

175a Nightingale Lane
Hornsey
London
Heritage Statement

September 2023

Authentic Futures

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1.0 Introduction

This Heritage Statement accompanies an application by architects Office S&M for the erection of a two-bedroom house at 175a Nightingale Lane, Hornsey N8. 175a is, essentially, the garden plot adjacent to No 175. These proposals have been extensively revised following the refusal of permission for a three-bedroom house at 175a in January 2022 and approval for a one-bedroom house in May 2022.

The Site is within the Campsbourne Cottage Estate Conservation Area which is made up of former workers' housing. Across the fenced boundary is Alexandra Park, also a conservation area (called Alexandra Palace and Park) as well as being a registered historic park and garden (called Alexandra Palace).

Despite the large park next door, the housing development was not laid out as a garden estate with a bucolic or romantic layout but was instead made up of a dense series of short terraces. No 175 is a small end of terrace property typical of the conservation area. The grassland in the park adjacent was, until the 1970s, a racecourse with a number of structures, some very substantial. The adjacent park layout and boundary treatment are very recent.

This report sets out the historical development of the Site and its surroundings, describes the heritage assets that may be affected by proposals, evaluates these assets' significance, and sets the proposals within the context of heritage constraints and applicable heritage policies. The impact of the proposals on significance and compliance with these policies is then assessed.

This Heritage Statement should be read in conjunction with other documents that form part of the application including the Design & Access Statement and the relevant application drawings. This report does not address archaeological matters.

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2.0 Understanding

2.1 The historical context

Hornsey was part of the Diocese of London from the 7th century and the parish church of St Mary's likely has an existence before its first mention in the records at 1291. It remained a largely rural village into the 19th century by which time most of the area's wooded slopes had been cleared. Tottenham Wood around the present-day Alexandra Palace was a remnant.

The New River brought fresh water from Hertfordshire to central London from the early 17th century. Various loops were removed from its course including in the vicinity of the Hornsey Water Works. The River Moselle (now culverted) ran eastwards to the River Lea from Muswell Hill parallel to and north of the High Street.

The arrival of the Great Northern Railway in 1850 at Hornsey brought great change with artisans and clerks drawn to a semi-rural retreat away from polluted central London. Wood Green expanded east of the railway line and Hornsey to the west. Land for building was often released on the death of an estate owner.

This included William Eady's Campsbourne Estate (distinct from the present workers housing) with his own house Campsbourne Lodge south of the slopes of Alexandra Park and north of the High Street. Its exact location remains unclear. Eady died in 1865 and two years later his estate was sold to the British Land Company. Building was then taking place in many places south of the park including, from 1896, on the extensive Priory Estate either side of Priory Road after the death of Sir Joseph Warner. The land now covered by the Campsbourne Cottage Estate Conservation Area was not developed until some decades later and was part of the Priory Estate.



Campsbourne Lodge. C1870 with the slope up to future site of Ally Pally to the rear.

2.2 Workers Cottages

The Campsbourne Cottage Estate is one the early examples of public housing created under the powers given to local councils under the Housing of the Working Classes Act 1890. Outside London, Glasgow and Liverpool, previous powers had often led only to slum clearance without the replacement of the lost housing. Urban District Councils were created under the Local Government Act of 1894 and Hornsey UDC grasped the opportunities offered by the 1890 Act, first adopting the Act in 1896.

The land chosen for the low-rental Cottage Estate was part of the former Priory Estate west of Nightingale Lane and bought by Hornsey in 1897. Built over a number of years, the estate's first part pre-dates the London County Council's cottage estates such as Totterdown Fields in Tooting and Tower Gardens in Tottenham. The cottages were laid out in short terraces on land between the Alexandra Park racecourse and the streets nearer the High Street that had been developed for speculative housing by the British Land Company from 1866.

In the two years to 1899, Hornsey built 108 cottages along Nightingale Lane (including the Site), Northview Road and Southview Road. In 1902 a further six acres were acquired and a further 140 cottages built after 1904. The project was supervised by Edwin Lovegrove, Hornsey's Borough Engineer and Surveyor who had previously designed a cottage development for Richmond-Upon-Thames town council.



FIRST SCHEME.
Perspective Sketch of End of Terrace.

Sketch illustration of the first phase of housing. The Arts & Crafts influences are more apparent in the image – such as the chimneys – than evident in reality.



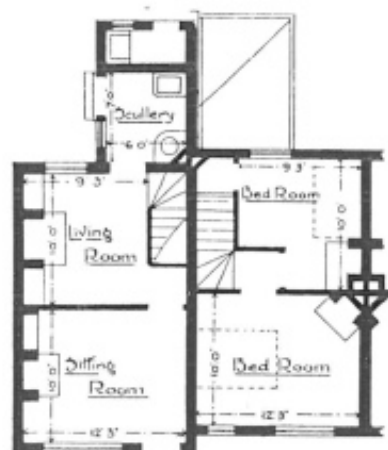
Nightingale Lane looking towards the park with poplar trees on the park boundary.



Ground Floor First Floor

FIRST SCHEME.

Class B, 6s. 6d. a week inclusive rental.



Ground Floor First Floor

FIRST SCHEME.

Class A, 8s. 6d. a week inclusive rental.

No 175 appear to be a First scheme Class B house whose rear outrigger has been extended at least at first floor and its plan form altered.

The completed estate is made up of four streets of two-storey houses arranged in short terraces of six to eight houses each. Each of the end-of-terrace houses is stepped forward slightly and has a large projecting gable with barge boards at each end of the group. There are two smaller gables within the length of the terrace.

The houses have flat street elevations and there are no bays or other projections apart from some porches on the second phase of building. Simple repetitive brick detailing is the main decoration as found in flat window and door arches with stone sills and scalloped gauged/rubbed brick aprons below each window. Each sash was originally divided into 4 over 1 with many tripartite sashes.

Each terrace has a course of dog tooth brickwork set between two projecting brick courses that runs along the full length of the terrace at the level of the upper window sills. This is echoed at the foot of the gable end chimney stacks which jetty out.

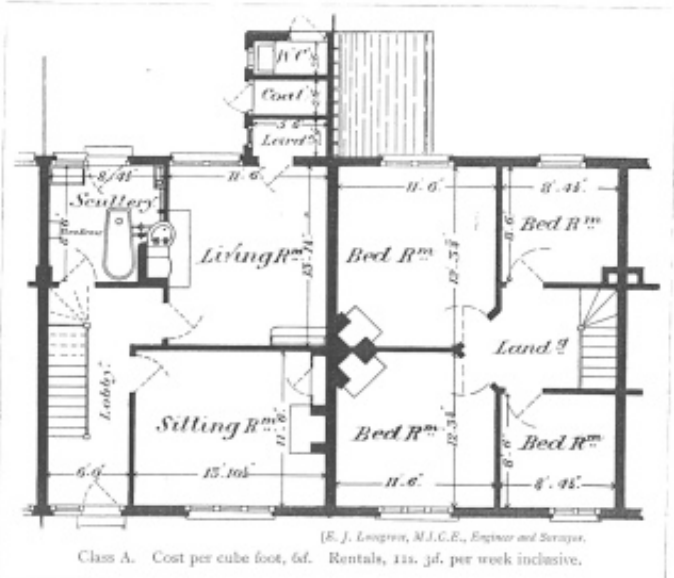
The first phase (including the Site) had two classes of houses in terraces of six or eight houses. Class A had a sitting-room, living room, scullery and three bedrooms and Class B was smaller with two bedrooms. The sitting room was the 'front parlour' and the living room was, in reality, the kitchen with scullery attached. No 175 appears to be a Class B house that has been altered and extended to the rear including at first floor to its outrigger.

Hawthorn Road and Beechwood Road were the second phase of the development. Here, yellow London stock brick was used for alternate terraces on both sides of the road, giving the street frontage a more varied appearance.

This second phase had a greater range and size of cottages with four classes of dwelling. The largest, Class A, had four bedrooms. A few pairs have small porches. On these houses, the dogtooth band course runs midway between ground and first floor instead of at window cill level, while on some of the yellow brick terraces the dogtooth detail was replaced with a continuous projecting band of dentilled brickwork in red brick.

By 1914 the rest of the land south of Alexandra Palace and to the west of Nightingale Lane had been developed by private builders, completing Northview, Southview, Hawthorn and Beechwood Roads with speculative terraced housing. Hornsey resisted complying with the 1919 Addison Act that pushed for more controlled rent workers' housing despite poor housing conditions in the Campsbourne area.

HORNSEY CORPORATION WORKMEN'S DWELLINGS.



The second phase housing was more varied in materials

The estate was designated as a conservation area in 1994 and a short appraisal document prepared. The appraisal outlines the history of the estate and states that: "Its architectural character expresses the vernacular village cottage style made popular at the turn of the century by the Arts & Crafts movement. The quality of construction [,] picturesque appearance and standards of accommodation... have rarely excelled since..." It adds that the houses remain substantially unaltered as originally designed."

Overall, while carefully detailed and interesting as early social housing, the estate's architecture and layout is utilitarian rather than being a full flowering of *rus in urbe* garden city planning. Nor does it share the ambition of the LCC's Boundary Estate or the scale and urban design of Noel Park, or the picturesque qualities of a Letchworth.

So, while attractive, the appraisal text fundamentally overestimates the importance of the estate at Campbourne, at least in respect of its design qualities. The idea that the picturesque and other attributes have been "rarely excelled since" (the text here

presumably means exceeded or similar) is not tenable. The estate's streets are actually very urban and simply happen to be adjacent to the park rather than forming a garden suburb or park-related development.

The notion that the houses retain a uniform, original appearance is also only partially true. Certainly, bomb damage casualties notwithstanding, the terraces generally survive and many have their original fenestration or similar. However, most terraces have been substantially altered to the rear to provide more modern kitchens and bathrooms – often at both ground and first.

The terrace of which the Site forms a part, for instance, has been comprehensively remodelled to the rear. Indeed, when viewed from Alexandra Park adjacent, it is post-war fabric that is visible with little historical fabric apart from main roof slopes. In addition, there have been many piecemeal changes to features such as front doors.

2.3 Alexandra Palace and Park

Alexandra Park and Palace emerged out of Tottenham Wood Farm, the large dairy farm between Muswell Hill and Wood Green. It was developed in the spirit of the Crystal Palace as a 'People's Palace' and was known for its extensive views. Two thirds of the farmland was sold for building with the remainder reserved for the park and palace. A Committee was formed in 1863 and the 200-acre park opened that year with the first iteration of the palace opening in 1873.

The landscaping was informal in the main but there were many attractions built to finance the park and further land (80 acres) was sold off for housing. A 1901 Act of Parliament set up the Alexandra Palace and Park Trust which is today overseen by LB Haringey. Some 188 acres remain as parkland and this includes the sites of some of the park's former attractions – ie essentially greened former brownfield sites.

The much-altered southern slopes were originally laid out with walks and specimen trees and various landscape features. At the foot of the slopes were more active attractions such as the racecourse with a massive grandstand as well as tennis courts, cricket pitches and various other related pavilions and structures.

These adjoined the housing in Hornsey and the nearby filter beds. Other attractions across the park have come and gone including a permanent circus structure and a Japanese village.

The racecourse opened in 1868. Infamously, it was a 'frying pan'-shaped course with, in part, a long, straight track that ran along the boundary with what would become the Campsbourne Cottage Estate. This culminated in a circular section of the course situated in the angle between Newland Road and the Filter beds. There were a number of associated structures – some very substantial – that survived into the decades after the closure of the race course in 1970.