

1.6 Site History

1.6.1 The site history has been carefully studied. This has been done with the help of a heritage consultant, Authentic Futures (Robert Bevan). Their Heritage Statement is attached to this application and will be referred to throughout this document.

1.6.2 The Campsbourne Cottage Estate was constructed between 1897 and 1899 on the Campsbourne, a field to the west of Nightingale lane. By 1899 the council had built 108 cottages in Nightingale Lane and in Northview and Southview Roads.

The estate was the very first housing development undertaken by the former Hornsey Urban District Council in 1897 after its receipt of construction powers under the Housing of the Working Classes Act 1890.

1.6.3 To the North, is Alexandra Palace and Park. It is the result of the division of the Tottenham Wood Farm, a large dairy farm, in 1863. Two thirds of the land was sold off, while one third was reserved for the park and palace. Later that same year, the 200-acre park was opened, in 1868 a racecourse was opened in the park, and the first iteration of the palace in 1873.

There was a large and ornate Victorian grandstand not far from the rear gardens of North View Road. Close to Newland Road were stable blocks, a smaller stand and other structures such as refreshment bars. The rails and the outline of the course were still in existence in 1999 when a company hoped to resurrect it.

On reviewing the Campsbourne schemes in 1905 James Cornes wrote :

"No wonder that, with so much knowledge of this subject, he (Lovegrove) has been able ... to rear a colony of self-contained workmen's dwellings unsurpassed in the country. This for London is a revolution in cottage building, and clearly indicates the thought, care, and real ability that the Surveyor must of necessity have put into this work. The Housing Committee and Corporation must be congratulated upon the excellent results of this undertaking, and for the splendid example they have been able to set to other municipalities."

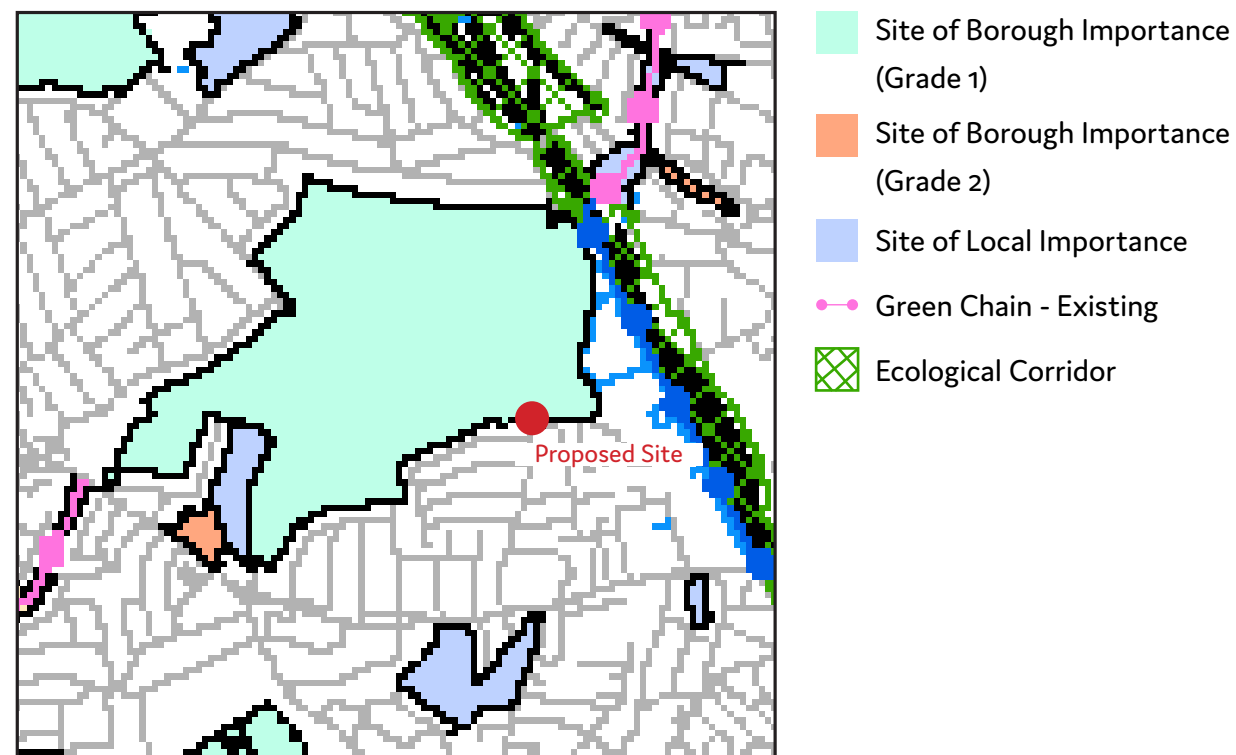


1914 Ordnance Survey Map

1.7 Site Character (1/3)



Historic perspective sketch of End of Terrace



Haringey Open Space Study

1.7.1 The site is located within the Campsbourne Conservation Area. The SPG3.2 Campsbourne Cottage Estate conversation area character assessment and policy statement describes the area as:

“Its architectural character expresses the vernacular village cottage style made popular at the turn of the century by the Arts and Crafts movement.”

1.7.2 The attention to detail with patterned tiling and brickwork gives the terraces a cosy feel which the proposed scheme references.

1.7.3 NPPF Policy 12 Paragraph 130 states:

“Planning policies and decisions should ensure that developments:

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks”

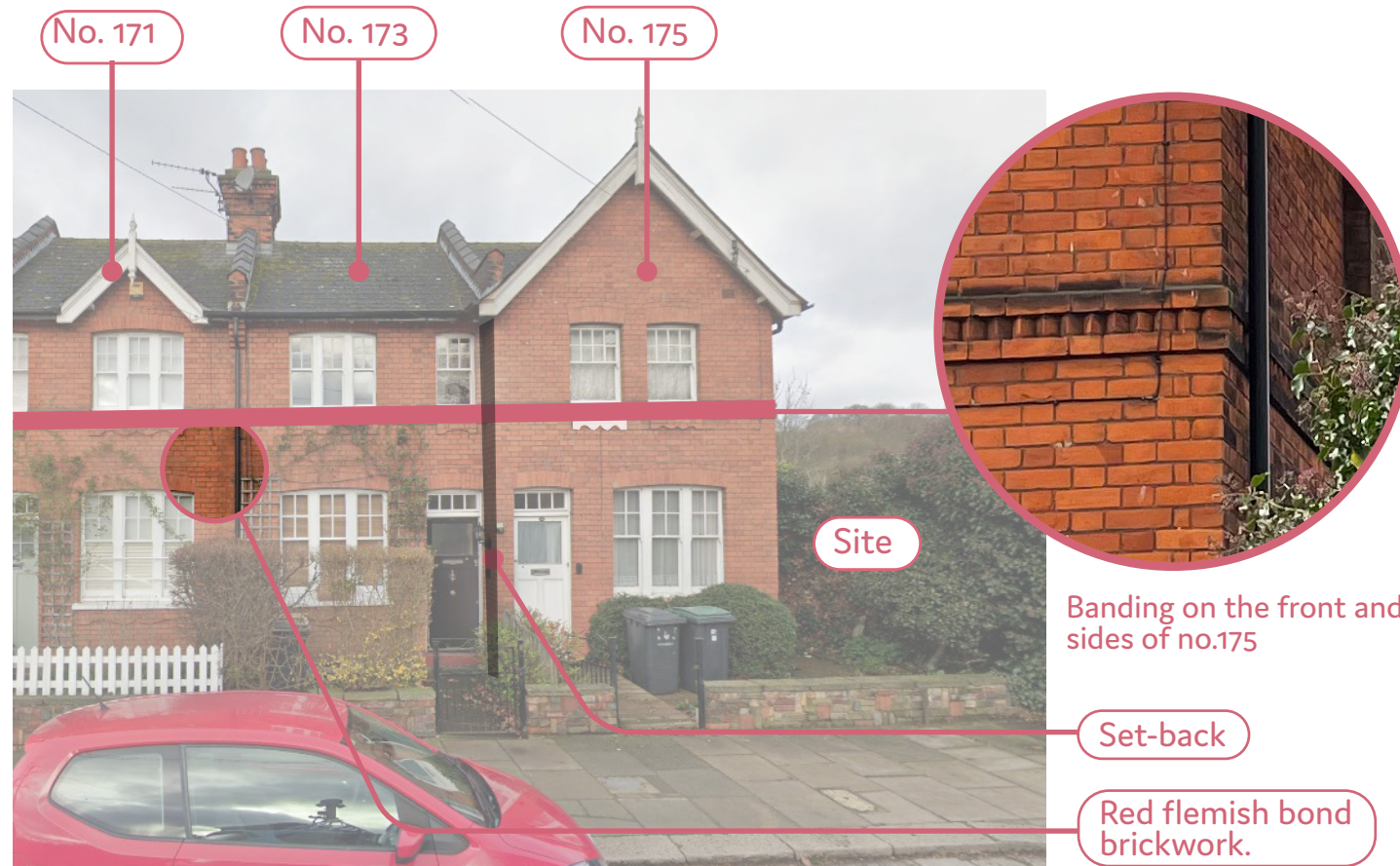
1.7.4 Special attention has been turned to the adjacency of Metropolitan Open Land protected Alexandra Palace Park. The Northern edge of the property sits on the boundary of the park and the landscaping strategy takes this into account and enhances this boundary. Similarly the SINCR, Borough Grade 1 nature of Alexandra Palace Park has been taken into account.

1.7 Site Character (2/3)

1.7.5 The characteristics of Nightingale Lane have been analysed to inform the elevations.

1.7.6 The terraces on Nightingale Lane are identified as Cottage Style 1 in SPG 3.2. The terraces are constructed in red brick, with a detailed band at the sill level of the first floor windows. Other design features on the existing terrace which influenced the design include:

- The set back of no.173 and other houses from no.175
- The tripartite windows at ground level.
- The expressed window sills
- The expressed chimney breast and associated detailing to the side of no.175
- The doors with clerestory windows above



No.171-175 Nightingale Lane



No.173-175 Nightingale Lane Ground Level



Large Sculptural Chimney on No.175 Nightingale Lane

1.7 Site Character (3/3)



Roof form - No.171-175 Nightingale Lane



Roof form - Campsbourne School



Roof form - No.91-99 Nightingale Lane

1.7.7 More widely on the street and in the local area, you find predominately red flemish bond brickwork which informs our material choice. Detailing is also done through material contrasts. For example at the Campsbourne School, opposite the site, red brickwork detailing is used to contrast with London Stock brickwork.

1.7.8 The area shows a wide variety of pitched roof forms. On the terrace, the roof is pitched back to front and side to side, at different scales. This creates a varied roof profile in elevation. The same happens at the Campsbourne school, with an elevation showing a variety of forms, adding to this intricate detailing.

1.7.9 Reminiscent of the Arts and Crafts tradition of the area, many houses on Nightingale Lane have a tiled dado in their front porches. A large variety of patterns and colours are found.



Tiled porches along Nightingale Lane

1.8 Neighbouring Structures

1.8.1 An analysis of the terrace and neighbouring terraces finds multiple extensions to existing houses, as well as outbuildings and sheds in the gardens. These form an irregular pattern in the massing of the area. Views out from the rear of properties on the block are disorganized, with garden structures creating an irregular landscape, both in terms of massing and in terms of materiality. The heritage consultant (Authentic Futures) notes on the rear of these houses:

“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.”

1.8.2 Within this irregular pattern, the rear of all outrigger extensions align, making for an established pattern of acceptable rear extensions.



Site Aerial View



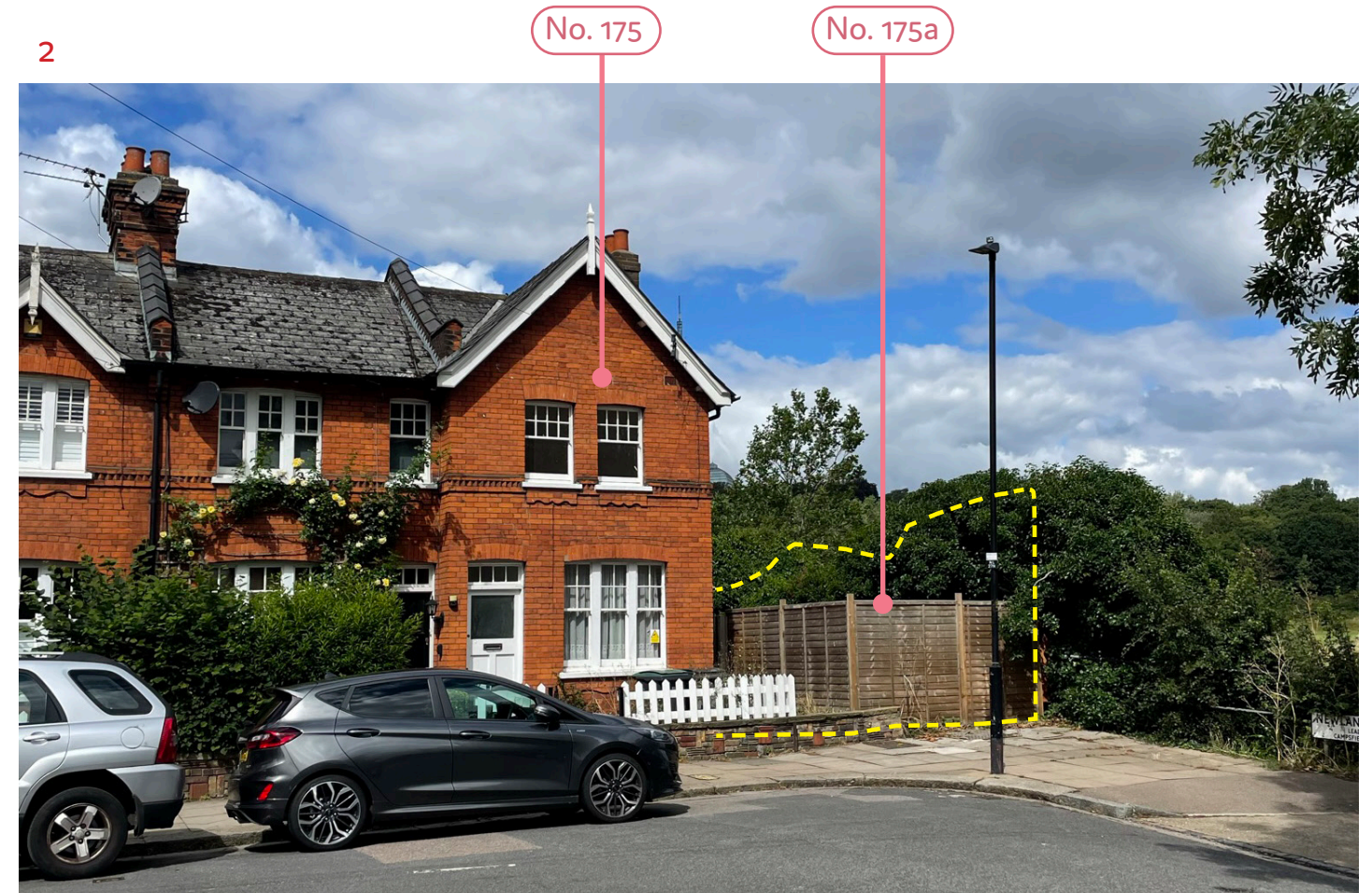
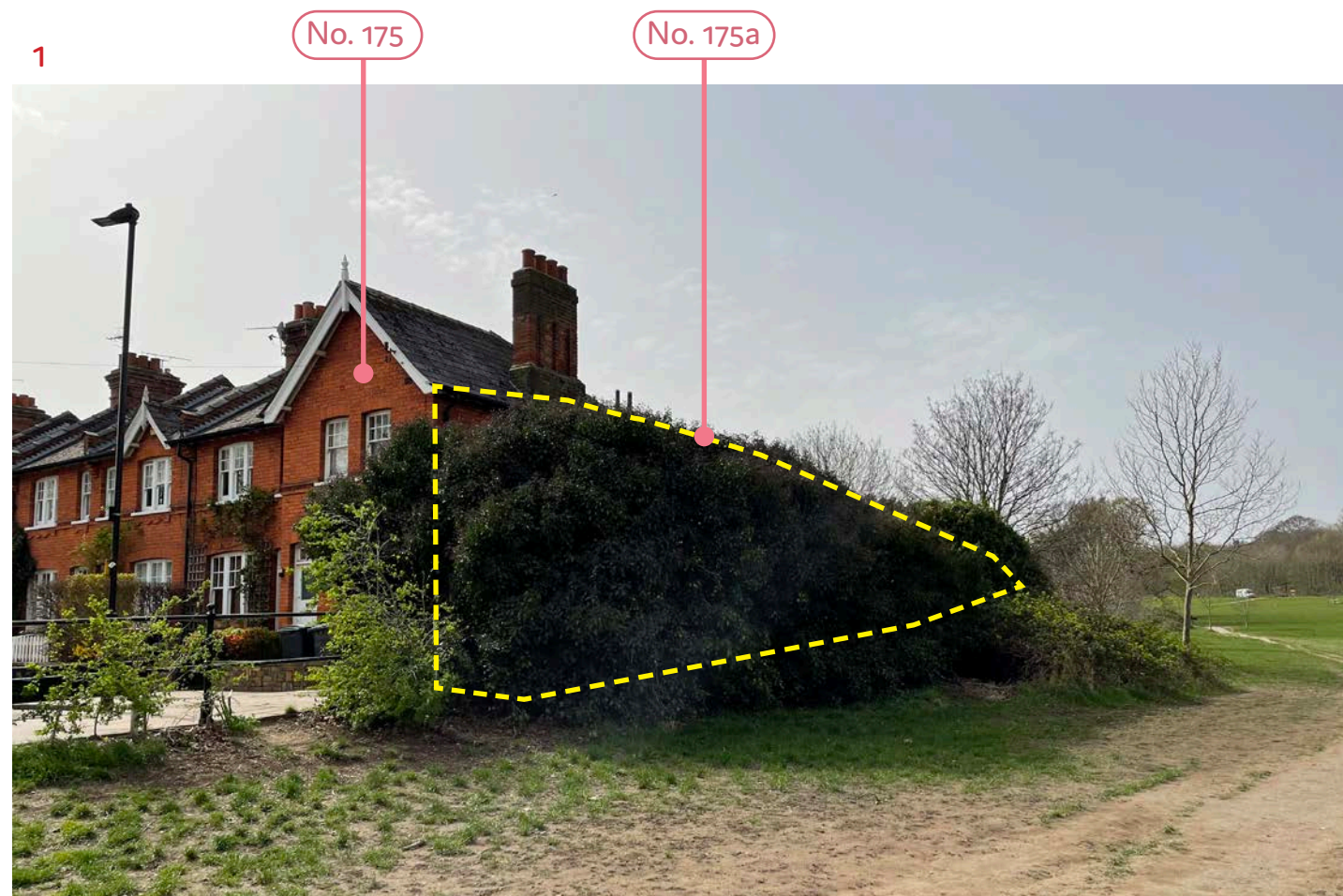
View from No.2 North View Road looking towards site.

- Rear extensions already built
- Outbuildings and sheds

1.9 Site Opportunities

1.9.1 Our proposal makes use of the environmental conditions on the site by ensuring triple aspect elevations and windows to enable passive ventilation from the prevailing wind and make the most of the sun throughout the day.

1.9.2 Neighbouring properties will be fully considered, with any overlooking and overbearing carefully mitigated. How the proposal achieves this is demonstrated later in this report.





View of consented scheme from Nightingale Lane towards North

1.10 Local Development Principle: 34-36 Nightingale Lane

1.10.1 At the intersection of Nightingale Lane and Brook Road, 200m from the site, a three storey residential block of flats has recently been constructed. The infill scheme consists of the demolition of existing garages and the erection of a three storey building containing 3 flats (1x 2 bed & 2 x 1 bed) with associated bin and cycle stores and outside amenity space. Associated works include hard landscaping and reinstatement of pavement in front of the existing crossovers. This can be seen under approved planning application Ref :HGY/2020/0159.

1.10.2 Notably, this proposal is for a 3 storey residential scheme on the same road. The proposal in this application is much smaller in scale, with only a single storey and associated mansard. This consent shows that the principle of an infill contemporary scheme of this scale is acceptable in the local area.



1.11 Local Development Principle: 81-83 Nightingale Lane/Beechwood Road

1.11.1 At the intersection of Nightingale Lane and Beechwood Road, also 200m from the site, a two storey house was granted planning permission in 2015. The infill consented scheme uses the rear gardens of 81-85 Nightingale, and is on the edge of the Campsbourne Cottage Conservation area. This application can be seen under planning application Ref: HGY/2015/0701.

1.11.2 As with the application in this document, the house is at the end of an existing terrace, which is in the Campsbourne Cottage style. This consent shows that the principle of an infill contemporary scheme which is larger in scale is acceptable in the local area.



The scheme as seen from Beechwood Road



The scheme as seen from Beechwood Road





The scheme as approved in HGY/2022/1408

1.12 Local Development Principle: 175a Nightingale Lane

1.12.1 On site, an application for a 1-bedroom house was approved last year (HGY/2022/1408).

1.12.2 This follows from a pre-application (PRE/2021/0153) submitted and commented on in the Summer of 2021 and a refused planning application for a larger 3-bedroom home submitted at the end of 2021 (HGY/2021/3405).

