

by incorporating articulated roof lines sitting at two storeys high, responding to the rear elevations of the terraced housing along Moselle Avenue to the south and the Vincent Estate to the east.

6.11 Overall, it is considered that the Proposed Development and specifically the Lordship Lane frontage south of the Site, would be beneficial to the townscape of the street. The introduction of built form to the south of the Site has been carefully considered in how it relates to the neighbouring residential buildings. A considerable improvement is made to Wellesley Road, completing the existing terrace, and reintroducing a street character which once historically existed at this location. The appropriately scaled Buildings C and D better relate the Site fringe with the residential character of Noel Park Conservation Area to the south and Vincent Estate to the east, an improvement on the current surface car parking which has no relationship with either.

Height and massing

6.12 The height and massing of Building A fronting onto Lordship Lane, sits comfortably alongside the height and massing of the adjacent buildings of Omnibus House and Vue Cinema heading west towards the corner of High Road. The more southern Buildings are designed to step down in scale as you head south away from Lordship Lane. This helps to respond to the change in scale towards the finer grain buildings of the Noel Park Conservation Area.

6.13 The roofline of all Buildings are varied and articulated, with the large scale building fronting onto Lordship Lane presenting a recessive top, using setbacks and lighter toned materiality, to reduce the visual impact of the scale. The smaller scale Buildings (B, C & D) to the south, all adapt to their locations and reference surrounding townscape typologies. The massing of each of the proposed blocks is larger than the massing of the existing Mecca Bingo building. However, the increased massing is mediated through careful design and planning of stepped roofs and terraces. Residential scales are maintained in the most sensitive parts of the Site closest to the Noel Park Conservation Area.



Figure 6.4: Proposed CGI of Building A onto Lordship Lane.



Figure 6.5: Proposed CGI of Building C elevation.



Figure 6.6: Proposed CGI of Building A onto Lordship Lane.



Figure 6.7: Proposed CGI of Building B onto Wellesley Road.



Materiality

6.14 The predominantly masonry palette of the Proposed Development knits in with the materiality of the Noel Park conservation area to the south, but also bridges the townscape characters, addressing the Lordship Lane and commercial centre of Wood Green, providing distinction within the varied materiality of the wider surroundings.

6.15 The tonality of the materials has also been developed in response to the views taking in Noel Park conservation area and its varied and traditional palette of brickwork. A graduated treatment of lightening the materials as the height increases, reduces contrast with the sky and thereby visually reducing its impact, as well as creating more recessive buildings as the setting of the Proposed Development becomes more sensitive towards the northern edge of the conservation area. This is an uplift in quality of the existing condition and clearly contextual to the local townscape character.

6.16 The use of 'muted gold PPC aluminum cladding' for the roof, the same treatment for the window frames, spandrel panels and louvres on upper floors as well as the ground floor commercial units, creates a homogeneity across Building A's elevations. The considered tonality helps these elements of the façade design blend into the materiality of the elevations. The addition of white as window headers, opening reveals and its use on the base with expressed piers, reflects the local residential palette along Lordship Lane.

6.17 Building B demonstrates the same reflective palette, showcasing brick pattern, expressed window surrounds, soldier courses above the windows and green brick details found locally within the Noel Park Conservation Area. The addition of the same 'muted gold' materiality to windows, balconies and doors links the building's expression with that of Building A.

6.18 Similarly with Building C, with the use of horizontal banding, expressed openings, ornamentation and decoration with brickwork create a coherent textural and material response to the rest of the Proposed Development and the surrounding townscape. The 'muted gold' fenestration and adornments also link

the buildings. The tonality of the building lightens up the building. There is a more residential feel to the roof material and form.

6.19 Due to its proximity with the Noel Park Conservation Area, Building D has more a more muted tone of brickwork on its facades, but maintains the window expression and textured and patterned brickwork as the other buildings. The gold windows, doors and Juliette balconies ties the materiality in with the rest of the buildings on the Site.

6.20 The proposed materiality is inspired by the local residential vernacular, particularly by the subtle variation of architectural articulation found across the Noel Park Conservation Area. The Proposed Development would introduced a noticeable improvement through the considered and complementary materials adopted across the varied Buildings.

7.18 Bay Studies

Bay Study - Elevation 01



Figure 6.8: Proposed bay study and material palette for Building C.



Figure 6.9: Contextual reference of the proposed development for Building C.

Landscaping

- 6.21 The urban character of Lordship Lane and its surroundings means that the addition of the proposed Development makes the consideration of amenity space and public realm an important addition to the Site. The DAS prepared by the Architects states:

'At the heart of this ethos lies the public open space, harmoniously stitching together the proposed built forms whilst providing opportunities for play, socialising and increased bio-diversity. Careful coordination between the massing and internal layouts with the landscape design has incorporated key passive safety measures, including ensuring clear sights of view through the spaces, and natural surveillance and overlooking from all sides.'

- 6.22 The landscape plans look to introduce multi-level amenity for all buildings on Site. These respond not only to the active frontages along the Lordship Lane and internal site frontage to the west, but also create an urban green space within the public realm to the south of the Site. 'Entrance plazas' have been designed to create comfortable entrances into the Site and the buildings, as well as to denote the main entrances for the public into the Site as a whole – becoming an important wayfinding tool.

- 6.23 The public realm offering strives to create transition spaces, from the very public to the very private. By including lighting, furniture and layered spaces, the passerby is persuaded to pause and spend time within the environment, stepping away from the urban landscape of Wood Green. The addition of planters along Lordship Lane will add visual interest and softness to the streetscape, as well as drawing people into the Site. As the Landscape Architects state in their DAS:

'This plaza is designed as a 'pause point' along Lordship Lane, indicating the entrance of the urban green space to the south. The view into the space from Lordship Lane is framed by feature trees and directional paving giving it a presence on Lordship Lane.'

- 6.24 Street furniture and improved public walkways will allow for the public space to become an extension of Lordship Lane, a preferred pedestrian route and a place to stop. Integrated play gardens, walking/learning zones, natural areas of 'urban oasis' alongside private terraces, courtyards and biodiverse roofs will soften the view of the proposals along both Lordship Lane and Wellesley Road as well as from glimpses further away.

- 6.25 Coupled with varied boundary treatments along the northern and eastern edges of the Proposed Development, including climbing plants and wildlife and biodiversity corridors, the landscaping will add to urban greening, soften the views of the Proposed Development and create an escape within the urban landscape.



Figure 6.10: Proposed Site Plan with landscape details.



Figure 6.11: Proposed CGI of natural play area.



Figure 6.12: Proposed CGI of outdoor working/ learning zone.



Figure 6.13: Proposed CGI of the aerial view to atrium garden and PBSA courtyard.



Figure 6.14: Proposed CGI of the view of natural play area for Wellesly Road.

Townscape Assessment			
6.26	This chapter presents an independent design evaluation of the Proposed Development and how it relates or responds to the existing townscape context through its form and character. For reference, a description of the existing baseline context and its character can be found in chapter 5 and an overview of the Proposed Development is set out at the beginning of this chapter.	north addressing the busier street of Lordship Lane and relating to the larger commercial buildings of the Wood Green town centre. Heights then reduce as the buildings step down to the south meeting the lower density residential character of the Noel Park estate. Building D is made up of 2 residential buildings on the southern fringe which relate well with the existing 2-3 storey height of the existing Wellesley Road terrace.	in size and design, and their materiality pick up on the varied brick tones and patterns prevalent within the local context. Their frontages work together to create a more considered feeling of enclosure to the Site. By adopting a consistent and muted tonality and palette of materials, they remain subservient to and not competing with the heritage sensitivities within their context.
6.27	Redevelopment of the current building on the Site would optimise the underutilised and low density site which is currently made up of a low lying garage structure and surface car parking. It would improve the architectural quality, public realm provision and local townscape creating an improvement on the current condition, as is the ambition of LBHs site allocation 9.	6.31 The layout of the buildings on the Site have allowed for generous spacing, contributing to resident privacy as well as easy access to landscaped space. The arrangement has also been carefully designed to space sufficiently from the southern boundary and avoid any overbearing effects on the finer grain residential surroundings.	6.35 There is a clear improvement to the design and architecture achieved through the high quality and contextual architecture of the Proposed Development. Architectural detailing incorporated in the brick detailing proposed adds interest across the proposed buildings and further adds to the variety and carefully considered architecture, influenced by the local townscape.
6.28	The considered design approach adds to the varied character of the Wood Green town centre, drawing on the rich mix of materials and typologies in its local surroundings, enhancing the Site's contribution to the townscape of Lordship Lane.	Character: architectural expression and materiality	Public realm and landscaping
6.29	The Proposed Development creates a transition through its stepped building heights between the larger courser grain buildings of Wood Green town centre and the finer grain residential buildings to the east of Lordship Lane and Noel Park to the south.	6.32 The Proposed Development adds to the animation of street frontage at ground floor along Lordship Lane and through the masterplan, with the stepped back glazed façades relating to the surrounding building lines and responding to the change in grain. The larger entrances to the north side of Building A to Lordship Lane animates the frontage and wraps this animation round to the western façade, adding positively to the public realm.	6.36 The addition of landscaping and public realm to the west of the Proposed Development, between the buildings and the existing Omnibus House, adds to urban greening and provides a more comfortable and intimate public realm.
6.30	The stepped form and considered massing ensure there is minimal visibility of the Proposed Development from sensitive townscape locations. Coupled with the carefully articulated design of the larger Building A proposed, it provides an activated return elevation at higher levels stepping down towards the lower buildings proposed to the middle and south of the Site. The proposed massing is spread across 5 buildings of varying height, mass and building typology. Spacing between these blocks allows for a generous landscaping scheme while also minimising the overall effects of the proposed increase of mass. The highest element proposed, Building A, sits appropriately to the	6.33 The design of a strong rhythmical grid on the northern facade, which is seen in other modern developments in the town centre and breaks up the massing of the building when seen in context looking east and west along Lordship Lane. Its materiality knits together the modern commercial buildings to its immediate west and the residential terraces to the south and east. The consistency in the material choices across the masterplan allows for greater understanding of Building A as the corner is turned into the Site and brings with a new and improved legibility.	6.37 As the Landscape Architects state within their DAS: <i>'Through meticulous material selection and an expansive planting scheme, the design makes a noteworthy positive contribution to the character and ecological quality of the space. It addresses the community's need for accessible public open space, offering a welcoming environment for both residents and visitors.'</i>
		6.34 The buildings that sit behind the main frontage onto the road, including B, C and D, all respond to the finer grain residential nature of the adjacent conservation area and existing housing developments, and mediate between their scales. They become more residential	6.38 The animated corners help to draw pedestrians into the landscaped areas, improving access, activity, and wayfinding. It allows for ground floor activities to spill out into the public space and ultimately improves the townscape by adding nature to an urban gap, creating somewhere appealing to pause. The proposals also increase natural surveillance and the feeling of safety, encouraging more use of the space and the surrounding roads.
			6.39 Improved permeability of the Site would be established through the new routes through from Lordship Lane to Wellesley Road, as well as the extension to Wellesley Road itself. The hard and soft landscaping would make these pedestrian routes inviting with clear legibility between the new route through to Redvers Road and the more residential access further east on Wellesley Road.

7. Heritage Assessment

- 7.1 The Site does not lie within a conservation area or contain any listed buildings, there are a number of HAs in the area around the Site, as described below. Those HAs considered as part of this Heritage Assessment comprise both designated and non-designated HAs including Listed Buildings (LBs), Conservation Areas (CAs) and Locally Listed Buildings (LLBs). No Scheduled monuments lie within a radius of 500m of the Site (the study area defined for this assessment).
- 7.2 Statements of significance of the heritage assets likely to be affected by the Proposed Development on the Site are set out below. This is considered sufficient to assess the effects of the Proposed Development on surrounding heritage assets in light of the scale of the Proposed Development.
- 7.3 The National Planning Policy Framework defines heritage significance at 'Annex 2: Glossary' as:
- 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.*
- 7.4 The heritage significance of HAs forming part of this assessment, including the special architectural or historic interest of the listed buildings (including discussion of the nature and extent of their settings in so far as they contribute to that heritage significance), and character and appearance of conservation areas, is assessed below. The following assessments of significance are proportionate both to the importance of the asset and to the nature and extent of the Proposed Development. They are considered sufficient to understand the potential impact of the Proposed Development on heritage interest.
- 7.5 The following heritage assets are assessed in this chapter and are indicated on the map ta figure 7.1:
- Noel Park Conservation Area
 - Trinity Gardens Conservation Area
 - Top Rank Club (Grade II*)
 - Wood Green Underground Station (Grade II)
 - Church of St Mark, Noel Park (Grade II)
 - 203 High Road (The Nag's Head Public House) (Locally Listed)
 - 22 Pellatt Grove (Locally Listed)



Approximate Site boundary marked in red for indicative purposes only. An approximate 250m radius is marked on the map. Heritage assets within this radius are identified.

Conservation areas are marked in pink and identified below.

Heritage Assets:

-  Grade II* listed building
-  Grade II listed building
-  Locally listed building
-  Conservation areas
-  Top Rank Club
-  Wood Green Underground Station
-  Church of St Mark, Noel Park
-  Parish Hall to Church of St Mark
-  203 High Road (the Nag's Head Public House)
-  22 Pellatt Grove
-  Noel Park
-  Trinity Gardens

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Figure 7.1: Heritage asset map, approximate site boundary marked in red for indicative purposes only. Ordnance Survey Licence number 100022432



Conservation areas

Noel Park Conservation Area (Map Ref 1)

7.6 Noel Park Conservation Area was designated on 01/03/1974. Haringey Council's 'Noel Park Conservation Area Appraisal and Management Plan' states that Noel Estate is located almost at the heart of Wood Green, around halfway between Highgate and Tottenham. The area forms a rough triangle, with Lordship Lane to the north and the north-east, Wood Green High Road to the west and Westbury Avenue to the south and south-east.

Heritage significance / character and appearance

7.7 The conservation area follows a coherency and homogeneity in its townscape character due to the presence of evenly laid out streets in a grided pattern, a straight, continuous building line and a consistency in the residential buildings' overall character.

7.8 The treatment of the roofs and turrets of the corner houses, decorated gables, projected bays, red-yellow brickwork patterns and intricate fenestration elements all contribute to the areas character and significance. The Victorian-Gothic houses produce a rhythm, dynamism, and variation in the streetscape through the Flemish bond facades, uniquely designed turrets, partly-projecting pitched roofs, projecting or recessed porches and decorative elevational brickwork with corbelling. This fine-grained conservation area has striking, long street views, enhanced by tree lines and terraces.

7.9 Haringey Council's 'Noel Park Conservation Area Appraisal and Management Plan' summarises its significance as follows:

'The layout of streets, composition of terraces, architectural character, boundary treatments and open space collectively form an attractive and coherent townscape. There is a clear hierarchy of streets reflected in land use, building size and design, and road width. The grid layout, straight streets, continuous building line and treatment of corner properties create an organised and legible space with attractive long street views throughout. Homogeneity in the streetscape gives the estate a clear identity and sense

of place. Garden spaces and trees contribute to a pleasant and spacious residential character.'

7.10 The CA's character is embodied in its architectural design and variation. Noted within the Conservation Area Appraisal and Management Plan:

'Much of the Estate's charm and interesting character derives from the quality of the architecture. The architects' consistent use of gothic ornamental detail and high-quality materials in complementary designs is visually appealing. Facades are enlivened with decorated gables and recession and projection of bays. The red and yellow brickwork in bands and continuous roof lines emphasises the horizontal mass, while the differentiated gables and corner houses with their fully hipped turrets give each composition rhythm and unity. All around the estate, decorative details further added variety to the terraces.'

7.11 Its special interest is noted as being embodied within its picturesque composition, narrow plots, hierarchical house types and closely planned grid of treelined streets and 'its richly decorated, small, well-designed houses.'

The contribution of setting to the heritage significance

7.12 As outlined in the above, the conservation area benefits from a consistency of scale and form which denotes its special character. It is that difference between the CA and the surrounding townscape which aids our understanding of the special interest of the Noel Park Conservation Area. More specifically, the heritage significance of the conservation area is informed by views from within and are more focused on the consistency in character across the area.

7.13 It is noted in the Noel Park Conservation Area Appraisal and Management Plan that there is an opportunity to improve on the setting and boundary condition through new development better referencing or reinstating original features and character. The existing building on the Site and surface car parking do not offer any contribution to the significance of the conservation area as part of its setting, and could

be considered a negative element given the lack of legibility or connection to the south or onto Lordship Lane.

Assessment of the effect of the proposed development on the significance of the heritage asset

7.14 The Proposed Development would introduce a minor change to the setting of this part of the wider conservation area, through the replacement of the existing Mecca Bingo building on Lordship Lane. The existing building is not seen from the south when within the Noel Park conservation area, apart from when on the corner of Moselle and Gladstone Avenues, the extent of visibility will increase through the addition of the Proposed Development, see views 4, 5, 6 and 7.

7.15 The design of the upper floors on Building A onto Lordship Lane, as well as the residential considerations of the design of blocks C and D, are the only parts of the Proposed Development that would be visible within a small part of this conservation area. These have been carefully designed in response to consultation throughout the pre-application process to provide a graduated lightness through scale and materiality, resulting in a well resolved top to Block A, and a finer grain residential scale to blocks C and D, that are both an improvement over the existing condition.

7.16 It is considered that this minor change to a small part of the setting of a much larger conservation area, would not affect the character and appearance of the conservation area or alter the ability to appreciate its significance. There is a degree of enhancement to the setting of the conservation area achieved through the redevelopment of the Site by better completing the residential street of Wellesley Road, reinstating part of the historic street layout once established here.

7.17 There would be no direct effect to the character and appearance of the conservation area. Any perceived harm through change to the setting of the heritage asset should be considered on balance and would be at the lower end of less than substantial, being outweighed by the considerable enhancements to the public realm and an increase in architectural quality, enhancing the townscape around the Site. A full list of



Figure 7.2: Typical terraces of Morley Avenue.



Figure 7.3: Corner property on Vincent Road with Moselle Avenue.

the public benefits can be found in the accompanying planning statement prepared by DP9.

Trinity Gardens Conservation Area (Map Ref 2)

7.18 The Trinity Gardens Conservation Area was designated on 22nd December 1978, but extended further on 21st June 1988 to include the south eastern section of Bounds Green Road, Ewart Grove, Williams Grove and Pellatt Grove to the east of the High Road and on 11th February 2008 to include the buildings in Park Avenue south to the former railway bridge to create the present day boundary.

7.19 The CA has been split into four sub areas in order to distinguish areas of similar character and development periods. As the Trinity Gardens Conservation Area Appraisal itemises:

1. Trinity Gardens and Bounds Green Road (The area to the west of the High Road, including Trinity Road, Finsbury Road, Trinity Gardens, Nightingale Gardens and Bounds Green Road) 2. High Road (The area surrounding the High Road, including Crescent Gardens) 3. White Hart Lane (A relatively small area to the east of the High Road and north of Crescent Gardens) 4. Ewart Grove and Pellatt Grove (The residential streets to the east of Crescent Gardens).

Heritage significance / character and appearance

7.20 The Trinity Gardens Conservation Area is a relatively small area but has a diverse character and appearance, with each of its sub areas being easily definable. The area has a rich history and has been developed since the Saxon period when it began life as a hamlet known as 'Woodleigh'. The Trinity gardens CA is situated at the ancient junction of Wood Green High Road and Bounds Green Road, which was established in the 14th Century.

7.21 The CA developed steadily over the centuries, with a growing number of residential areas lining what is now the outer boundaries of the area, with various shops, services and public buildings being constructed along major thoroughfares. During the 1920's and 30's Ewart, Williams and Pellatt Grove were also developed more intensively in the eastern section of the CA.

7.22 In contrast to the rest of the CA characterised by green open spaces, the area east of Stuart Crescent contains narrow domestic scale residential streets. The Appraisal describes this sub area of the CA and Pellatt Grove which is within our study area:

'The area primarily comprises a mix of Edwardian terraces and later 20th terraces and apartment buildings. Only about 15 to 20 Victorian properties remain. In addition to the variety of ages of properties, the architectural merit of the buildings within this area is inconsistent.'

The contribution of setting to the heritage significance

7.23 As the CA Appraisal states:

'Pellatt Grove is a long curved residential street, which is fronted by a range of properties of varying origin, scale and design and is lined with clusters of mature trees. The road is primarily lined with Edwardian terraces and semi-detached dwellings, although it also includes larger blocks of flats. Although the isolated Victorian properties fronting the street are of some architectural merit, the majority of buildings on Pellatt Grove are of limited interest and many are in poor condition. Glimpsed views are experienced from the western end of the road of Crescent Gardens and St Michael's Church, whilst the eastern end of Pellatt Grove is again dominated by the tower blocks lining Progress Way.'

7.24 The conservation area does not benefit from a consistency of scale or form which denotes its special character. Much of its interest lies in the large areas of green which create openness within the urban landscape, notably a green corridor in the form of an elongated park that runs south towards Wood green common. It is that green character between the CA and the surrounding townscape which aids our understanding of the special interest of the Trinity Gardens Conservation Area as a whole. More specifically, the heritage significance of the conservation area is informed by views from within, taking in the townscape beyond its boundaries.

7.25 The existing building on site does not offer any contribution to the significance of the conservation

area as part of its setting owing to the distance and lack of any intervisibility or association.

Assessment of the effect of the proposed development on the significance of the heritage asset

7.26 The Proposed Development would introduce a minor change to the setting of this part of the wider conservation area, through the replacement of the existing Mecca Bingo building on Lordship Lane. The existing building is not visible from Trinity Gardens Conservation Area. The extent of visibility will increase marginally through the addition of the Proposed Development.

7.27 The design of the upper floors on Building A onto Lordship Lane are the only parts of the Proposed Development that would be visible within a small part of this CA, as seen in view 10. These have been carefully designed in response to consultation throughout the pre-application process to provide a recessive top through scale and materiality, that is an improvement over the existing condition that appears contextually and adds a stronger contribution to the local townscape than what currently exists.

7.28 It is considered that this minor change to a small part of the setting of a much larger conservation area would not affect the character and appearance of the conservation area or alter the ability to appreciate its significance.

7.29 Therefore, there would be no harm to the character and appearance of the conservation area through change to its setting.



Figure 7.4: Wood Green High Road (Source: Historic England).

Listed buildings

Top Rank Club (Map Ref A)

7.30 Alternatively known as the Gaumont Cinema, Broadway, the former cinema was built in 1933-34 by the Gaumont-British Picture Corporation in collaboration with the satellite company Associated Provincial Picture Houses. Designed by William Edward Trent and Ernest F. Tulley.

7.31 It is a brick clad steel framed building with a symmetrical Moderne entrance façade, combining both stone and brick, framing four sets of original entrance doors. Above the cantilevered canopy sits long windows on two levels, divided by convex mullions with original glazing bars. The artificial stone above, used for holding movable lettering to advertise the films being shown, sits within the artificial stone frame terminating in squared volutes.

Heritage significance

7.32 Both externally and internally, the building retains a wealth of original features, due in part to its continued use. The cinema building has been used as a bingo club,



and currently houses the Dominion Centre church, and therefore is a key building for the community of Wood Green. Further interest is derived from the mix of architectural features and mix of styles which have been well preserved and contribute to the significance of the listed building.

- 7.33 Its internal design and street façade is significant due to its quality. HEs listing summarises its importance and heritage significance to the area as:

'A lavish super cinema of the 1930s combining Moderne, Egyptianising and Expressionist elements in its decoration - the latter probably derived from the interior of the Titania Palast cinema in Berlin of 1928 by Schoffler, Schlonbach and Jacobi. Possibly the most successful of the surviving Gaumont schemes by Trent and Tulley.'

The contribution of setting to the heritage significance

- 7.34 The Top Rank Club has historic interest due to its continued use as a centre for entertainment and community gathering. The setting of the listed building is primarily understood from its location on The Broadway, High Road, where it sits between existing commercial premises. The access from here is narrow. There is limited contribution made by this much evolved urban setting in how this listed building is appreciated. The Site lies to the east of the listed building and offers no contribution to significance as part of its setting.

Assessment of the effect of the proposed development on the significance of the heritage asset.

- 7.35 There would be little to no visibility of the Proposed Development from the Top Rank Club. The building would not be experienced in conjunction with the Proposed Development.
- 7.36 Therefore, there would be no harm to the significance of the heritage asset, or the ability to appreciate it, through change to its setting.



Figure 7.7: Wood Green Underground Station

Wood Green Underground Station (Map Ref B)

- 7.37 Wood Green underground station is located on the junction of Lordship Lane and High Road, occupying a corner plot to the north east of the crossroads. Its single curving elevation facing the public realm sits between late C19th commercial and residential properties. HE details the asset as: *'a distinctive and well detailed design, merging Charles Holden's earlier design for South Wimbledon on the Northern Line and his later Piccadilly Line 'house' style, accommodating a spacious, well-lit booking hall into a corner site between existing buildings'.*

- 7.38 Externally, the station's street elevation is faced with multi-coloured red bricks in English bond, with a projecting concrete canopy. To either end of the frontage, louvred brick ventilation towers rise above the roof to reduce the drafts from oncoming trains. The convex station frontage is flanked by two flat roofed rectangular office blocks in the same materiality as the station.

Heritage significance

- 7.39 The heritage significance lies in the fact that the station is seen as one of the best of Holden's *'ground-breaking Modernist designs for the Piccadilly Line extensions of the early 1930's.'* Great importance lies in this introduction of *'rational modern design'* to the wider public and creating a *'brand image'* when this was still seen as a novelty.

'Internally, the station retains little of the detail of the original design. Some of those retained include the newel post disc and diamond motif used by Holden on other projects – including Senate House, original bronze poster panels either side of the entrance bays, the blue station clock over the escalator shaft and the original cream with green trim dado tiling to the staff corridors, stairs, and canteen.'

The contribution of setting to the heritage significance

- 7.40 The heritage significance of the station lies in its scale and character of the design and its important transport role in the centre of Wood Green. It does not lie within any conservation area or close to any other listed building. It is in an area populated with diverse and wide-ranging architecture and townscape that has consistently evolved. The setting of the station is primarily the crossroads junction on which it sits and addresses. More important to the station's setting is its connection to London Underground network as part of the Piccadilly line and its development.

- 7.41 The Site lies to the east of the station and does not contribute to the significance or setting of the listed building.

Assessment of the effect of the proposed development on the significance of the heritage asset.

- 7.42 Where experienced together, in views from Wood Green town centre (viewpoint 2) on Station Road looking east, the active ground floor of the Proposed Development would be a positive addition to the wider setting of this listed building. The Proposed Development would not be experienced alongside the station when viewed from other approaches around the town centre.
- 7.43 Therefore there would be no harm to the significance of the heritage asset, or the ability to appreciate it, through change to its setting.



Figure 7.5: Church of St. Mark's, from Gladstone Avenue



Figure 7.6: Church of St. Mark's from Lymington Avenue

Church of St Mark's, Noel Park (Map Ref C)

- 7.44 Located within the Noel Park Conservation Area, situated towards the south west border or the CA boundary, the church was built in 1889 to serve the Noel Park estate, then the development by the Artisans' Labourers' and General Dwellings Co. It was designed by Rowland Plumbe, who also designed the Noel Park estate, and was designed to accommodate 850 people seated - becoming the best attended parish church in Wood Green throughout the early C20th.

- 7.45 The church is located on an island site and acts as the congregation centre of Gladstone Avenue, Lymington Avenue and Vincent Road. The Gothic revival church

in red brick, with lighter glazed terracotta detailing and simple stepped arches, forms a group with the adjacent parish hall and vicarage.

7.46 HE's listing describes it as: 'Red brick, with lighter glazed terracotta detailing and simple stepped arches in a rather stark, early Gothic style. West window with five grouped lancets, east window with a similar three-light window. / Forms a group on an island site with the adjacent parish hall (1885, Q.V.) and vicarage (1903 to designs by J S Alder).'

Heritage significance

7.47 It's heritage significance lies in its design, location and group value with the adjacent Parish Hall. The main reasons for listing are cited as: 'A significant survival of a church designed and planned to accompany a middle-class residential development, with the same architect (Rowland Plumbe) for both. It is set on a planned island site purchased for the purpose. An excellent example of the adaptation of French C13th Gothic forms by the C19th Gothic revival, and also of the use of durable materials (brick) to suit urban conditions.'

The contribution of setting to the heritage significance

7.48 The church is within the Noel Park Conservation Area which adds to its significance as part of the late C19th housing development built for those whom the church was devised to serve and considered the centrepiece of the architectural plan for the area. It is also in keeping with the predominant character of the area. There are no further listed buildings in its vicinity, but the setting is uniform within the conservation area with the gridded streets of terraces sympathetic to the scale and form of the building, adding to the value of the Church Hall.

7.49 The Site lies to the north west of this heritage asset, with the existing building on Site not being experienced as part of the setting due to its diminutive height and scale, location among larger buildings on Lordship Lane and distance from the church to the north. To the south, the terraces form a tight grid and visual conjunction within the setting of the church. The existing building does not contribute to the heritage

significance the listed building as an element within its setting.

Assessment of the effect of the proposed development on the significance of the heritage asset.

7.50 The Proposed Development would introduce a minor change to the wider setting of the church, as a very small portion of the proposed Block A would be just visible above the existing terrace roofline mostly when seen from further south at Lymington Avenue, to the east of the church's island site. View 4 demonstrates the very minimal intervisibility experienced when taking in St Mark's Church and the roof of the Proposed Development beyond the ridge line of Gladstone Avenue.

7.51 The upper floors and roof have been carefully designed in response to this context and include stepped profiles and brick materiality to reduce visual impact of Building A. There would be no harm to the significance of the heritage asset, or the ability to appreciate it, through this change to its setting. The primary elements of the listed buildings setting would remain intact and unchanged.



Figure 7.8: Parish to Church of St. Mark's from Lymington Avenue



Figure 7.9: Parish to Church of St. Mark's from Ashley Crescent

Parish Hall to Church of St Mark's, Noel Park (Map Ref D)

7.52 The hall sits to the south west flank of St Mark's Church. It is a single storey, five bay, late C19th red brick building. It has a tiled, steep pitched roof with a tall square tower to the north west corner, itself having a steep pyramidal roof, with a short spike and ball finial. To the east end of the main hall are projecting gabled north and south bays. The eastern end of the hall has a lower single storey, single bay section, which itself has a smaller square tower – also with pyramidal roof and spike and ball finial. The main hall of the building has groups of three lancets divided by stepped buttresses.

Heritage significance

7.53 It's heritage significance lies in its design, location and group value with the adjacent Church of St Mark's, Noel Park.

7.54 It's significance, therefore, is attached to the significance of St Mark's Church – described previously, and historic development as part of the Noel Park estate.

The contribution of setting to the heritage significance

7.55 The hall is within the Noel Park Conservation Area which adds to its significance alongside the adjacent church building to the north east. It is also in keeping with the predominant character of the area. As with the church, its setting contributes to the heritage significance of the receptor.

7.56 The existing building on Site does not contribute to the heritage significance of the listed building.

Assessment of the effect of the proposed development on the significance of the heritage asset.

7.57 As with the Church of St Mark's adjacent, the Proposed Development would introduce a minor change to the setting of the hall yet far more limited given the reduced ability to see the Proposed Development in conjunction with the hall.

7.58 The upper floors and roof have been carefully designed in response to this context and include stepped profiles and complementary materiality to reduce visual impact, appearing as a recessive background element. There would be no harm to the significance of the heritage asset, or the ability to appreciate it, through change to its setting.



Figure 7.10: Nags Head Public House to Wood Green centre.

Locally listed buildings

203 High Road – The Nag's Head Public House (Map Ref E)

- 7.59 Located on the west side of Wood Green High Road, and included on the local list in January 1997, this large prominent curved corner building sits as a landmark on the crossroads of Wood Green. It does not sit within a conservation area. Now a pub, but historically also residential in use, it continues the historic building line and now forms part of the wide arterial junction. To the ground floor, granite columns with black painted architrave and friezes above windows and doors wraps the frontage and denotes its use as a public house.

Heritage significance

- 7.60 Its heritage significance lies in its prominent high street location and history as a local public house and private residence. It holds architectural interest due to its materiality and design as well as townscape interest due to its location on the Wood Green intersection, defined by its curved frontage following the junction's pavement line.

The contribution of setting to the heritage significance

- 7.61 The setting of The Nag's Head is the junction of Station Road and High Road. The building is outside of any conservation areas and is not experienced in conjunction with the Site and therefore the Site does not contribute to the heritage significance of the listed building as an element within its setting.

Assessment of the effect of the proposed development on the significance of the heritage asset

- 7.62 As seen within view 1, the Proposed Development is only experienced in conjunction with the heritage asset obliquely and at distance from further west up Station Road. Visibility of the Proposed Development would take in Block A's brick facades and larger massing but within the context of the surrounding larger buildings that exist at the junction. At no other point is there intervisibility between the two. There would be a minor change in the setting when looking east.

- 7.63 It is considered that this minor change would cause no harm to the significance of the locally listed building, or the ability to appreciate it. There would be a level of improvement to its setting through strengthen contribution to the Lordship Lane streetscape.

22 Pellatt Grove (Map Ref F)

- 7.64 *Located within the Trinity Gardens Conservation Area extension in 1988, the large detached villa dating from the mid-1800s on the long curved residential street, was built on land bought by the Finsbury Freehold Land Society from Wood Green Farm. A two storey Victorian dwelling in London stock brick, with a white rendered canted bay window, sash windows and a prominent entrance portico.*

Heritage significance

- 7.65 Its significance is primarily derived from its heritage, being one of the only survivors of the large, detached villa topography in the area and being of high quality design. It contributes to the higher density domestic scale of the road and its more enclosed nature at this end of the CA.

The contribution of setting to the heritage significance

- 7.66 The heritage significance of the locally listed building is its survival as an original and unusual residential typology in the Wood Green area. It sits within the Trinity Gardens conservation area, but not close by to any other statutory listed or locally listed buildings. The setting of 22 Pallett Grove is residential in nature and set back and away from the main arterial roads into

Wood Green centre. Therefore, its setting is primarily its detached building typology established historically along this street which has been developed at various phases.

- 7.67 There is no intervisibility between the HA and the Site. The result of which is that the Site does not contribute to the HAs setting.

Assessment of the effect of the proposed development on the significance of the heritage asset

- 7.68 The locally listed building is not experienced in conjunction with the Site and therefore the Proposed Development does not contribute to the heritage significance of the heritage asset.

- 7.69 There would be no harm to the significance of the locally listed building through change to its setting.

8. Visual Assessment

8.1	This chapter focuses on the visual effects of the Proposed Development on visual amenity and the surrounding townscape. In order to assess the likely visual effects, viewpoints from 15 locations have been selected in consultation with LBH and GLA planning officers based on the methodology set out in Chapter 2 of this HTVIA. The level of future visibility of the Proposed Development has been informed by a Zone of Theoretical Visibility (ZTV) study, produced by visualisation specialists, EB7, included in Appendix 2. Within this study area, four types of viewing location, all publicly accessible, were identified: • Views that have been identified as significant, by LBH or the GLA i.e. in planning policy and guidance documents and conservation area appraisals; • Other locations or views of particular sensitivity, including those viewpoints in which the Proposed Development may significantly affect heritage assets or their settings; • Representative townscape locations from which the Proposed Development will be visible; and • Locations where there is extensive open space between the viewer and the Proposed Development so that it will be prominent rather than obscured by foreground buildings. This includes areas of open space that are important in a local context, e.g. for leisure purposes, or riverside paths.	8.2	The set of viewpoints was chosen to represent: • ‘maximum exposure/maximum conjunction’. Maximum exposure means that it should not be possible to find potential alternative viewpoints which allow a more open viewpoint of the proposed development. Maximum conjunction refers to the intention of showing the proposed development together with important elements of the surrounding townscape, including the setting of nearby heritage assets. • A range of viewpoints from different directions from which the Proposed Development will be visible; • A range of distances from the Site; and • Different types of townscape area.	8.4	TTC have assessed the visual effects of the Proposed Development on the local environment, making use of quantitative and the qualitative material provided in the Architects’ DAS and drawings, as well as through Accurate Visual Representations (AVRs) presented in this chapter. The AVRs have been produced by visualisation specialists, EB7, using their methodology included at Appendix 1 of this report. The written assessments, found in the following pages, include both objective and subjective commentary based on professional judgement, survey of the site and surroundings and analysis of the built environment.
		8.3	The views assessed in the following pages are not the only views which are likely to be affected by the Proposed Development, they represent a general spread of views which illustrate the urban relationships likely to arise between the Proposed Development and the surrounding townscape.	8.5	Each of the views is presented and assessed, comparing an ‘existing view’ illustrated by a photograph of the baseline condition to a ‘proposed view’ illustrated by an AVR showing either a wireline or rendered representation of the Proposed Development within the existing condition. In views where committed schemes are potentially visible in conjunction with the Proposed Development a cumulative AVR and accompanying assessment is included.

TTC view no.	Location	Render / Wireline
1	Station Road/ River Park Road	W
2	Station Road/ A105	W
3	Lordship Lane/ Berners Road	R
4	Russell Avenue/ Lymington Avenue	R
5	Gladstone Avenue/ Ashley Crescent Roundabout	W
6	Gladstone Avenue/ Moselle Avenue	R
7	Vincent Road/ Moselle Avenue	R
8	Lordship Lane/ Wood Green Crown Court	W
9	Lordship Lane/ St Albans Crescent	R
10	Bounds Green Road/ Church	W
11	Locally Significant View: 19a - Lordship Lane at Bruce Castle > Alexandra Palace	W
12	Locally Significant View: 19b - Lordship Lane at Bruce Castle	W
13	Locally Significant View: 22 - Adams Road > Alexandra Park	W
14	Vincent Road / Sultan Terrace	R
15	Vincent Road	R



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Figure 8.1: Viewpoint map, approximate boundary marked in red for indicative purposes only.

Notes:

Viewpoint locations are approximate - exact locations, taking into account conditions on the ground, to be determined on site with TTC.

Approximate site boundary marked in red for indicative purposes only.



MECCA BINGO, WOOD GREEN
Viewpoint map for Townscape and Visual Impact Assessment

Date: February 2024