



Landscape Strategy

175a Nightingale Lane
London
N8 7LJ

For Planning

Site context

Campsbourne Cottage Estate Conservation Area

Historically the site was part of a large estate adjacent to Alexandra Palace. Between 1897 and 1903 the Nightingale Lane estate was built. These Arts and Craft cottage-style houses with front and back gardens are now in a conservation area, the Campsbourne Cottage Estate Conservation Area. The openness of the view towards Alexandra Palace and the similarities of the front gardens and boundary treatment of the houses on Nightingale Lane are distinctive elements of the landscape character. In terms of materials a low wall with either a timber fence, a metal fence or a dense hedge (Boxes or Privet hedge) form the boundary of the front garden with the public footpath. The density of planting of front gardens varies. Planting species used are a mix of ornamental and native plants with some small trees (*Magnolia*), some climbing plants (*Wisteria*, *Roses*), some shrubs (*Forsythia*, *Mahonia*, *Camellia*, *Roses*) and flowers (*Bergenia*).

Alexandra Palace, Site of Importance for Nature Conservation

The site is adjacent to Alexandra Palace, which is designated Metropolitan Open Land (MOL) and a Site of Borough Importance for Nature Conservation Grade 1 (SINC). SINC are recognised as being of particular importance to wildlife and biodiversity. Alexandra Park not only provides valuable open space resource to the borough, it also provides pivotal green infrastructure links, which spread beyond the borough.



View of Alexandra Palace late XIXe century



Old map site 1896



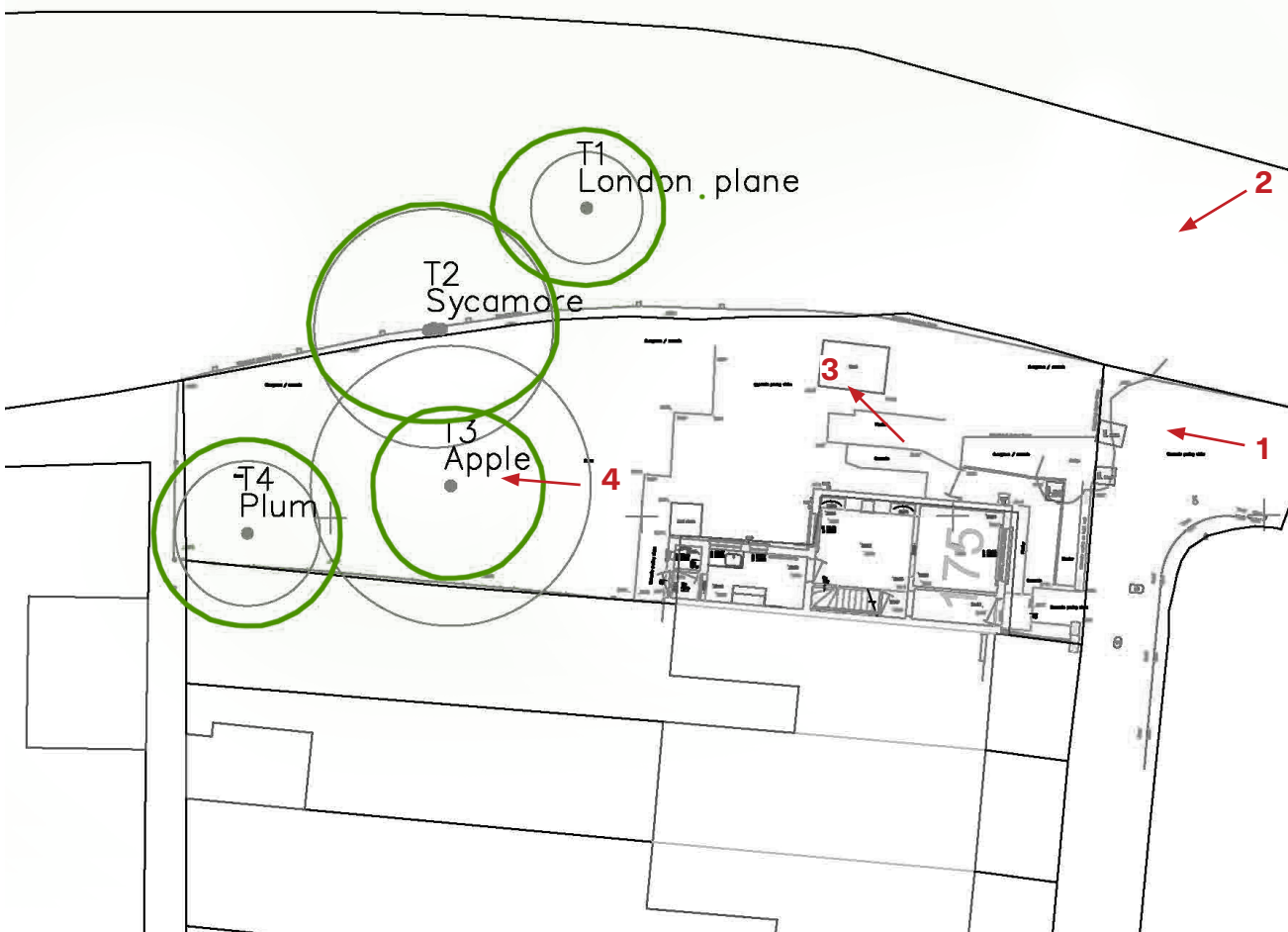
Nightingale Lane - Photograph dated 2021



Alexandra Palace, grassland habitat and scattered trees
Photograph dated 2018

Site conditions

The photographs opposite were taken in March 2022. These illustrate the conditions of the existing vegetation and hard landscape of the front and rear gardens at 175a Nightingale Lane.



Location plan



1 - Entrance
Dense screening, overgrown existing vegetation,
North of the site on Alexandra Palace side



2 - Along Garden
Dense screening, overgrown existing vegetation,
North of the site on Alexandra Palace side



3 - Rear garden paving
Potential to redefine paths, circulation axis



4 - Rear garden planting. Developing existing assets
Planting, existing mature apple tree and grassland
bordered with ornamental plant beds.