others are of one floor with its size based on the house class. According to the original design, these extensions were mostly used as kitchens and toilets, also as an access into the rear gardens.

These original extensions have been significantly altered over the last century, and importantly, further extensions have been added by individual households since 1950s. a comparison of the Ordnance Survey map of 1935 and 1955 reveals several later-built structures adjacent to the original extensions, especially south of Gladstone Avenue and those on Salisbury Road (see Figure 22 & Figure 23). Further developments of these extension could be seen in the OS map of 1970s. For example, in Gladstone Avenue, houses on the north side had new extensions built after 1950 and consequently rear gardens have lost their original consistency of design (see Figure 24 & Figure 25). In 1980, residents were given rights to purchase their houses, resulting a complicated pattern of ownership which resulted in piecemeal works, which impacted the street view and the rear gardens. As Figure 23 (1955 OS Map) and 24 (1974 OS Map) show, the number and scale of these extensions had been evolving throughout the Estate.

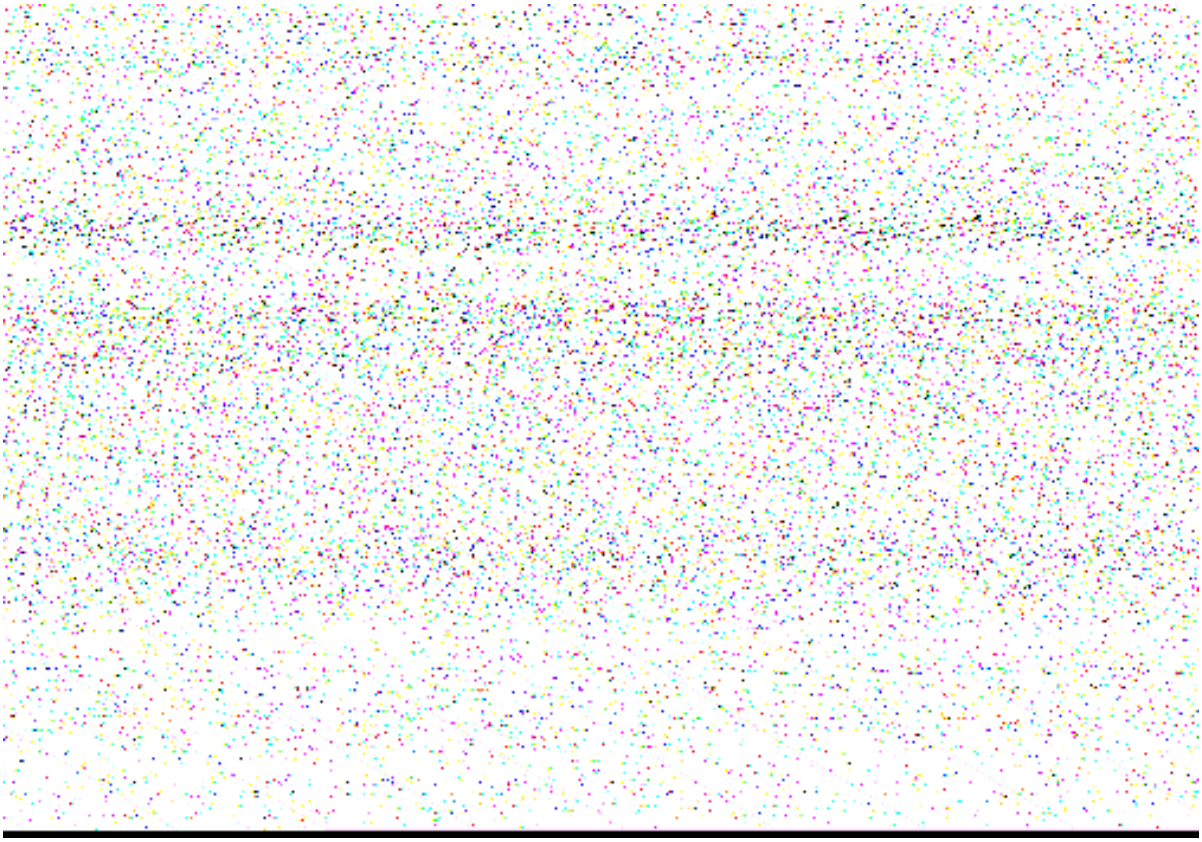

Figure 22 OS Map of 1935. Note that the rear extensions have not yet been built. Source: National Library of Scotland.

Figure 23 OS Map of 1955. Highlighted areas show the development of new extensions to the original extensions. Source: National Library of Scotland.

Figure 24 OS Map of 1974. Highlighted areas show the new extensions to the original extensions in the rear gardens of the terraces on the north of Gladstone Avenue. Source: Bruce Castle Museum.

Figure 25 OS Map of 1974. Highlighted areas show the developments in the rear gardens, where the original design of consistency has already lost. Source: Bruce Castle Museum.

Figure 26 OS map of 1983. Highlighted areas show the newly developed extensions in c.1970s. Source: Bruce Castle Museum.

Figure 27 OS map of 1983. Highlighted areas show the newly developed extensions in c.1970s. Source: Bruce Castle Museum.

The general feature of current rear gardens could be observed in the aerial photo of C21. As the aerial photo of 2013, 2016, and 2019 show, many of the gardens were occupied by later extensions (see Figure 28, Figure 29, and Figure 30).

Figure 28 Aerial photo of 2013, and an example of the development of rear gardens. Source: National Library of Scotland.

Figure 29 Aerial photo of 2016, and an example of the development of rear gardens. Source: National Library of Scotland.

Figure 30 Aerial photo of 2019, and an example of the development of rear gardens. Source: National Library of Scotland.

Although some parts of the Estate have terraces along the N-S running transverse streets, which screen the view towards rear gardens of properties, many of these later-extensions are still clearly visible from a pedestrian point of view and from key viewpoints (see Figure 31). As shown in Figure 32, some rear gardens are visible from the other side of the terrace when standing at the corners where terraces run in different directions met. The other places where one can see rear gardens are on roads between Gladstone Avenue and Lymington Avenue since there is no horizonal terraces at the junction areas, as Figure 33 demonstrates. These viewpoints highlight the visual significance that rear gardens could contribute to the landscape of the Estate, highlighting the poor designs of these later built extensions.

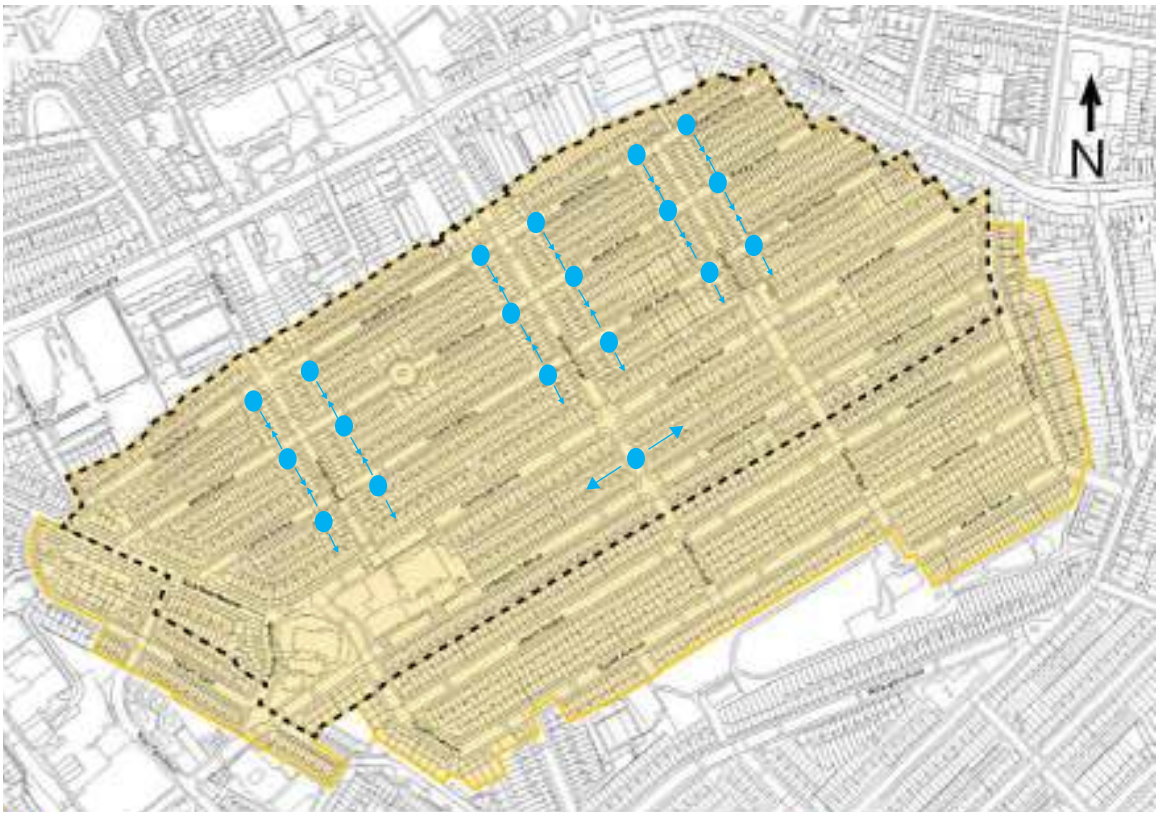

Figure 31 Viewpoints (blue dots) where the rear extensions could be seen.

Architecturally, these extensions were built in different ways. The ones shown in Figure 32 and Figure 33 were the most common ones of Gladstone Avenue, which were of 2 storey with a PVC door or window on the first floor. Some of them have been repainted in white, while others retained its original colour. Smaller ones, which were single storey, could be found in the northern part of the Estate, as Figure 35 shows. Here one can also see different types of extensions with different materials, colours, and sizes, leaving the landscape of the rear side of the terraces complicated and inconsistent. In order to build and accomnodate these later extensions, original extensions were altered accordingly. Considering the terraces on either side of Gladstone Aveune for example, as Figure 36 and Figure 37 show, some of the original sash windows were replaced by PVC French windows, which were the same material as the windows in the later extension. The decorative brick arches above the original windows were removed as the windows being replaced. These alterations have had a negative impact on the streetviews, creating chaotic elevations of buildings, damaging the character and appearance of the area.

Figure 32 Looking south from Farrant Avenue, one could easily see the later extensions in the rear gardens of the terrace on Gladstone Avenue. (SLHA@Dec'21).

Figure 33 Looking west from Salisbury Road, one can see the rear gardens of the terraces on Gladstone Avenue and Lymington Avenue. (SLHA@Dec'21).

Figure 34 Rear extensions of the terrace on south Gladstone Avenue, looking west from Salisbury Road. (SLHA@Dec'21).

Figure 35 Looking west from Coldham Ct at the terrace on the north side of Moselle Avenue. (SLHA@Dec'21).

Figure 36 Rear extensions of the terrace on south Gladstone Avenue, looking east from Salisbury Road. Red circled areas show the alterations made to the windows. (SLHA@Dec'21).

Figure 37 Rear extensions of the terrace on north Gladstone Avenue, looking west from Darwin Road. Red circled area shows the extension on the first two properties. Also note the alterations to the original closet wing windows (SLHA@Dec'21).

3.5 Summary

The Noel Park Estate was built at the height of Victorian philanthropy and was one of the few examples of planned Artisan estates within London. With good quality materials and excellent drainage and sanitation, the Estate not only inspired the Garden City movement but also reflects the development of suburban areas in London.

Although, over the last century, the Estate has been extended and modified, damaged during the blitz, and altered in more recent decades, it still preserves its characteristic features. The key characteristic features of the conservation area are:

a) Overall planning, Streetscape and Urban Design

The streetscape is comprised with straight streets, a system of hierarchy, and the façades of terraces. Although the front elevations of some houses have been altered and partly repainted, the overall streetscape has not significantly changed. Tree lines also make a great contribution to the pleasant atmosphere of the area by provide shade and forming long street views.

b) Architectural design, uniformity and quality of design and materials

In terms of its architectural character, the houses are best described as a variation of Victorian Gothic, which could be identified by their ornamental details, brick bonding, and decorative brickwork. Key characteristics are the uniformity of design along the streets, with carefully designed and detailed street corners and central sections, forming a well-proportioned urban ensemble.

The roof design with a careful treatment of eaves and gables (gables predominantly along Gladstone Avenue and in key positions along other streets), uniformity of material, projecting party walls and rising chimney stacks are characteristic of the local skyline.

c) Design of boundary treatments- both street fronting and of the rear gardens

The boundary treatments should be considered as a significant character of the conservation area, including the front gardens and boundary walls, which provide a buffer of clearly delineated private space between the streets and the front doors of houses.

d) Design of rear extensions

Considering the context of this proposal, the characterisation also draws an eye on the developments in the rear gardens. In addition to original extensions, further extensions have been added since 1950s. These later-built extensions, supposedly hidden in the rear gardens,

are still visually obvious when viewing from certain viewpoints in the Estate. The visibility shows the potential contribution that the rear gardens and extensions have had on the Estate. However, these extensions were built with materials, design and detailing that were inconsistent with original buildings. To allow for the construction of these later extensions, original extensions were altered accordingly. Such alterations have impacted the historical and architectural interest of the area to a degree, leaving the landscape of the rear gardens complicated and inconsistent.

4. PROPOSED WORKS

4.1 Description / Summary of Proposals

As previous section highlights, the Noel Park Estate has preserved its distinct features since its erection for more than a century. During this time, however, changes and alterations have been made to the street fronting elevations as well as the rear gardens, some of which have resulted in an adverse impact on the architectural significance of individual buildings and on the character and appearance of the conservation area as a whole. Among the alterations, the rear extensions dating from the mid-20th C onwards, are visually inconsistent with the character and appearance of the conservation area.

The subject buildings are divided into different numbers of groups by their location and proposed works. The proposals are twofold and include:

- Replacement of the rear extensions which have reached their end of life (to most of the groups)
- Like for like replacement of windows, doors, and roof finishes, based on their condition (only to the properties on both sides of Gladstone Avenue)

4.2 Replacement of rear extensions

This project proposals aim to help improve the consistency of the Estate's landscape by collectively replacing extant rear extensions of 244 properties in the Estate. All the subject properties have been categorised into types by their existing layout as new pods for each type are proposed. Generally, the proposed pods are either single storey or two storeys with slight variations based on the type of subject properties (see Table 1). In order to retain the character and appearance of the conservation area, all proposed pods share an identical exterior design and similar layout despite the difference in height and internal layout.

Table 1 The categorisation of properties and proposed works.

Type	Description of the type buildings	Proposed extension
Type A	Two storey simple two-bedroom cottage style property with one living room/area on the ground floor. A small kitchen located in the rear closet wing is abutted by a modular pod bathroom.	One single-storey, L-shaped extension with a toilet and a kitchen. (See Figure 38)
Type B	Two storey simple two-bedroom cottage style property with a sperate living room and dining room on the ground floor. A small kitchen located in the rear closet wing is abutted by a modular pod bathroom.	One single-storey, L-shaped extension with a toilet and a kitchen. (See Figure 38)

Type C	Ground and first floor flats with two and three bedrooms. The flats also have living rooms and dining rooms. The external facades of these properties are more ornate. They have modular pod bathrooms which abut the rear elevation.	One two-storey extension with a hallway, a bathroom, and an exit on each floor. Also with an externally attached iron staircase that allows for exit at the first floor.
Type D	Ground and first floor flats with two and three bedrooms. Similar to a Type C by the have a bay window on the side elevation within the rear garden. They have modular pod bathrooms which abut the rear elevation.	One two-storey extension with a hallway and a bathroom on each floor and an exit at the ground floor.
Type G	End terraced property with the entrance on the side street. Property arranged over three storeys with the first and second floors occupied by the same flat. Bathroom pods abut the rear elevation as with the other properties.	One two-storey extension with a hallway, a bathroom, and an exit on each floor. Also with an externally attached iron staircase that allows for exit at the first floor.
Type H	Two storey houses with two bedrooms located on the first floor. The property has a modular pod bathroom abutting the rear elevation.	One single-storey extension with a hallway and a bathroom. (See Figure 38)

Figure 38: Proposed rear extensions- Archetype A (left) and Archetype BH (right)

4.3 Like for like repairs and replacement of windows, doors and roof finishes

Apart from the new extensions, some external repair works are proposed to certain groups of buildings, including to the roofs, masonry, windows, and front doors.

All the repair works were proposed only to the buildings on both sides of Gladstone Avenue, including the properties numbering from 103 to 221 on the north of the Avenue and those numbering from 94 to 194 on the south of the Avenue (except for nos. 98, 146, 137, 175, 185, 201, 203, and 205).

These works would be carried out to match the existing fabric with an aim to retain not only the architectural character of Gladstone Avenue but also the characteristic street arrangement of the Noel Park Estate. The design process has been informed by the design guidance stated in the Noel Park Conservation Area Appraisal and Management Plan, which has provided a clear guidance on

Overall, the properties on the Gladstone Avenue are in a fair-poor state of repair with several defects to the roofs, masonry, windows, and front doors. According to the condition survey reports, the properties' roofs have been repaired respectively, and many slates are in a poor condition with slipped and damaged of different degree, resulting in an inconsistency in the status of each roof (Figure 39). As for the external walls, the front elevations are of traditional construction and are formed from solid masonry. External walls are usually arranged in a Flemish Bond. Damages as well as eroded pointing could be easily observed, and there is water staining and organic growth beneath the leaking gutter joint on the elevations of several buildings. The rear elevations are even more inconsistent because of the different status of the pods and the quality of previous alteration works. While some of them are in a fair status of repair, many of them would need more repair works based on the existing conditions (Figure 40). For the windows, original windows should be timber-sash windows, although some of them have been changed into double-glazed or casement windows with very different status and quality. A few of windows have been repainted while many of them are in a poor condition with timber defects, peeling paint, and loose beads (Figure 41). The same situation could be applied to the front doors where many of them have been altered and repaired by individual owners respectively.

Figure 39. The inconsistent status of roofs of the houses on Gladstone Avenue are inconsistent with each other. Source: SLHA@Dec'21.

Figure 40. Examples of the status of external walls where damages could be easily observed. Source: SLHA@Dec'21.

Figure 41. Several examples of the status of windows which need to be repaired. Source: SLHA@Dec'21.

As a result, the proposed works are to repair the defects collectively to improve the appearance and character of Gladstone Avenue as the most significant street in the conservation area. Roofs, brickworks, and masonry would be repaired collectively to retain a sense of consistency, while windows and doors would be repaired to match existing styles. With improved materials and sympathetic design, the repair works are expected to enhance the Estate's historic character as well as its sustainability in terms of energy efficiency.

5. IMPACT ASSESSMENT: GENERAL

5.1 Introduction / Methodology

This impact assessment evaluates the proposal's visual impact on the character and appearance of the conservation area. This section presents a general impact assessment of the proposals as a whole, with detailed impact assessment for each group (subject of this application) being included in Addendum 1 below. The impact assessment follows on the significance assessment above and assesses the impact of the proposed works on the character, appearance and significance of the conservation area as a whole.

The historic baseline assessment of the conservation area (heritage asset) was undertaken using both desk based and archival research and site visits, which informed our character appraisal of the conservation area. This has formed the basis for our assessment of the significance of this heritage asset, against which the proposals are being assessed.

As the proposals are likely to have an impact on the appearance of the conservation area, several viewpoints have been identified to illustrate the visual contribution that the rear gardens have had to the conservation area. These baseline photographs have been utilised for the impact assessment of the proposed replacements of rear extensions. This assessment follows on Historic England's Guidance; 'Seeing the History in the View' (English Heritage, 2011) and 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3' (December 2017). However, as the extensions are of a standard type, and their massing, scale and design is largely similar (albeit with some variation), AVRs or CGIs have not been used, and the baseline images are assessed against the proposed 3D models and drawings.

As the proposal varies slightly between different groups of properties (see section 4), this assessment would mainly focus on the impacts on the conservation area as a whole, at a general level. As for the assessment for specific proposals of different groups of properties, please refer to the Appendices for further details.

5.2 Impact on the rear gardens

5.2.1 Identified viewpoints and existing landscape of the rear gardens

Based on desk-based research into the relevant conservation area appraisals as well as the pictures taken from the site visit, the characterisation has highlighted the development of later-built extensions in the rear gardens. Although these extensions should have been screened by the boundary walls or the terraces on the other side, it is discovered and identified that there are several viewpoints where one could see parts of the rear gardens (Figure 42). As previous photos demonstrate (Figure

32, Figure 33, Figure 34, and Figure 35; page28 to 29), the size, colour, and layout of extant extensions are inconsistent, and such inconsistency has already had its negative impact on the character and appearance of the conservation area. Moreover, it has been identified that some of the existing extensions have asbestos contamination (refer to Design & Access Statement by Ridge; January 2022).

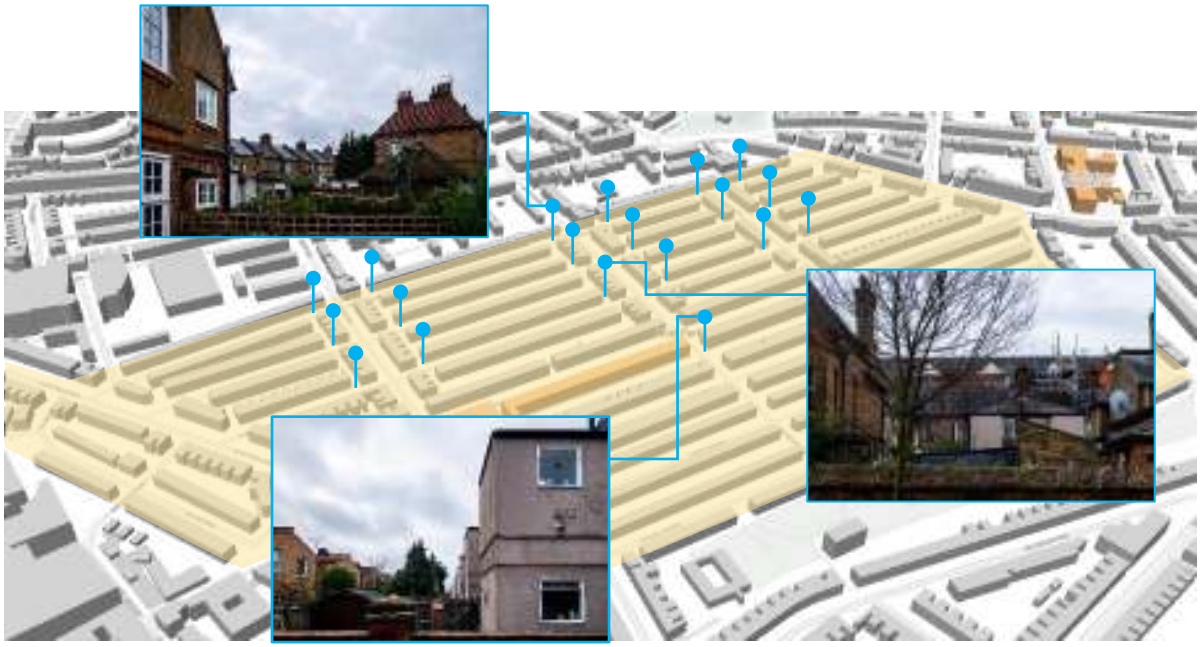

Figure 42 A map of the key viewpoints (blue dots) in the conservation area (yellow), and relevant examples (SLHA@Dec'21). Source: 3D Buildings: London.

5.2.2 Impact of the proposals

This project proposals aim to help improve the consistency of the Estate's landscape by collectively replacing extant rear extensions of 244 properties in the Estate. All the subject properties have been categorised into types by their existing layout as new pods for each type are proposed. Despite some variations, all proposed extensions would be using identical materials and similar exterior design, which could enhance the existing complicated landscape of the rear gardens.

Considering the existing pods in a poor state of repair and design, these proposals are an opportunity not only to improve the character and appearance of the conservation area but also the sustainability of the historic environment. The proposed extensions have been designed to be low maintenance and utilise materials that do not require the protection of paints/coatings to prevent deterioration. This reduces both the public cost and inconvenience to residents through the life of the installed modular pods.

Finally, there is no demonstrable archaeological interest or semblance of an early formal landscaping scheme associated with the Noel Park Estate. Therefore, the proposal is believed to have a minor / moderate benefit to the landscape of the conservation area.

Figure 43: View of rear extensions along the north side of Gladstone Avenue. Their design and detailing is characteristically modern and in contrast with the architectural character of the host building. However, due to their uniformity and almost ubiquitous nature within the CA, they add another layer to the historic and architectural significance of the conservation area as a whole. However due to their age, weathering and relatively non-permanent construction, they appear to have served their lifespan and are in need of replacement.

Figure 44: View of the rear extensions along the south side of Gladstone Avenue taken from Salisbury Road.

Figure 45: (top and above) Rear extensions seen in the context of the host house. Note how the existing extensions are not in keeping with the architectural character, design or materiality of the host house; however due to their age (most extensions date from the 1950s-60s) and uniformity (almost identical extensions with minor permutations are seen in the CA), they represent another distinct layer of architectural activity within the CA. However due to their relatively poor construction and materials, they have reached their end of life and require to be replaced.

5.3 Impact on the streetscape

5.3.1 Existing landscape

The consistency of streetscape would be taken as the baseline for the impact assessment of the external like-to-like repair works, including the roof, masonry, windows, and doors. As previously mentioned, the conservation area was characterised by its overall planning and architectural design, which comprised a consistent streetscape with rhymed variations. However, the consistency has not been well preserved due to later incongruous alterations.

Figure 46 A picture of the south elevation of the terrace on Moselle Avenue. (SLHA@Dec'21).

Figure 47 Another picture of the south elevation of the terrace on Moselle Avenue. (SLHA@Dec'21).

Throughout the estate, many properties have been either altered or repaired in a way that doesn't reflect the original design or materials, including painting, pebble dashing or cladding of facades, replacing windows, and removing, enclosing or replacing porches (see Figure 19, Figure 46, and Figure 47). These works have had adversely impacted the original character of the Estate.

5.3.2 Impacts of the proposal

The proposed external repair works include roofing and repairment to the masonry, windows, and front doors. Even though each group of properties might have a different need of repair works, all the repair works would be carried out to match the existing fabric to retain the character and appearance of the conservation area. Additionally, with improved materials and sympathetic design, the repair works are expected to enhance the Estate's historic character as well as its sustainability in terms of energy efficiency.

The general consistency of the roofline, with vivacity of detailing and roof profiles is considered as a significant feature of the architectural interest of the conservation area, although many of the roofs have been repaired and altered throughout history. Currently, many of the roofs have defects including nail fatigue, loss of gauge and slipped and broken slates and require re-covering and re-tiling. It is proposed to replace the roof coverings in limited areas- like for like to preserve the character and appearance of the conservation area. Where missing or damaged, fascia and soffit/barge boards are proposed to be replaced in timber to match the existing.

Brick masonry which is the principal construction material in the estate, with an innovative use of red bricks and stock bricks contributing to the architectural interest and character of the conservation area as a whole. Patch repairs and re-pointing are required across the properties for repairs to masonry elevations, parapet walls, chimneys, etc. These are proposed to be undertaken using like for like materials to match the existing, in line with best conservation practice.

The design and detailing of fenestration, their rhythmic arrangement and relationship with the façade/ streetscape as a whole, are considered as a significant contribution to the streetscape. Originally, the estate was conceived with uniform door and window designs (respective to each type of house/ street) with timber panelled (painted) front doors and traditionally designed timber sash windows. Due to the effects of weathering and owing to their considerable age, many window and door frames are effected by rot and beyond economical repair.

The proposed repair works to the windows would not change their design or detailing and will be like for like, aside from the introduction of double glazing. As for the front doors, those which have been significantly affected by rot would be replaced with painted timber doors of matching design and

detailing in keeping with the character and appearance of the area and particular terrace, streetscape. Also the proposed doors will have the panelling and glass configured in the same way as the existing doors.

Considering the necessity and the sympathetic like-to-like design, the repair works could benefit the conservation area by providing perceptible improvement to its character and appearance and ensuring the enhancement of its significance.

ADDENDUM: PROPOSED WORKS (GROUP 24) AND IMPACT ASSESSMENT

Group 24 properties include the following buildings, all of which are located along Gladstone Avenue:

- 168 & 168A Gladstone Avenue, Wood Green, London, N22 6LB

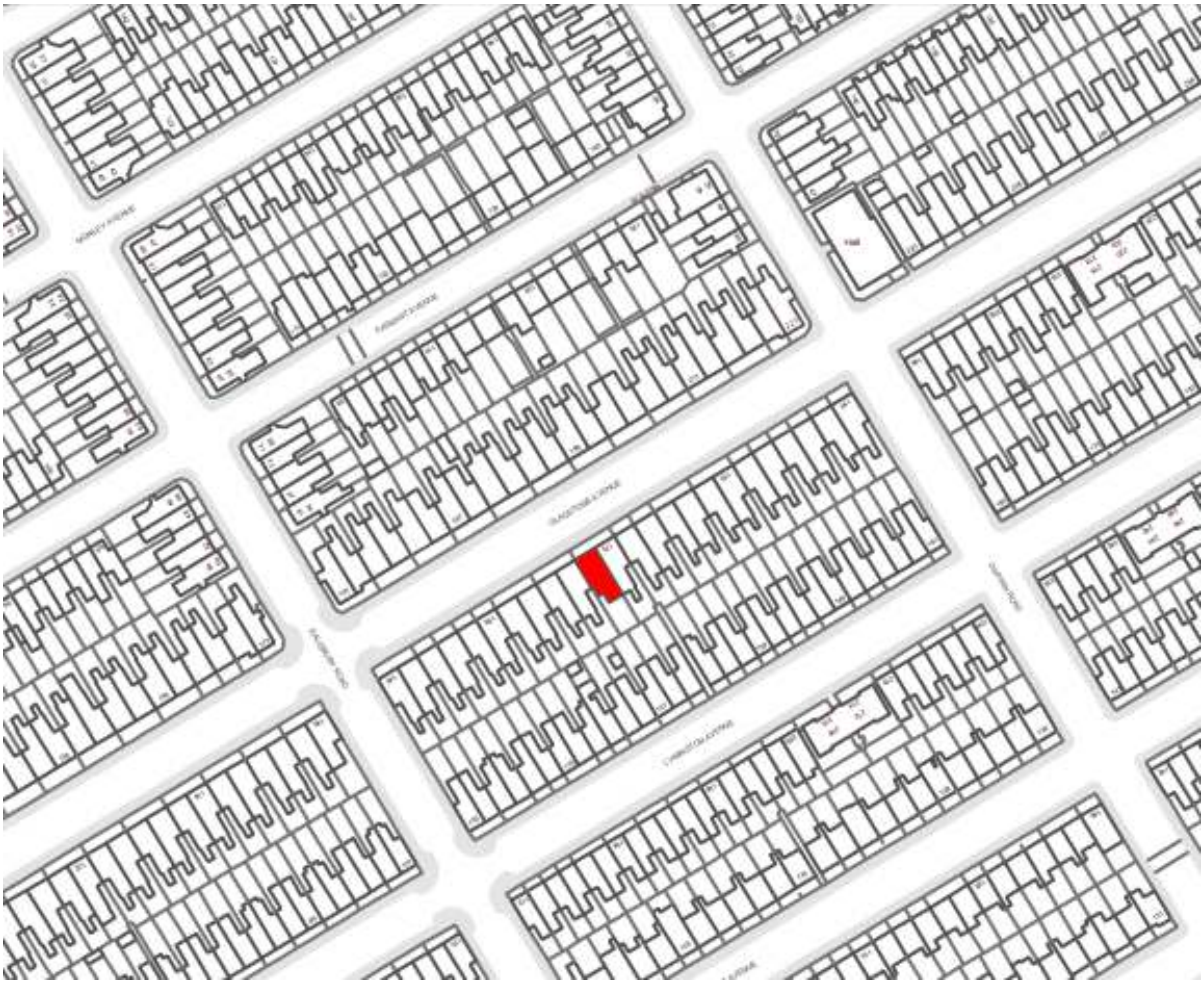

Figure 48 A map showing the location of the Group 24 properties (highlighted in red).

The proposals for Group 24 properties include the like-for-like replacement of roof coverings, front and rear windows, and front entrance doors. Additionally, damaged brickwork on the front elevations are proposed to be repaired. It is important to note that the proposals do not involve the removal of any historic fabric of the main house. Furthermore, all replacements and repair works will follow the guidance of the Noel Park Conservation Area Appraisal and Management Plan published by the local planning authority. The following section will provide the existing status of the Group 24 properties and the proposed drawings for each of them. Please refer to the Design & Access Statement prepared by Ridge & Partners LLP (July 2023) for further details.

168 & 168A

Figure 49 The existing appearance of nos. 168 & 168A (highlighted in red).

Condition

Figure 49 presents the current condition of nos.168 and 168A. The roof slates, especially those on the roof and between the ground and first floors, are deteriorating and require repairs. The brickwork on the facade has weathered and would benefit from cleaning. There are areas where the pointing has deteriorated and requires re-pointing. Although the windows are generally in decent condition, certain frame components need repainting. Moreover, the first-floor windows have single glazing, resulting in energy inefficiency. The ground-floor windows are PVC casement, likely replacements from previous alterations. The doors exhibit varying designs due to previous replacements. These observations underscore the maintenance and improvement measures necessary to address the issues and enhance the overall appearance and performance of the building.

Figure 50 The drawings showing the proposed works to the subject building. Please refer to the Design and Access Statement submitted alongside this application for further details.

Proposals

To address the aforementioned issues, the proposed works encompass several aspects, including the repair of the roof, external brickwork, and the replacement of windows and entrance doors. The deteriorated roof slates will be replaced with new natural slate to maintain consistency with the existing material. As part of the renewal of roof finishes, insulation is proposed to be installed within the roof structure, resulting in greater energy efficiency.

Brickwork on the front and rear elevation will undergo a thorough cleaning, repair, and re-pointing process wherever necessary. In terms of the windows, the first-floor windows will be replaced with double-glazed units designed to match the existing form of timber sash windows, which would enhance their energy efficiency. Lastly, the entrance doors will undergo an upgrade to enhance energy efficiency, featuring double-glazing, and will be replaced in a historically appropriate colour, in accordance with the recommendations outlined in the Noel Park Conservation Area Appraisal and Management Plan. Notably, the entire design process has been informed by the Conservation Area Appraisal and Management Plan, alongside insights gained from a pre-application consultation with Haringey Council. These considerations ensure that the proposed works are in harmony with the

established conservation guidelines and regulations that govern the preservation of the area's heritage.

Summary

In summary, the proposed works aim to improve the character and appearance of the conservation area by repairing and replacing elements that are in a poor condition. The works will be carried out in a cohesive manner, ensuring uniformity of design, materials, and detailing with the approved proposals for the other groups as well as the guidance from the Conservation Area Appraisal and Management Plan.

6. CONCLUSION

The subject sites (individual properties which are the subject of this application) are located within Noel Park Estate, a planned estate approximately 2000 terraced properties in Wood Green, North London. They are all located within the Noel Park Conservation Area and identified as positive contributors to the CA.

The area, developed in two phases (1881-1913 and post WWI) is noteworthy for its overall plan and layout, architecture and design; and although it has been altered over the past century, it retains much of its character and appearance. Consequently, Noel Park was designated as a conservation area in 1990.

The key characteristic features of the conservation area are:

a) Overall planning, Streetscape and Urban Design
b) Architectural design, uniformity and quality of design and materials
c) Design of boundary treatments- both street fronting and of the rear gardens
d) Design of rear extensions (due to their uniformity of design and similar date, they form a distinct layer to the history of this area)

The existing extensions (pods) are at the end of their lifespan due to their relatively poor construction, material and detail and owing to the effects of weathering and general decay. Some of these extensions also may contain asbestos.

The proposed works (as part of the overall project) are for: 1) replacement of the rear extensions and 2) general like for like repairs and replacement of finishes. The proposed works for **Group 24** relate to general like for like repairs and replacement of finishes only.

The proposed works have been preceded and informed by a characterisation appraisal of the conservation area to identify elements of significance (both historic and architectural) which contribute to its overall character and appearance.

The applicant has recognised the importance of undertaking investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of heritage assets. This approach has been both beneficial regarding the consideration of design options / alternatives and in accordance with the best practice guidance as outlined in NPPF. The proposals have also been discussed as part of a number of consultations with Haringey's conservation officers.

The proposals are considered to have no impact on the character and appearance of the conservation area as a whole.

The proposals presented herewith are part of an over-arching scheme that will improve the current landscape of the rear gardens and front elevations. At the heart of the NPPF is policy for promoting the creative re-use and re-invigoration of heritage assets to encourage their viable long-term use (paras. 195 and 196), which the proposals are compliant with.

It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local policies and national conservation principles and therefore there should be a presumption for approval of this application.