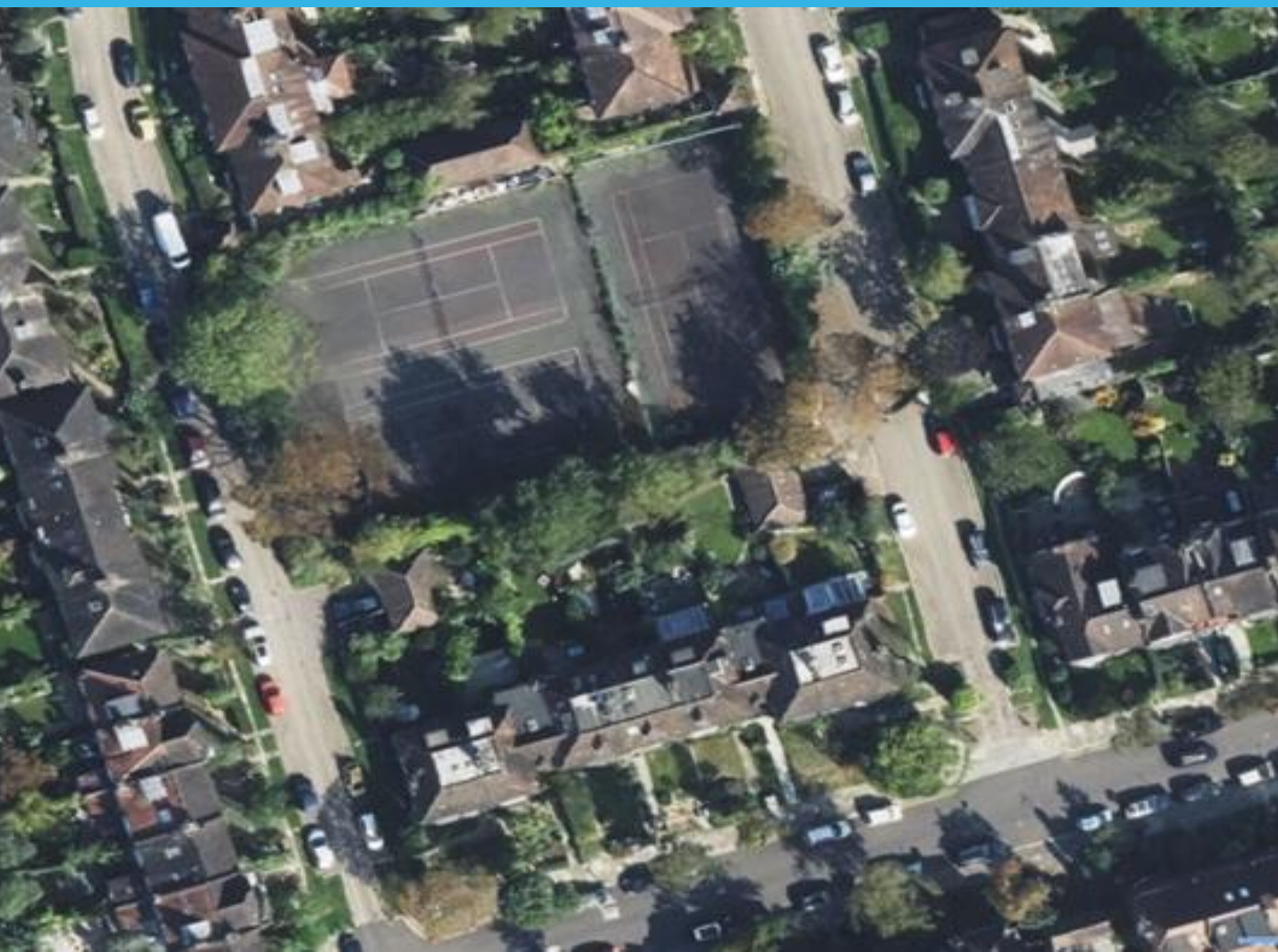


A. Heritage Assessment, prepared by Built Heritage Consultancy

Grove Lawn Tennis Club
Rookfield Garden Village
Muswell Hill
Heritage Assessment
London Borough of Haringey
September 2023



Built Heritage
Consultancy

Grove Lawn Tennis Club Rookfield Garden Village Muswell Hill

Heritage Assessment

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1.0 Introduction

1.1 Instruction

The Built Heritage Consultancy have been commissioned by The Chine and Cascade Avenue Residents Association to assess the heritage significance of The Grove Lawn Tennis Club in the Rookfield Garden Village Conservation Area.

1.2 The Background

The Grove Lawn Tennis Club is located within the block of land bounded on two sides by The Chine and on the east side by Cascade Avenue and the south side by Etheldene Avenue. On its north side, at a higher level than the courts are semi-detached houses on Cascade Avenue and The Chine while at a lower level than the courts are a group of small terraces on Etheldene Avenue.

These streets are partly private roads within the Rookfield Garden Village, originally owned by the Collins family and designed by Herbert and his brother William Brannan Collins. The Rookfield Conservation Area which covers all these roads was designated on 26 March 1976. The residential properties in the conservation area are subject to an Article 4 direction (a restriction of permitted development rights) formally issued 1978 and updated in December 2020, after a review of identified threats to the character of the area.

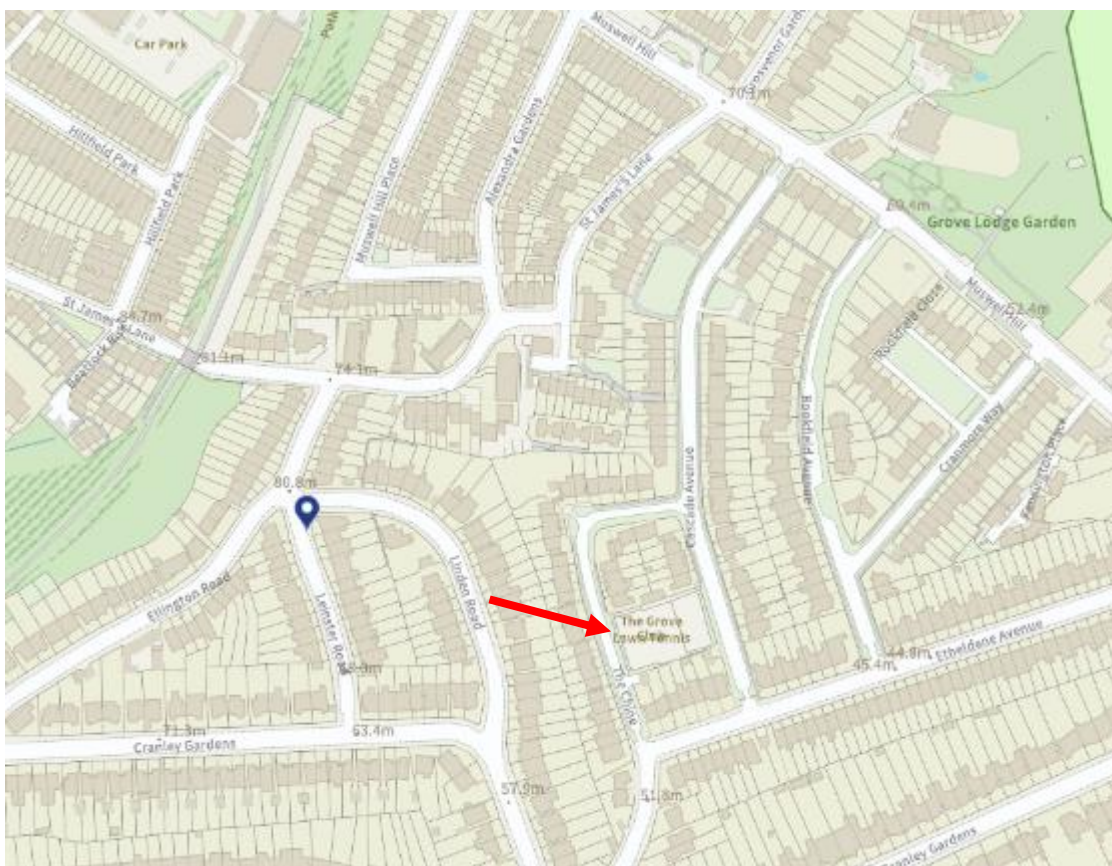


Fig. 1 - Map showing the location of the Grove Lawn Tennis Club (Historic England).



Fig.2 - Aerial view of The Grove Lawn Tennis Club in the block surrounded by The Chine, Cascade Avenue and Etheldene Avenue.

1.3 Purpose of this assessment

The purpose of this report is to establish the heritage significance of the Grove Lawn Tennis Club and its contribution to the character and appearance of the Rookfield Conservation Area – that is, to its special architectural or historic interest that was the reason for its designation in 1976.

The report also considers the impact that the loss of the tennis courts would make in terms of harm to the significance of the conservation area.

1.4 Structure of the Report

This report was prepared by Charles Wagner, James Weeks and Sabrina Kuusisto based on a site visit on 7 July 2023, and on research including material provided by Tom Darwall-Smith and The Chine and Cascade Avenue Residents Association, who also had access to the Hornsey Historical Society research and the draft Rookfield Conservation Area Appraisal written in 2019 by Ray Rogers for LB Haringey.

2.0 Identification of Heritage Assets for Assessment

2.1 Paragraph 194 of the National Planning Policy Framework

Paragraph 194 of the NPPF states: *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance...”*

This report carries out its own assessment in line with these requirements, to inform its appraisal of the effects of the proposed development.

2.2 Identified Heritage Assets

2.2.1 Designated Heritage Assets

Listed Buildings

There are no listed buildings that are likely to be affected by the proposed works.

Conservation Areas

The site is within the Rookfield Conservation Area.

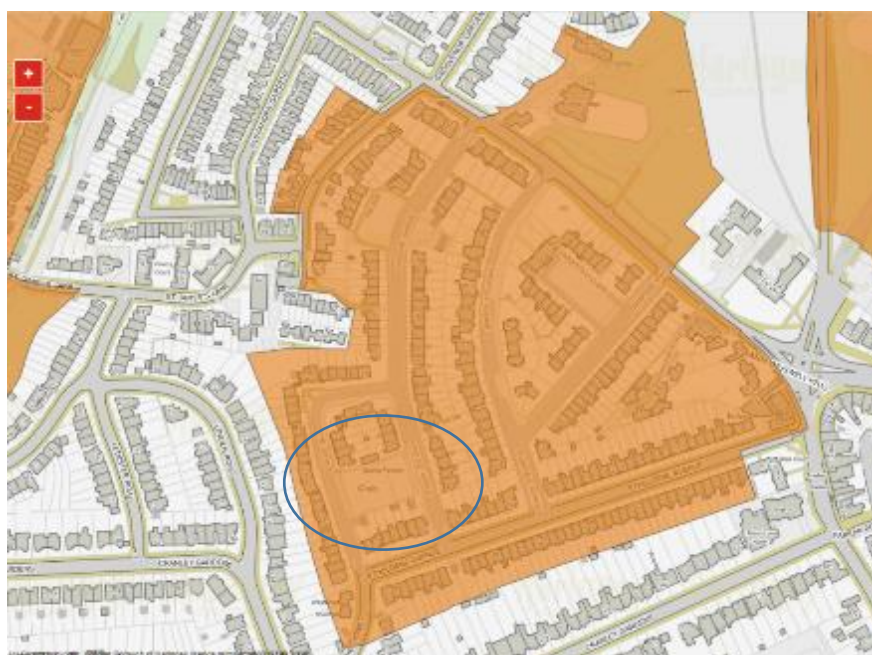


Fig 3 - Map of Rookfield Conservation Area. Grove Lawn Tennis Club is shown ringed. © LB Haringey.

2.2.2 Non-Designated Heritage Assets

There are no non-designated heritage assets identified by LB Haringey that are likely to be affected by the proposed works, other than all the houses in the Conservation Area.

3.0 Understanding

3.1 History and Development of the area around Muswell Hill

The area of Muswell Hill, north of Crouch End up the steep hill west of Alexandra Palace and east of Highgate, was only developed after the Muswell Hill Railway was opened from Finsbury Park to Alexandra Palace in 1873. Before then the south facing slope and the ridge were occupied by large houses in extensive grounds in a still semi-rural setting.



Fig. 4 - Ordnance Survey First Series Map surveyed 1863-69, published 1873. These show the whole Muswell Hill area undeveloped.



Fig. 5 – Enlargement of the Ordnance Survey First Series Map surveyed 1863-69, published 1873. On the south side of Muswell Hill are the three estates of Avenue House, Rookfield and Lalla Rookh Cottage and their grounds, all still undeveloped. With St James's Lane running west to St James's Church the beginnings of development of this hill slope. Approx site of tennis club marked with a red arrow.

The development of Muswell Hill is stated as being down to two developers: James Edmondson and W J Collins. Edmondson developed the centre while Collins built around it.

James Edmondson, a builder and developer, bought large houses in extensive grounds – The Limes and Fortis House – in 1896. These estates were located at the centre of the village on relatively flat land. His intention was to develop a shopping street and large family houses for people working in central London who could take the train from the nearby station. The sale of these estates to a developer prompted other nearby landowners to sell, with Edmondson purchasing the further large houses and grounds at the top of the hill: Hillfield; The Elms; Wellfield and North Lodge. The majority of the core of present day Muswell Hill was established by Edmondson from 1896 to 1910, the first plans for development being agreed by the District Council in 1896. By 1910, as the map in Figure 9 shows, the centre of Muswell Hill, the Broadway and Fortis Green Road and Queens Avenue were built up .



Fig. 6 - Ordnance Survey Second Series Map surveyed 1894-95, published 1894-96. The railway has been built to Alexandra Palace with a station on Muswell Hill with the town centre being developed to the north of it, and to the south of it the area marked Imperial Park is being developed with terraced houses.



Fig. 7 - Ordnance Survey Second Series Map surveyed 1894-95, published 1894-96. The railway has been built to Alexandra Palace with a station on Muswell Hill so there is development higher up the Hill. Avenue House, Rookfield and Lalla Rookh Cottage and their grounds, all still undeveloped. The approximate site of the tennis club is marked with a red arrow.



Fig. 8 - Ordnance Survey London Town Plan 50 inches to a mile London III.32, revised: 1893, published: 1895. Approx. site of tennis club marked with a red arrow.

W J Collins had been an estate agent and builder for some time in north London before he bought the Fortismere Estate in Muswell Hill in the 1890s. In January 1898 he advertised 'high-class residences near Crouch End Station, from £850 to £2000, for investment, with low ground rents, let to first class tenants, and paying 7-8% per annum.' These were substantial prices at that period but show that the northern suburbs of London were developing rapidly following the expansion of the railways.

How many of the houses W J Collins was advertising had been built by himself, and what proportion of his business was to act as the agent for others, we do not know. With the purchase of the Fortismere Estate he certainly became a large developer in his own right. Collins houses with their warm brick and generous white painted woodwork were popular in Muswell Hill as they gave a feeling of salubrity and healthy living. He was building in the Aesthetic Movement style, the *Sweetness and Light* period which had dispersed the Victorian gloom by using big windows, warm red brick and large areas of white woodwork, influenced by the first garden village at Bedford Park. Collins' sons' style of houses developed into the Arts and Crafts style picking up on the further development of the vernacular revival, with its stress on using 'natural' materials in a direct, honest way. In this their developments mirrored the garden village/suburb movement from the ideals of Bedford Park to that of Letchworth Garden City and Hampstead Garden Suburb to Welwyn Garden City.



Fig. 9 - Extract from the Ordnance Survey Third Series Map revised 1910-11, published 1920. The site of tennis club marked with a red arrow.

The 1910-11 revisions in the Ordnance Survey Map, only published in 1920, show the progress of development of the Rookfield Estate, with the eastern part nearly complete, though Rookfield House remaining, only later being demolished to be replaced by Rookfield Close. The layout of Cascade Avenue and The Chine – or Chine Road and Glen Avenue as it is named on the map.

Evidence from the Hornsey District Surveyor's records and an advertisement in the Hornsey & Finsbury Park Journal (see Figure 15) show that the clubhouse and wall were approved in 1911 and built in 1912 when six tennis courts were laid out, and Herbert Collins was listed in Kelly's Directory as tennis club secretary. The clubhouse is a brick building with hipped tiled roof and casement window and glazed doors that is definitely a Collins design. To create the flat platform to lay out the courts and build a clubhouse is testimony to the importance the Collins family gave to delivering tennis courts in the estate from the outset, as part of the garden village concept.

Development on the houses around this block did not advance much further in the years up to 1921 due to the First World War. However Billy Collins's houses on the north end of Cascade Avenue were built and a drawing of his from this period shows the layout of The Court with a proposal for a tennis court on the rectangle of lawn in front: see Figure 14.

During World War I, construction works paused and resumed after the war. By 1922, construction to Nos 1 to 29 (odd) at Cascade Avenue – which had started prior to the war – were completed.

Between 1921 and 1925 the houses on Cascade Avenue and The Chine around the block that includes the tennis club were built: 1921 The Chine (Nos 13-53); 1923-1924 Cascade Avenue (Nos 10-42); 1925 Cascade Avenue (Nos 44-54 and 31-37) and The Chine (Nos 10-20).

Houses built at the north end of the block containing the tennis club: Nos 10-20 The Chine and Nos 31-37 Cascade Avenue, were at a much higher level than the tennis courts. The gardens of No 10 The Chine and No 37 Cascade Avenue overlook the courts with the hipped roof of the clubhouse a feature of their gardens, as well as the brick retaining wall being their south boundary. While at the south end of the block, beyond the courts, the ground dropped again steeply down to Etheldene Avenue. The level platform for the tennis courts was deliberately created in between the wall and slope, apparently using soil taken from the building works on Linden Avenue and Cranley Gardens just to the west.

Originally (in the 1912 layout) the tennis courts extended down to Etheldene Avenue. Evidence for this are the balconies on No 50 Cascade Avenues, No 74 Etheldene and No 4 The Chine (effectively the last Collins house on the south side of Etheldene), designed to allow the residents to look out over open ground of the tennis courts.

In 1933 the tennis court land was truncated along its south to allow for the construction of Nos 57 – 67 Etheldene Avenue, while still allowing for three courts on the site. It is not known how long the club was known as the Wesleyan (see p.15 below), or exactly when or why its name changed to Grove Lawn Tennis Club. It is possible that the change occurred at the same time as the reduction in size.

The completion of Cascade Avenue was the final phase of the Estate's development. Due to difficult ground conditions and terrain requiring special foundations, this phase was left to last and subject to delays. Nos. 2-8 (even) Cascade Avenue were completed first, followed by the final units along the south side (nearest to Muswell Hill), built in 1936 and completing Rookfield Estate.

In the 1920s the Collinses moved with the times, providing garages in a courtyard on the triangle of land between Cranmore Way, Etheldene Avenue and the houses at the bottom of Muswell Hill that were not part of the estate, and also on land west of Cascade Avenue with a link to St James's Lane.



Fig. 10 - Ordnance Survey Map revised 1936, published 1938, showing the houses to the north of the tennis club on Cascade Avenue and The Chine and the later terrace of houses to the south on Etheldene Avenue. The tennis club marked with a red arrow.

The estate suffered bomb damage in the Second World War with the shops and flats on the west side of the entrance to Etheldene Avenue, along with No 2, being destroyed. They were replaced by a utilitarian L-shaped block of flats Dale Court (compare Figures 10 & 11).

The Collins family ownership of the estate meant that its character was maintained. Change came in 1967 with the Leasehold Reform Act, which allowed many leaseholders to buy the freeholds of their properties. Remaining in Collins ownership since the original development were the common parts of the Estate not assigned to individual houses: the verges, the roads and the tennis court land. After the deaths of the Collins sons in the 1970s, these common parts including the tennis club were inherited by their descendants. The tennis club continued to be seen by the descendants – to a certain extent – as an asset to the Estate. However as more houses became enfranchised following the 1967 Leasehold Reform Act, and fewer remained owned by the Collins descendants, they saw diminishing value in retaining ownership of the common parts, and they became more interested in realising the cash value of these assets. The Rookfield Avenue/Cranmore Way/Rookfield Close roads were sold to a residents' association.

An increased local interest in heritage and conservation saw the successful local campaign to persuade LB Haringey to designate conservation areas to cover Muswell Hill and the Rookfield Garden Village and conservation areas were designated on 26 March 1976. Design Guidelines

were produced to give advice on extensions. A draft Conservation Area Character Appraisal was produced in 2020 and was informally consulted on but it has not yet been published.

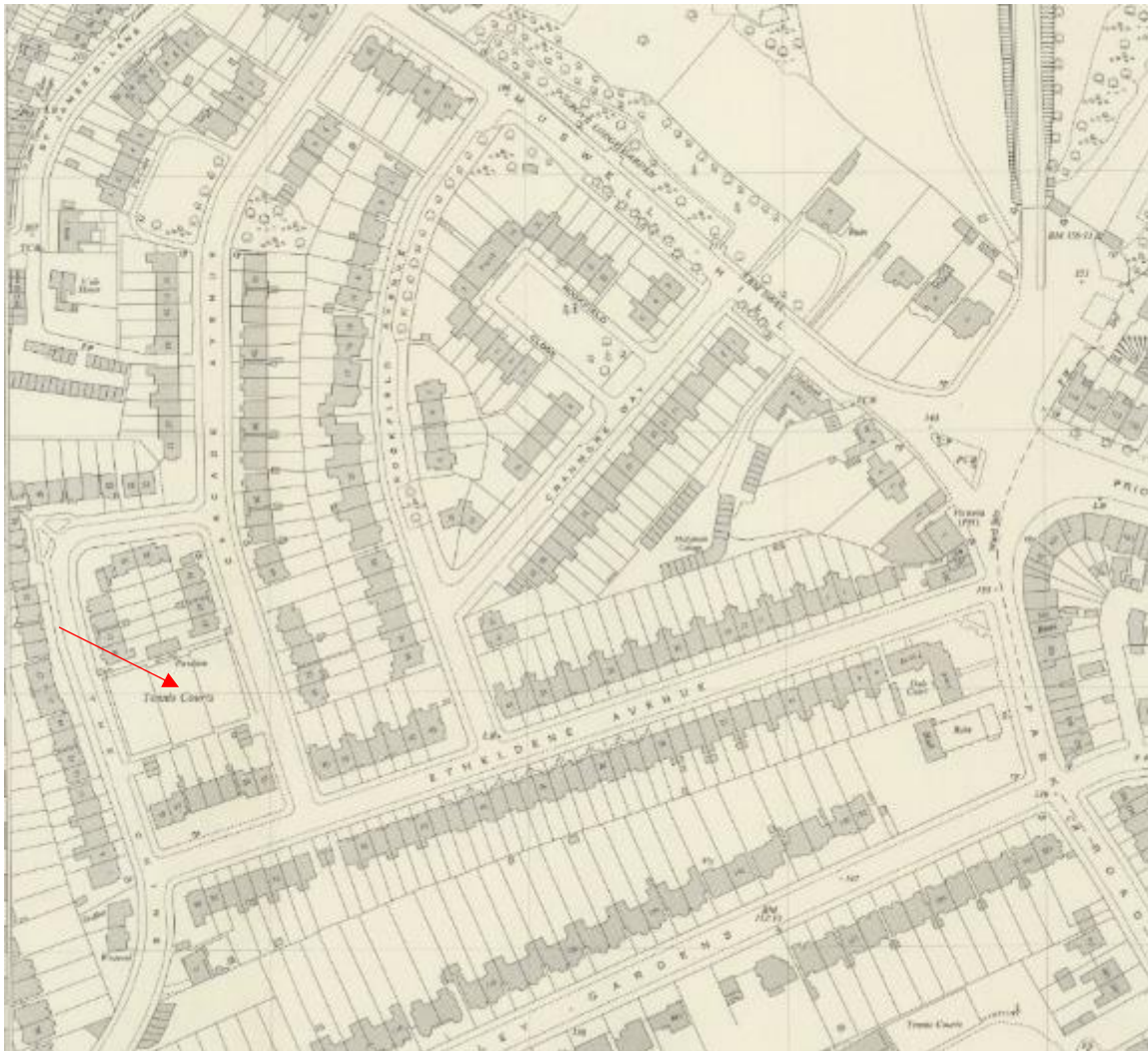


Fig. 11 - Ordnance Survey Map surveyed 1950, published 1955, showing the tennis club marked with a red arrow.

3.2 The Collins family

W J Collins' father was a successful bookbinder who founded Benjamin Collins and Sons, of London. Several of his sons entered the business, but William Jeffries Collins (1856 - 1939) became an estate agent then a speculative builder who bought land in the north London districts being opened up by the new railway lines. On this land, nearly all of it the sites of old larger houses, he built houses for the new commuters escaping the pollution that concentrated in the bowl of central London around the Thames, most for renting but some for sale. This meant that his firm had interest in maintaining the roads, footways and open spaces of his estates and providing facilities for the residents, such for sports such as lawn tennis, gaining popularity from the 1900s.

He married Mary Brannan Martin, a music teacher in 1879, and they lived Edmonton where they had six children, Ada, William (Billy), Herbert, Ethel, Martyn and Ralph. When W J Collins acquired the Fortismere Estate in 1898, they moved to Fortismere, where the family pursued outdoor activities in the grounds, including rowing on the lake, skating on it in winter, and playing lawn

tennis. Later they moved to Rookfield House after W J Collins needed to demolish Fortismere in 1908 to complete that development. He had acquired the Rookfield estate in 1899 and had drawn up plans for its development in the early 1900s. Development of the Rookfield Estate took place around Rookfield's grounds on the sites of Lalla Rookh and Avenue House.



Fig. 12: The Collins family probably in the grounds of Rookfield c.1910, note the tennis racquet in the front

Billy and Herbert went to Mill Hill School, but at the age of fifteen, instead of continuing their education, they were both taken away from school and put to work on the Fortismere Estate. Billy left at Christmas 1898 and Herbert in July 1900. They worked as carpenters alongside the men, learning in the traditional craft apprentice manner. The sons learnt to handle materials at a period of good craftsmanship and to observe all types of construction closely, regarded as good practical training for architects, builders or surveyors. In 1903 and 1904, Herbert, the younger son, obtained City and Guilds certificates in carpentry and brickwork, and passed a Board of Education building construction examination at South Kensington. Herbert went on to become an architect, but Billy did not, calling himself a 'designer', and Ralph became a builder who organised a force of thirty men and did the actual building, but tragically Martyn, the youngest, who was due to join them was killed in Flanders during the First World War.

Fortismere Estate was completed between 1903 and 1908. By 1901, William had proposed a layout for Rookfield Estate. The design and construction of the Rookfield started before the Fortismere Estate was completed. W J Collins renamed his firm W J Collins & Sons, and his older sons became designers of the houses and responsible for refining the layout of Rookfield and the designs of the houses and the construction.

The Collins wanted to push forward with new designs and layouts that reflected the Garden City movement and this led to proposals which were turned down by the Hornsey Borough Surveyor in 1910. W J Collins tried unsuccessfully to sell the development. When it did not sell, in 1911 W J Collins moved to Southampton where he had bought other sites to develop. He handed over completion of Rookfield to his sons, and in 1912 W B Collins set up Rookfield Garden Village

Limited. The Collins's estates in Muswell Hill were significant for being developed, then managed and even lived in by two generations of the Collins family.

The two brothers were involved in the design from the first houses at Rookfield Estate, located along Rookfield Avenue. In 1906, Herbert continued building along the West side of Rookfield Avenue while Billy oversaw the East side. Rookfield Avenue was completed in 1910. Under Billy, Cascade Avenue was completed in 1913. Cranmore Way and Rookfield Close, built on the former site of Rookfield House, were completed in 1915. During this time, Etheldene Avenue was also developed as far as Cascade Avenue in 1911.

3.3 Rookfield Garden Village evaluated

The following are extracts from the draft text Conservation Area Appraisal (August 2020):

The Rookfield Estate is of special interest partly due to its topography and that it was developed by a single family of builders over a considerable length of time that is reflected in the use of changing architectural styles over the period of its building.

The levels and ground conditions of its hillside location dictated the irregular layout of the estate, with its curving road alignments, slopes and views and the retention of natural features. The variety of character within the estate derives from the fact that it was built by the Collins family over a relatively long period between 1901 and 1934. This led to the estate having a less homogeneous appearance and with a greater variety of architectural styles than if it had been built as a single development.

The earliest houses belong to the Edwardian era and are typical of development by the Collins family and others in Crouch End and Muswell Hill. Those in Etheldene Avenue follow the Norman Shaw tradition with casement windows and tile-hanging. Other streets show the influence of Arts and Crafts architects such as Baillie Scott and of Hampstead Garden Suburb. Later houses were given a more classically designed approach incorporating neo-Georgian detailing with references also to English vernacular architecture.

The private road layout is a distinctive feature of the estate, and a major contributor to its character and appearance, helping to preserve the grassed verges and well-planted public areas. The two principal open spaces, The Court and Rookfield Close, each have a different character and add positively to the setting of the surrounding houses.

The Rookfield Estate preserves to a remarkable degree the vision of a suburb in the city with the application of town planning principles of the late 19th and early 20th centuries (within the local planning constraints that applied) and has matured into a residential environment of considerable charm and architectural interest.

The conservation area is also notable for the survival of several early-mid 19th century villas that were built on former common land after the Enclosure Act (St James's Lane and Muswell Hill). Grove Lodge, and its grounds, are particularly significant as the last survivals from the old estates that stood alongside Muswell Hill.

The estate is aptly described by Anne Trevett on the www.rookfield.org website:

The Garden Village occupies some 15 acres of the original 23 bought by Collins. Muswell Hill, sloping to the south east, falls from 230 to 152 feet above sea level in 900 feet (a 1 in 11.5 gradient). The north-south slope across the estate is 45 in some 800 feet (a 1 in 18 gradient). The roads in the village all slope except Cranmore Way which is on more or less level ground, and Rookfield Close which nestles at the foot of a steep slope.

The first road built, Rookfield Avenue, followed the contour and formed a curve linking the two other sides of a triangle. Cascade Avenue echoes that curve and again links the two outer roads of the Estate. By building Cranmore Way to leave Rookfield Avenue at a 45 degrees angle to join Muswell Hill lower down a pocket of land is created into which a cul-de-sac, Rookfield Close, could be inserted. The Chine leaves Cascade Avenue in a manner that suggests enclosure and the formation of another cul-de-sac, although in fact a through way into Etheldene Avenue is provided. The north-south orientation of the two major roads gives views up to the line of trees on the crest of Muswell Hill and there is a similar outlook (towards wooded land) from Cranmore Way. The curves of Rookfield, Cascade and The Chine give a feeling of intimacy and enclosure to the village from within.

There is a considerable amount of communal open space within the village, notably in the land originally used as tennis courts in front of the Court (Cascade Avenue) and in the quadrangle enclosed by Rookfield Close first laid out as gardens with a pond. While the boundaries of original estates were preserved in the layout, existing trees were also preserved both on the verges and in the gardens. Verges are broad and grassy, held up in places by timber kerbs, and the design of front gardens is such as to create a rural village atmosphere.

There is both variety and harmony of house designs within the Estate. The houses are in the English vernacular tradition and owe much to the Arts and Crafts movement. Materials are exclusively brick and tile except for the use of pebbledash on some houses in Rookfield Avenue, built by Herbert Collins.

The Buildings of England: London 4 North also describes the estate, as follows:

The Rookfield Estate, immediately to the west (of The Victoria), was laid out by W J Collins (active at the same time in Muswell Hill (see Muswell Hill the estates of The Firs and Fortismere). Etheldene Avenue is conventionally straight, although the small, narrow-fronted houses are detailed in the Shaw tradition, with casements and some tilehanging. The more inventive later parts are due to the builder's two architect sons. Herbert Collins was responsible for the west side of Rookfield Avenue, built 1906-11, with a series of asymmetrically gabled houses of Baillie-Scott derivation climbing up the hill. William Collins, who established the Rookfield Garden Village Company in 1912, built Cranmore Way and Rookfield Close, completed in 1915, after the demolition of the Collins' family home Rookfield House, on part of the site. Both are attractive essays in the precise domestic vernacular of Hampstead Garden Suburb: Cranmore Way has short terraces behind privet hedges; white casements in canted bays, brick and rendered walls and tiled roofs (although these are still broken by party walls, as demanded by building regulations, a requirement set aside by

Act of Parliament at Hampstead Garden Suburb). Rookfield Close is a little more formal: three brick ranges laid out around the old garden and trees remaining from the early 19th century property (Rookfield), with front doors set back within arched entrances.

It is notable that the development of Rookfield started at the south east corner on land beside The Victoria PH on Park Road with a 3 storey row of shops with flats built behind them, on either side of what would become Etheldene Avenue. These buildings show other vernacular revival features, moving away from the Aesthetic Movement towards the Arts & Crafts. The larger southern block was named Carlton Mansions. It was destroyed in the Second World War.



Fig. 13 The shops at the end of Etheldene Avenue on Park Road with The Victoria to the right.

Meanwhile off Muswell Hill itself W J Collins built two terraces Nos 17-25 and 27-33 framing the entrance to Cascade Avenue, each house in the terrace stepping down the hill but with W J Collins's Aesthetic Movement features of white painted timberwork, pargetted plaster cornice and tilehung gables to the end houses.

The first roads of houses to be built were Etheldene Avenue and Rookfield Avenue, as described above, and it should be noted how important the open spaces – including tennis courts – are on this estate and on the subsequent estates developed by the Collins family in Southampton.

3.4 Grove Lawn Tennis Club

The tennis courts laid out as part of the design of the estate. A proposed tennis court is shown in a drawing for The Court on Cascade Avenue. Though Cascade Avenue is shown running down to Etheldene Avenue and The Chine is shown running round other sides of the block on the 1920 Ordnance Survey map (Figure 9), tennis courts are not shown. However, the Hornsey District Surveyor's records show an application for the clubhouse building for its drainage plan was approved in 1911 and in 1912 it was built and six courts laid out within the block.

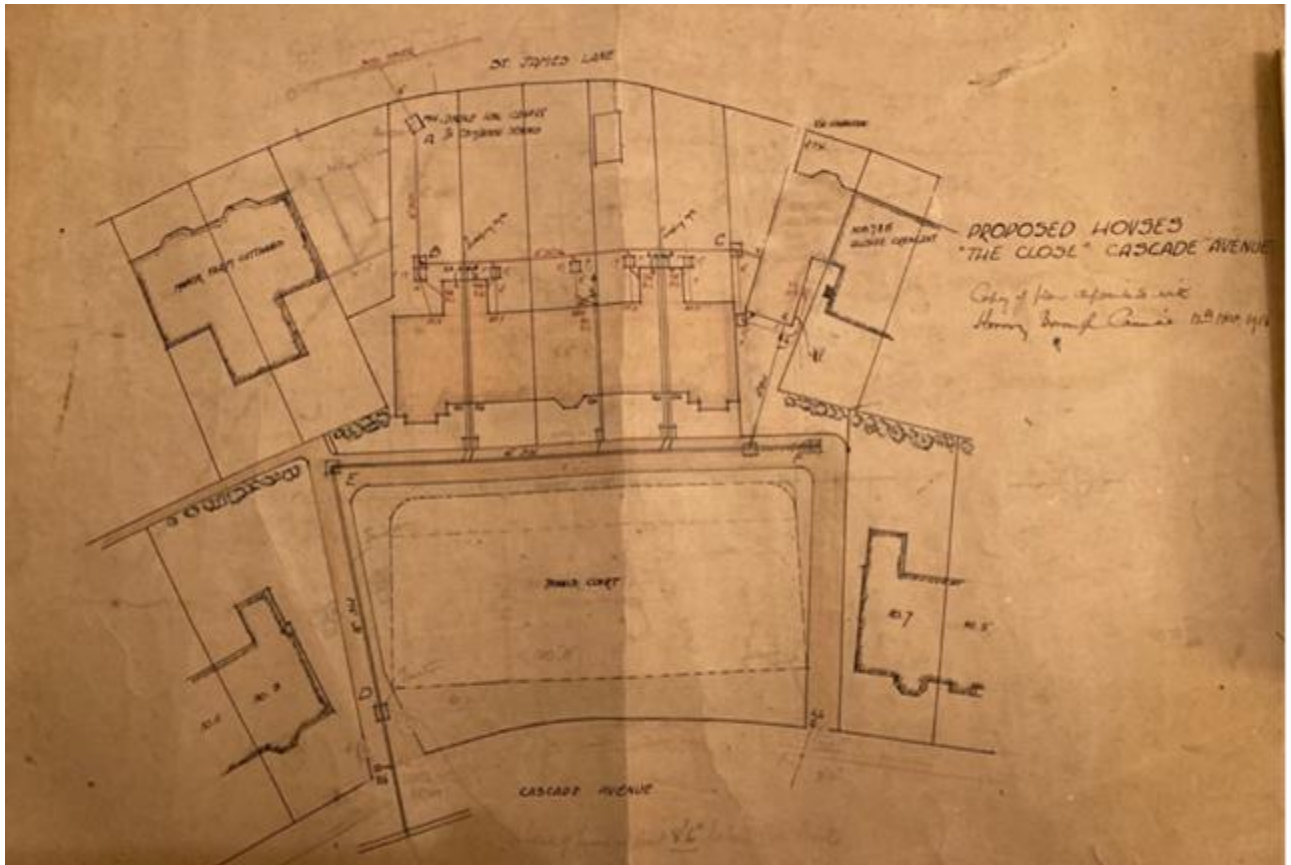


Fig. 14: Drawing for the layout of The Court, named The Close then, showing tennis court in the middle c.1910.

An advertisement in the Hornsey & Finsbury Park Journal of 8 March 1912 shows that the clubhouse and courts were built and ready for use. It must be at this stage that Herbert Collins set up the tennis club. Kelly's Street Directory 1912 lists the Tennis Courts as 'The Rookfield Lawn Tennis Club' with H Collins as Secretary, no doubt Herbert Collins who resided at 31 Rookfield Avenue between 1909 and 1922. He is listed as the Secretary of the Rookfield Lawn Tennis Club until 1923 after he had moved to Southampton.

H. A. KIGHTLEY, Hairdresser, Mount Pleasant-road, Stroud Green, has healthy Yorkshire cocks, songsters, from 10s. 6d.; buff or green hens, 3s. 6d. each.

PALACE Aviary, Nearly New; cock bullfinch, splendid plumage; pretty goldfinch; canary, nice songster; accept reasonable offer. -39, Duckett-road, Harringay.

Cycling, Cricket, Tennis, &c.

CRICKET Pitch to let on the Crouch End Playing Fields.—An opportunity arises of acquiring one of the best pitches on these well-known North London playing fields; rent £60 per season; dressing accommodation can be acquired.—Full particulars of the Secretary, Mr. Geo. E. Luck, Estate Offices, adjoining Crouch End Station, N.

TENNIS Courts (Six) to let including handsome brick-built pavilion, at Etheldene-avenue, close to Muswell Hill and Cranley-gardens Stations and electric trams for Hornsey Station and Finsbury Park.—Apply, W. J. Collins opposite Athenaeum, Muswell Hill.

TENNIS.—One or Two Courts to let, few minutes Crouch End Broadway.—Replies to Racquet, c/o Seagriff's Library, Crouch End.

LADY'S Humber Bicycle for sale (or exchange); no reasonable offer refused.—Apply, 55, Hanley-road, Stroud Green, N.

for quick sale; Green, Muswell Hill.

MUSWELL HILL Houses, rent flats, £30-£50 inc Messrs. Carr and nearly opposite 387 Hornsey.

RENTS from £5, column 2; ley Parkes and Br

THE Agents for 1 Shops, and In well Hill, Crouch apply to Prickett Highgate Station (man, 4, High-street Chancery-lane, W.C.

HORNSEY (45, H roomed House; railway station; rent Agent, Tottenham-lan

MUSWELL HILL containing ten rent only £38 per Stanley, Estate Ag trace, Muswell Hill

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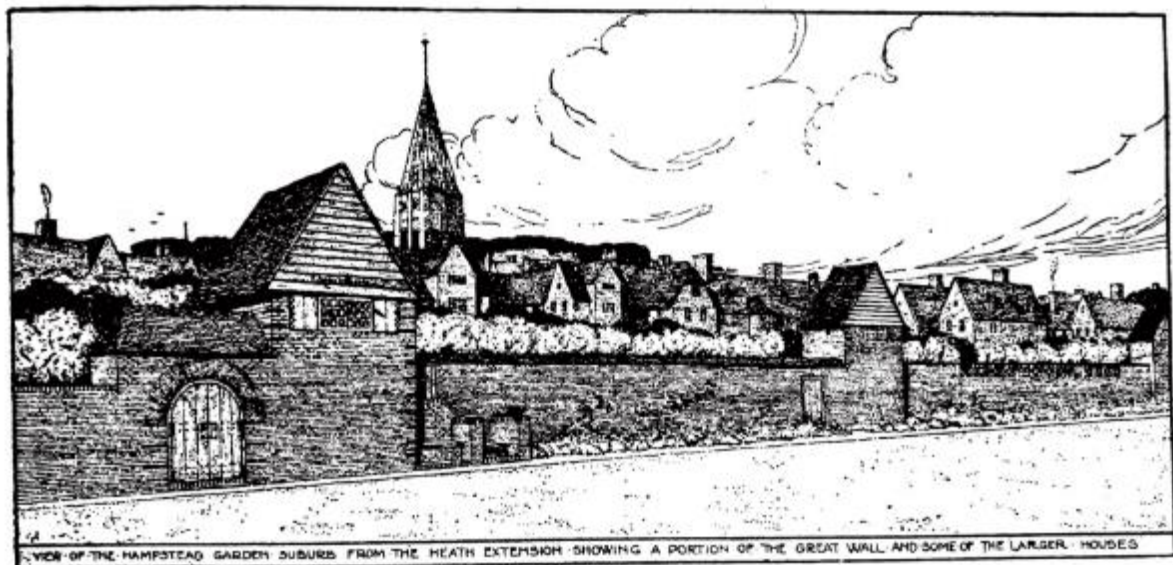
Fig. 15 Advertisement in the Hornsey & Finsbury Park Journal of March 1912 for the tennis courts. © British Library.

In 1924 there is listed the Wesleyan Lawn Tennis Club with G F Copeland as Secretary. Kelly's Street Directory of Hornsey for 1925 shows, in Etheldene Avenue, immediately after Cascade Avenue entrance, "The Wesleyan Lawn Tennis Club; E.N. Macqueen, hon.sec." By 1930 there is a club listed called The Chine Lawn Tennis Club with F Fish as Secretary. The names of a number of other clubs are listed in Kelly's Directory in connection with the courts as well as the Wesleyan and The Chine, include the Cascade and The Grove. Given that there were six courts, it is quite possible that different courts were rented to different clubs at different periods.

Herbert Collins left the Rookfield Estate in 1922 to live and work in the Southampton area. Several of the estates that he subsequently designed featured tennis courts for residents, as illustrated in 'Herbert Collins 1885-1975 Architect and Worker for Peace' by Robert Williams). This is evidence that Herbert Collins saw the inclusion of tennis courts as an important part of the social fabric of the estates he developed, including Rookfield Garden Village. Indeed, Robert Williams adds that the Swaythling Housing Society Estate was also built with tennis courts and other sporting facilities. When the committee voted to demolish the community hall and bowling green and build on the site, Herbert Collins resigned from the committee as he did not wish to be associated with the decision to build on what had been originally planned as a permanent amenity.

The site chosen for the Grove Lawn Tennis Club on the west side of Cascade Avenue must have been steeply sloping land. As described above, much heavy landscaping must have been involved in firstly building the retaining wall and then creating a level platform large enough for six tennis courts. It has been ascertained that the clubhouse was built at the same time, set back into the higher ground between the two straight lengths of the retaining wall. Whether the little gazebo pavilions were erected at the corners of the wall on the boundaries with the roads at the same time as design features is unknown but they do echo the design below.

This composition echoes that of The Great Wall in Hampstead Garden Suburb which separates the gardens of the houses on Linnell and Turner Drives from the Heath Extension and was part of the masterplan by Parker & Unwin for the estate but detailed by Charles Wade in the style of Sir Edwin Lutyens.



42 The 'Great Wall' defining the boundary of the Suburb with the Heath Extension. Drawn by C.P. Wade, this view shows the gazebos and gateways, with a distant view of the spire of St Jude's.

Fig 16: View of the end of the Great Wall on Hampstead Way in Hampstead Garden Suburb. © Mervyn Miller

The amount of work required to level the ground for the tennis courts, and to building the retaining wall and clubhouse, attests to the importance accorded to the provision of this amenity for the residents of the garden village community as part of the Collins development.



Fig. 17 The Grove Lawn Tennis Club clubhouse built by the Collins family in 1912. As it was when the club operated

The clubhouse is a single storey five bay building with a tall hipped roof. It has brick piers slightly projecting between the bays and 2-light casements in all but the centre bays. In the central bay is a pair of glazed doors. These doors and the windows on either side have external timber shutters. Sadly nearly all the windows and the doors have been vandalised and the openings are now boarded up. Additionally foam spray has been applied to the eaves to ensure that the building cannot be used as a roost for birds or bats.

The development of the tennis club that in due course was to be surrounded by houses shows that it was designed to be a set piece. The retaining wall allowing the gardens of the houses about to be built to the north to look out onto the tennis club, while around the sides and at the bottom some of the houses were given balconies to allow their occupiers to look out onto the courts.

It was perhaps a pragmatic decision of W B Collins in the 1930s, during the Great Depression of 1929 to build the extra group of houses on the southern three tennis courts. Careful planning of the subsequent development for Nos 57-69 Etheldene Avenue with a back alley beyond the tennis club, and outbuildings to the rear of the houses, meant that the tennis club did not overlook the latter's rear gardens. The site would have had level access in from both Cascade Avenue and The Chine.



Figure 18: View from the alley at the back of Nos 57 & 57 Etheldene Avenue of No 37 Cascade Avenue and its corner pavilion (right) above the wall.

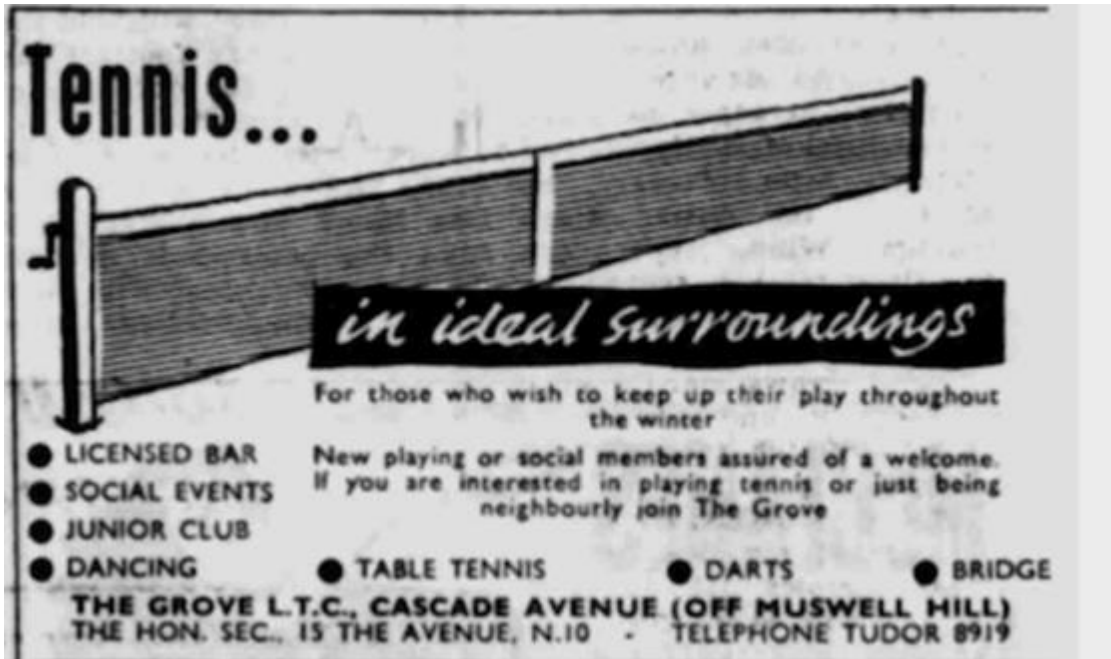


Figure 19: View of No 10 The Chine with its corner pavilion backing on to the tennis courts.

There is little further inter-war information about the tennis club but its post-war history has been researched by local residents. As far as it has so far been recorded this history is as follows.

In the late 1950's and early 1960's the Grove Club was clearly thriving, recruiting tennis and social members from outside the Rookfield Estate, offering not just tennis but a range of social activities: dancing, bridge, darts, table tennis, social events, and drinks offered in a licensed bar.

From 1958 to 1960 there are advertisements for new club members which were placed in the Hampstead News.



Tennis...

in ideal surroundings

For those who wish to keep up their play throughout the winter

New playing or social members assured of a welcome. If you are interested in playing tennis or just being neighbourly join The Grove

- LICENSED BAR
- SOCIAL EVENTS
- JUNIOR CLUB
- DANCING
- TABLE TENNIS
- DARTS
- BRIDGE

THE GROVE L.T.C., CASCADE AVENUE (OFF MUSWELL HILL)
 THE HON. SEC., 15 THE AVENUE, N.10 - TELEPHONE TUDOR 8919

Figures 20 & 21 Adverts from October 1958 and April 1960 from the Hampstead News



Summer starts at EASTER!

Plan now to widen your horizons, make new friends and get more out of life. You will find a welcome among our members whatever your interests — darts, dancing, a quiet drink at the week-end or a serious game of tennis. ...

SOCIAL MEMBERS
10/-
 per annum

in ideal surroundings

THE GROVE L.T.C., CASCADE AVENUE (off MUSWELL HILL)
 Write to Hon. Sec., 29 THE CHINE, N.10. Phone TUDor 8794

The tennis club has of course primarily been used to play tennis, with youngsters learning the game, interacting with their peers, keeping fit and having fun. Adults of all ages have been regular users and organised at the club tournaments and inter-club matches. In the late 1990s it hosted a British Tennis roadshow with ex British No 1 player Andrew Castle coaching and playing an exhibition match. Similarly, in 1997 Phil Vivian played an exhibition match against future world top-100 player Eric Prodon of France. At this time there were 3 or 4 part time tennis coaches with two men's and two women's teams playing in local league matches.

When the facilities were more attractive and in a good state of repair the clubhouse and its small licensed bar were used regularly for social gatherings like children's parties, charity fund-raising teas, social gatherings on Guy Fawkes or St Valentines Day, and the serving of Christmas drinks and mince pies following the annual road clear up.

Local residents have noted that although the courts were periodically allowed to fall into disrepair by the owners, enthusiastic locals have always been keen for the club to continue to be used. For this reason, in 1986 when the then owners had allowed parts of the club to become derelict and vandalised, local residents raised the capital required to purchase a 25 year lease of the club, to make good the fabric of the facilities and to establish an active tennis club again with a resident professional and a tennis school for children. For over 40 years, in the absence of any attention from the owners, the residents' association tended the border planting around the club in both the Chine and Cascade Avenue. In 1986 the residents raised and allocated funds to totally replant these areas and continued to maintain them.

The 25 year lease on the tennis club ran out in 2011 and the then landowner of the freehold on which the tennis club stands (a direct descendant of the Collins family) declined to grant a new lease to the residents or to allow residents access to the facilities. Many approaches were made to him, or his agent, but these were unsuccessful.

The freehold of the land on which the club stands was then offered for sale on the open market. An understanding from the Estate Agent handling this proposed sale at the time (C J Delemere International of 418 Muswell Hill Broadway) was that the guideline asking price was of the order of £1m and that as no offers approaching this sum were made the land was then withdrawn from sale. This asking price for the freehold of the tennis club was plainly as land for development rather than to maintain it as a community sports asset and facility. With disuse the fabric of the club once more began to deteriorate, the site and the clubhouse were vandalised a number of times, the clubhouse door was forced open, the lock broken, windows were smashed and a window frame ripped out. Local residents have noted there does not appear to have been any supervision or regular maintenance of the club by the owner or his agent. Some emergency repairs to secure the site and pavilion were made only when local residents highlighted the vandalism taking place. The Chine and Cascade Avenue Residents' Association told their members that they could no longer use the club facilities. Despite this, public spirited local individuals used their own resources to repair the clubhouse, secure the premises and then made arrangements to encourage the continued use of the tennis courts by local residents. They approached the new owner with a proposal for how the playing of tennis might continue under reasonable and mutually agreeable terms but no response to this was received.

In 2014 The Chine and Cascade Residents Association applied to the local authority under the Localism Act 2011 for the Cascade Avenue tennis courts and club house on the Rookfield Estate, and the surrounding gardens and mature trees be listed as an Asset of Community Value, arguing that they had features of essential community value that were vital to the enjoyment of the Rookfield Estate by its residents. This, it stated, is what the original estate designers and architects

intended, what they allowed for in their plans, and what had been happening continuously for the last 100 years or so until 2011.

The application was granted on 23 October 2014 by the London Borough of Haringey, listing the tennis courts, associated land and clubhouse as an ACV for a period of 5 years. That listing expired in 2019 and was not renewed then, but a new ACV application has now been submitted.

3.4 Communal memory of the Tennis Club

The Chine and Cascade Residents Association has asked local residents for some of their recollections of the tennis club and its importance to the Rookfield Estate Community:

Resident A: I grew up in Rookfield Close in 1950's & 1960's. I had a friend who lived in The Chine and they were members and I visited the Clubhouse quite a few times with my friend. We might even have had a knock about but tennis wasn't my thing. My Dad who loved tennis and was quite sociable played there.

Resident B: The Grove Club in the late 60s and 70s was an active and lively club both for tennis and social get togethers. There was a broad intake of members both men and women who lived on the Rookfield Estate and neighbouring areas. Juniors too were welcome and many had their introduction to tennis on one of the three shale courts. (Even the tinies could bring their trikes down to the Club and pedal around the outer areas of the lower court while their parents played on the upper courts.) Family parties and wedding receptions took place in the club house which had a small kitchen and running water etc. All in all it was a great low cost asset to the Rookfield Estate. Other memories include on 10 July 1980 playing an evening Middlesex league match and in the background watching Alexandra Palace going up in flames.

Resident C: Along with a business partner, I resurrected the derelict and overgrown tennis courts situated between The Chine and Cascade Avenue sometime in the 1980s. With the tireless efforts of the Chairman of the Residents Association at the time, Ian Hall, in 1986 we finally managed to secure a 25 year lease to bring the courts back into use. I ran the club as a coaching club, for juniors and adults alike. There was a comprehensive LTA coaching programme, and classes and club periods were attended mainly by local residents of the Rookfield Estate and surrounding area. The club became a social hub for residents, open 7 days a week and it was always buzzing with activity. It became a very integral and important part of the Haringey community, membership open to all.

The club was maintained by me and the coaches, and Rookfield was a club that everyone was proud to be a part of. We entered teams in local leagues, and both adults and children spent their spare time hanging out at the club. Sunny days indeed.

3.5 Present condition of the tennis club

The tennis club grounds are now overgrown, and there are signs of vandalism to the timber gates and fences and metal chainlink fencing around the courts. No attempt appears to have been made recently to maintain the site and cutback the vegetation. The courts are still closed.



Figs. 22 & 23- Showing the courts viewed from No 37 Cacade Avenue and No 10 The Chine.



Notwithstanding the disuse of the courts, the surrounding planting and the views across the site make a positive contribution to the character and appearance of the conservation area. Sadly the pavilion building itself has been vandalised, though most of the damage is to the joinery.



Fig. 24: The pavilion in its present condition with its windows and door boarded up when it was being offered by Savills for rental.



Fig.25 View up Cascade Avenue along the side of the tennis club site.

4.0 Significance

4.1 Rookfield Conservation Area

The Grove Lawn Tennis Club courts are located within the Rookfield Conservation Area. While the text in the draft Conservation Area Appraisal document recognises the diversity of the houses and the completeness of survival of the estate and the contribution both make to the character and appearance of the conservation area, it does not set out the importance of the open spaces to the conservation area. Understanding these aspects is essential in enabling informed decisions to be taken when considering proposals to change these open spaces, so that their contribution to the conservation area's special interest is appreciated and can be conserved. The purpose of this section is to provide an assessment of significance, so that the effects of proposed changes upon the character and appearance of the conservation area can be evaluated.

The following assessment of the building draws on the guidance in English Heritage / Historic England's *Conservation Principles* (2008), *Conservation Area Appraisal, Designation and Management* (Historic England Advice Note 1 (Second Edition), 2019), *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England Advice Note 12, 2019), and *Managing Significance in Decision-Taking in the Historic Environment - Historic Environment Good Practice Advice in Planning: 2* (Historic England, 2015).

The Conservation Area

The area of the former grounds of Rookfield, Avenue House and Lalla Rookh up to the south side of Muswell Hill which form the site of the Rookfield Garden Village, plus the landholding of Grove Lodge on the north side of Muswell Hill to the parish boundary, make up the conservation area. The Rookfield Garden Village was developed from 1906 by the Collins family with their housing development completed by 1935. Because of the continued ownership of the estate by the Collins family, it remained remarkably unaltered, though some buildings had to be rebuilt after bomb damage in the Second World War.

Though this is not a Garden Village or Suburb designed and built by the major players in the Garden Suburb/City movement, it was laid out and its buildings designed by a pair of brothers who fully engaged with that movement and its principles. In the language of *Conservation Principles*, Rookfield Conservation Area has a fairly high historical value as an estate laid out in the interwar period. It encapsulates the stages of development of suburban housing from the early to the mid 20th century, including the garden suburb ethos, and its houses shows the influence of the vernacular revival and Arts and Crafts. The aesthetic value of the streets is high, as the houses were of a considered and attractive design and have not been strongly affected by alterations, whilst the open spaces around and between the houses has been maintained. There is a high communal value in the pride of the residents in maintaining their garden village estate. It should also be noted that the conservation area was designated due to residents' campaigning to see this part of Muswell Hill protected by LB Haringey.

The Tennis Courts

Within the conservation area, the Grove Lawn Tennis Club makes a strong and positive contribution to its character and appearance, and thus to the overall significance of the designated heritage asset, as a purpose-built tennis club facility with pavilion. The site was assigned for this purpose in 1911 and the tennis courts with the clubhouse and retaining wall were built in 1912. The tennis club therefore has notable historical value within the conservation area as a whole. It also has a high communal value due to its importance as a purpose-built community facility for the whole estate (and beyond), which has been greatly valued by local residents over the decades, as attested above. As part of the original Collins brothers' plan for the layout and community life of their estate, the tennis club also has significant aesthetic (design) value – albeit that is currently somewhat diminished by the lack of maintenance and use. However even in its rundown state, its boundary planting helps to give it a high aesthetic value and the community's attachment to the club shows that it has high communal value.

Overall the tennis courts, clubhouse and retaining wall with its pavilions are a key part of the character and appearance of the Rookfield Conservation Area. Notwithstanding some later alterations they make up part of the Collins brothers' concept and layout of the estate, and a notable percentage of the outdoor communal amenity space provision for the suburb. They make a high contribution to the designated heritage asset's historic and aesthetic interest, and thus to its significance.

It is not only the buildings and tennis courts themselves that are important in the conservation area, but also their relationship with the open spaces. For a garden village in particular, these spaces are a key feature of the overall design and work together with the buildings to create a balanced whole. There are well planted public areas in the Rookfield Garden Village such as Rookfield Close and The Court, but also the tennis club, which are not only important for their contribution to the landscaping, creating air and space, but also as communal open spaces for community events. Outdoor community events such as summer parties often took place in these places. The Tennis Courts represent a fundamental element in the larger role of the open spaces and are part of the original design of the Rookfield Garden Village.

5.0 The legislation, policy, and guidance context

As set out below in Appendix 8.3, the legislation that covers conservation areas is the Planning (Listed Building and Conservation Areas Act) 1990. Section 72 deals with the duty of Local Planning Authorities when considering any development works affecting a conservation area.

72 (1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

This suggests that the duty requires local planning authorities to only approve applications in conservations areas that preserve or enhance their character or appearance. In this case the loss of the open space and facilities of the tennis club cannot be regarded as preserving the character or appearance.

The NPPF 2023 sets out further national policy guidance when considering planning applications that affect designated heritage assets, of which conservation areas are one type. It is important to note Paragraph 196, given the lack of maintenance of the tennis courts since the change of ownership.

Paragraph 196 states:

Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

As the tennis club has been assessed above as making a significant contribution to the conservation area, both in terms of its architectural/town planning contribution and its historical importance, in any decision the impact of its loss of the designated heritage asset of the conservation area must be taken into account, as paragraphs 199-202 set out. In particular when the loss of a key element of a heritage asset is being considered paragraph 201 sets out criteria that should be met to justify it.

Paragraph 199 states that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 goes on to say:

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 201 set out that:

Where a proposed development will lead to substantial harm to (or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

It would be hard to argue that there was no possibility of the original use of the site continuing, and the marketing of the site as a tennis club for what others have noted is an unrealistic rent does not appear to fulfil Historic England's guidance on marketing. There is community demand for the site as tennis courts and the community is willing to fund the work necessary to bring the courts back and to run the club.

Paragraph 202 states that:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Furthermore the local planning policy in the LB Haringey Local Plan has a strategic policy SP12: Conservation that states:

The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.

The Development Management Plan 2017 in Chapter 2 has Policy DM9: Management of the Historic Environment Haringey's Heritage Assets, which states:

A Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

C When considering the impact of proposals on the historic environment, the Council will have regard to:

a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;

b Character appraisals and management plans or other guidance, where they are available;

c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;

d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;

e The desirability of securing a viable use for a heritage asset consistent with its conservation;

f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and

g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

Conservation Areas D Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

E Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

It is clear from the above policies that the level of justification needed would be very high to remove the tennis club and building on the site.

6.0 Assessment of impact of the Proposed Development

The proposed conversion of the clubhouse and development of the tennis courts for housing would have serious impact on the Rookfield Conservation Area. The tennis club is a designed open space by the original creators of the Rookfield Estate. Open spaces in the centre of rectangles of roads with houses on the outside were a feature of Collins's estates, as were the provision of tennis courts. As can be seen from the building work that took place in 1921 to 1925, the Rookfield Garden Village Company only built on the north end of the rectangle of land enclosed by Cascade Avenue and the north and west sides of The Chine. The south side of the originally developed area in this rectangle is defined by a feature, a mini Great Wall – echoing that in Hampstead Garden Suburb – and No 10 The Chine and No 37 Cascade Avenue look out over this wall with their own small corner pavilion, while the tennis club's own Clubhouse intrudes into their gardens. As has also been alluded to other houses on The Chine and Etheldene Avenue had balconies to look out onto the open space.

That the company chose to build Nos 57-69 Etheldene Avenue on the south side of the urban block in the 1930s, but still allowed space to remain for three tennis courts, in no way devalues the importance of the open space that it was decided to retain. In regard to the reduction of the six courts to three, the remaining open space therefore remains even more important. It was certainly not a piece of open space left until there were funds and demand for more houses. If that were the case, then the tennis courts would have been far easier to build on than the site of Nos 2-8 Cascade Avenue, an area of unstable ground where the last houses were built in 1936 using steel beams to give the houses sound foundations.

The loss of the tennis club would remove an important piece of the visual experience, historic layout, and communal infrastructure of the garden village – an unusual feature that is important in every Collins housing estate, which elevates them above the level of the mass housing estates built by many developers in the inter-war period. The quality of the Collins estates is such that nearly every one – including their tennis courts – is designated as a conservation area.

To remove the tennis courts would be to take away a key feature of the conservation area, infilling it remove one of the three main open spaces created in the Garden Village. As such it would be reasonable to assess the loss as reaching the level of 'substantial harm' to a designated heritage asset, as set out in the NPPF Paragraphs 199-202. In Paragraph 201 a series of tests are set out for an application to meet, and it would seem that the loss of the tennis courts cannot be justified because there is strong evidence of local support for the tennis club and a willingness to invest financially and in volunteer labour to maintain and run a tennis club that would benefit both local residents and the wider communities of Muswell Hill and Hornsey.

In addition to the loss of the courts themselves, the development of housing would prevent the intended views of the clubhouse and retaining wall with its end pavilions that were intended to feature in the view northwards from within the open space, in a similar manner to the Great Wall facing the Hampstead Heath Extension. Obscuring this deliberate if modest set-piece would cause further notable harm to the Rookfield Conservation Area's significance.

7.0 Conclusion

The Grove Lawn Tennis Club makes an important contribution to the Rookfield Conservation Area. Much of this is in terms of this historical value to the estate as a part of the offer to residents of facilities that were owned and maintained by the Rookfield Garden Village company. Aesthetically, even though it has been allowed to fall into disrepair, it still functions as part of the original layout that included open spaces to let the built-up streets 'breathe', and even today the planting around the boundaries makes a positive green contribution to the 'garden village', whilst views across it to the houses are important, as well as views of the mini 'Great Wall' which was intended to be seen from the south running across its north side. Its communal value is high in spite of local people being unable to use the facilities or engage with the current owners.

Were it to be lost through the proposed development with housing, it is our opinion that this would cause substantial harm to the significance of the Rookfield Conservation Area, as it would remove an open space that was fundamental to the ideals of this garden suburb and to the concept of the original development by the Collins family (who were noted tennis enthusiasts).

The proposals conflict with Section.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as the relevant policies set out in the National Planning Policy Framework, the London Plan, and the Haringey Local Plan.

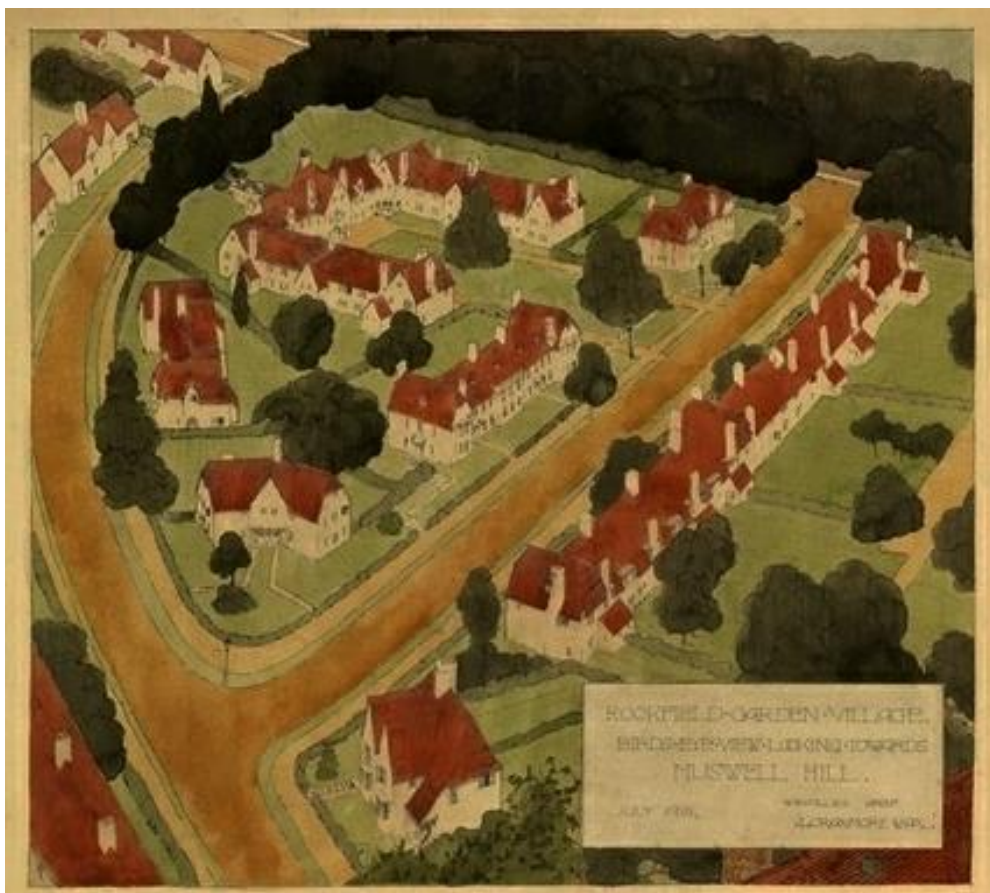


Fig. 23: Perspective illustration of the Rookfield Garden Village by W B Collins of 1915.

8.0 Appendices

8.1 Sources

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8.2 A brief history of Lawn Tennis

The racket sport traditionally named lawn tennis, invented in Edgbaston, Birmingham, England, now commonly known simply as tennis, is the direct descendant of what is now denoted real tennis or royal tennis. The Marylebone Cricket Club's 1875 *Rules of Lawn Tennis* have been the official rules, with periodic slight modifications, ever since then. Those rules were adopted by the All England Lawn Tennis and Croquet Club for the first Lawn Tennis Championship, at Wimbledon in 1877 (the men who devised those rules were members of both clubs). Major W C Wingfield tried to patent the game but failed to renew an initial patent, but does deserve great credit for popularizing the game of lawn tennis, as he marketed, in one boxed set, all the equipment needed to play his or other versions of it, equipment that had been available previously only at several different outlets. Because of this convenience, versions of the game spread like wildfire in Britain, and by the late 19th century lawn tennis had virtually supplanted croquet and badminton as outdoor games for both men and women.

It spread throughout suburban England, and as the map of 1938, Figure 10, shows there were many tennis courts laid out on scraps of land in Muswell Hill nearly all of which have now disappeared, being built on in the second half of the 20th century. The game was played not just by the wealthy but by all levels of society. In north London, as well as those in the gardens of large houses, there were many private grounds for rental provided by landlords and also clubs belonging to churches such as those in the grounds of the Methodist Church in Fortis Green.



Fig. 24 The Duchess of York, Lady Elizabeth Bowes-Lyon talking with tennis player Helen Jacobs at the Charity Lawn Tennis Exhibition Matches at Lady Crossfield's house West Hill Highgate, London on June 15, 1931.

Tennis was only played on grass, and of course only during the summer season which normally opened on the first weekend in May. Clubs did not necessarily play on the same grounds each year and none owned the land on which they played. They negotiated with local landowners who had laid out some of their flat land and then offered the land to clubs. W J Collins had acquired substantial areas of land in Crouch End and negotiated with some of the then existing tennis clubs.

The land made available was not necessarily equipped with a clubhouse. At that time the grounds would often be just levelled grass, or with some netting that the club itself often had to provide, and many clubs had temporary pavilions which would be erected and dismantled at the beginning and end of the summer season on whichever site had been rented for the season. Some landlords provided wooden pavilions on site. In the winter clubs would hold social events in local facilities.

The principal areas on which tennis was played at that time in the lower Muswell Hill/Crouch End area were on what are now known as the Crouch End Playing Fields, and on the former farmland north of Coolhurst Road/east of Avenue Road and south of Stanhope Road. None of them contained a brick clubhouse, so when offering the courts available for clubs to rent, the Collins specifically mentioned the existence of the clubhouse. In the advertisement in the Hornsey and Finsbury Park Journal of March 1912, it states:

“Tennis Courts (six) to Let including handsome brick-built clubhouse”.

So many of these privately provided tennis courts and small clubs have disappeared in the last 50 years, making the survival of the Grove Lawn Tennis Club important in historical and cultural terms. As well as its contribution to the character and appearance of the Rookfield Conservation Area.

8.3 Legislation, Policy and Guidance

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990

The relevant legislation is the Planning (Listed Buildings & Conservation Areas) Act 1990. Section 69 covers the designation and management of conservation areas. Section 72 imposes a duty on the Local Planning Authority with respect to conservation areas in exercise of planning functions.

69 (1) Every local planning authority — a) shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and b) shall designate those areas as conservation areas.

72 (1) In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Thus, any application for works done to a building in a conservation area, or indeed any other works, must be judged on whether the works are considered to preserve or enhance the character or appearance of the area.

National Planning Policy Framework

The NPPF 2023 Section 16 sets out the specific paragraphs covering the historic environment

Conservation and Enhancement of the Historic Environment

The paragraphs from the NPPF relevant to development in a conservation area are set out below.

Paragraph 194 states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 196 says: *Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.*

Paragraph 199 states that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 goes on to say: *Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.*

Paragraph 201 set out that: *Where a proposed development will lead to substantial harm to (or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

Paragraph 202 states that:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 206 states that:

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 207 states that:

Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The London Plan Policies

The London Plan: The spatial development strategy for Greater London (2021) is the overall strategic plan for London, and sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. It is meant to ensure that there is 'general conformity' between each of the London Borough's Local Development

Plans, and provides general guidance on spatial development within all the London Boroughs. The following policies are relevant here:

Policy 3.1.2

‘Understanding the existing character and context of individual areas is essential in determining how different places may best develop in the future. An evaluation of the current characteristics of a place, how its past social, cultural, physical and environmental influences have shaped it and what the potential opportunities are for it to change will help inform an understanding of an area’s capacity for growth and is crucial for ensuring that growth and development is inclusive’

Policy 7.1.5

‘...Development Plans and strategies should demonstrate a clear understanding of the heritage values of a building, site or area and its relationship with its surroundings’

Policy 7.1.7

‘...Development that affects heritage assets and their settings should respond positively to the assets’ significance, local context and character to protect the contribution that settings make to the assets’ significance. In particular, consideration will need to be given to mitigating impacts from development that is not sympathetic in terms of scale, materials, details and form’

Haringey Local Plan Policies

The Haringey Local Plan 2013 as altered in 2017 has relevant strategic policies

SP11: Design

All new development should enhance and enrich Haringey’s built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- *Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey’s sense of place and identity;*
- *Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;*
- *Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in ‘Secured by Design’ and Safer Places;*
- *Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;*

- *Seek the highest standards of access in all buildings and places; and*
- *Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.*

SP12: Conservation

- *The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.*
- *The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.*

The Development Management Plan 2017 has in Chapter 2 Design & Character several relevant policies.

Policy DM1: Delivering High Quality Design

Haringey Development Charter

All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;*
- b Make a positive contribution to a place, improving the character and quality of an area;*
- c Confidently address feedback from local consultation;*
- d Demonstrate how the quality of the development will be secured when it is built; and*
- e Are inclusive and incorporate sustainable design and construction principles.*

Design Standards Character of development

B Development proposals should relate positively to their locality, having regard to:

- a Building heights;*
- b Form, scale & massing prevailing around the site;*

- c Urban grain, and the framework of routes and spaces connecting locally and more widely;*
- d Maintaining a sense of enclosure and, where appropriate, following existing building lines;*
- e Rhythm of any neighbouring or local regular plot and building widths;*
- f Active, lively frontages to the public realm; and g Distinctive local architectural styles, detailing and materials.*

Landscaping

C Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:

- a Landform;*
- b Levels, slopes and the fall of the ground;*
- c Trees on and close to the site;*
- d Landscaped boundary and treatments; and*
- e Any other significant biodiversity on or close to the site.*

Privacy and amenity

D Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

- a Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;*
- b Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and*
- c Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.*

Policy DM7: Development on infill, backland and garden land sites

A There will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots.

B Development proposals for infill, backland and garden land should meet the requirements of Policies DM1 and DM2 and must:

- a Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;*

- b Provide a site specific and creative response to the built and natural features of the area;*
- c Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;*
- d Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;*
- e Retain and provide adequate amenity space for existing and new occupants;*
- f Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and*
- g Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.*

Policy DM9: Management of the Historic Environment Haringey's Heritage Assets

A Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

B Proposals affecting a designated or non-designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.

C When considering the impact of proposals on the historic environment, the Council will have regard to:

- a The priority given to sustaining and enhancing the significance of a heritage asset and its setting;*
- b Character appraisals and management plans or other guidance, where they are available;*
- c The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;*
- d The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;*
- e The desirability of securing a viable use for a heritage asset consistent with its conservation;*
- f An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and*
- g The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.*

Conservation Areas D Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

E Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

Listed and Locally Listed Buildings F In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they:

a Do not lead to substantial harm or total loss of their significance;

b Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;

c Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and

d Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.

G Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings.

Archaeology H Proposals affecting a designated Archaeological Priority Area will be considered having regard to:

a The significance of an archaeological asset and its setting;

b The impact of the proposal on archaeological assets; and

c The priority given to preserving and managing the archaeological asset and its setting in situ.

I All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.

Enabling development J The Council will approve proposals for enabling development where it is demonstrated that:

a It is the only viable means of securing the long term future of the asset affected; and

b It is the optimum viable use, supported by an appropriate options appraisal; and c The proposals address relevant policies (A-I) above.

