

11 CONSERVATION

CONTENTS

Introduction

Guiding Principles

Key Objectives

Core Policies

- CSV1: DEVELOPMENT IN CONSERVATION AREAS
- CSV2: LISTED BUILDINGS
- CSV3: LOCALLY LISTED BUILDINGS AND DESIGNATED SITES OF INDUSTRIAL HERITAGE INTEREST
- CSV4: ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS
- CSV5: ALTERATIONS AND EXTENSIONS IN CONSERVATION AREAS
- CSV6: DEMOLITION OF LISTED BUILDINGS
- CSV7: DEMOLITION IN CONSERVATION AREAS
- CSV8: ARCHAEOLOGY



Drapers' Almshouses Chapel Window

11

Conservation

Conserving the Historic Environment

Haringey's historic buildings are cherished local landmarks of high quality craftsmanship that have already stood the test of time.

Introduction

11.1 Haringey has 28 conservation areas and over 350 listed buildings. Historic buildings are landmarks that create a sense of place and stability. If the well-designed buildings of Haringey's past are taken care of, local people respect, cherish and take pride in them. Historic buildings of interest can also provide a focus for re-designing a local area, to help improve the environment, the economy, and community life.

11.2 Guiding Principles

- Heritage conservation is recognised as a key factor in facilitating urban regeneration and promoting civic pride.

11.3 Key Objectives

- To protect buildings of architectural or historic interest and their settings.
- To preserve or enhance the character and appearance of conservation areas.
- To promote the conservation, protection or enhancement of the archaeological heritage of the Borough, including historic parks and gardens and its interpretation and presentation to the public.

CORE POLICIES

CSV1: DEVELOPMENT IN CONSERVATION AREAS

The Council will require that proposals affecting Conservation Areas:

- a) preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area,
- b) recognise and respect the character and appearance of Conservation Areas; and
- c) protect the special interest of buildings of architectural or historic interest

11.4 National policy on Conservation Areas and Listed Buildings is found in PPG15: Planning and the Historic Environment. This places a requirement on Local Planning Authorities to pay special attention to preserving or enhancing the historic environment. As such,

conservation area planning applications should include detailed plans and drawings. Outline planning applications will not be accepted.

- 11.5 In consultation with residents and the appropriate Conservation Area Advisory Committee (CAAC), the Council will designate conservation areas that are considered to be of special architectural or historic interest and will keep these conservation areas under review. More information on the conservation areas in Haringey is available in the Conservation and Archaeology SPG2 and in the individual Conservation Area Character Appraisals.

CSV2: LISTED BUILDINGS

There is a presumption in favour of the preservation of listed buildings. The Council will require that proposals affecting statutory listed buildings:

- a) preserve or enhance the historic character and qualities of the buildings;**
- b) recognise and respect the character and appearance of listed buildings;**
- c) protect the special interest of buildings of architectural or historic interest;**
- d) do not adversely affect the setting of listed buildings; and**
- e) retain the original use of a listed building wherever possible**

- 11.6 The Council will protect buildings in Haringey that are statutory listed for their historic or architectural interest. Often the best use of a listed building is the use the building was originally designed for. Where a change of use is proposed, which affects the special character of a listed building, it will need to be fully justified. As such, for development affecting the setting of a listed building, an application for listed building consent should provide full information. More information regarding internal or external alterations to listed buildings is available in the Conservation and Archaeology SPG2.

- 11.7 The Council needs to balance the need for development with its duty to protect historic buildings. With care and thoughtful design, historic buildings can adapt to modern ways of life, whilst people can still enjoy them and their original character in appropriate settings.

- 11.8 Proposals not only include applications made under the Town and Country Planning Act 1990 and any Regulations made thereunder and any successor legislation, but also applications for advertisements, proposals for street furniture, bus shelters and signs to be erected by the Council relating to Controlled Parking Zones. All these proposals have an impact on visual amenity and have the potential to have an adverse impact on the appearance of the setting of a listed building.

CSV3: LOCALLY LISTED BUILDINGS AND DESIGNATED SITES OF INDUSTRIAL HERITAGE INTEREST

The Council will maintain a local list of buildings of architectural or historical interest, including Designated Sites of Industrial Heritage Interest with a view to giving as much attention as possible to buildings and features worthy of preservation.

- 11.9 Buildings of local interest in Haringey often play a crucial role in anchoring local visual and historic identity. Locally listed buildings may also act as a significant focus for encouraging urban vitality. The Council attaches special importance to their protection. Buildings on the local list are not subject to the statutory protection given to those selected by the Secretary of State.
- 11.10 However, the Council will utilise its planning powers to ensure that wherever possible the special character of such buildings is protected and enhanced. In the case of locally listed buildings, and in other appropriate cases, the Council may seek Article 4 Directions to remove permitted development rights.
- 11.11 The Council will promote the evaluation, conservation and interpretation of the borough's Designated Sites of Industrial Heritage Interest. The Council has consulted the Greater London Industrial Archaeological Society and details of these areas and buildings concerned are given in Table 11.1. Further guidance is provided in the Conservation and Archaeology SPG2.

CSV4: ALTERATIONS AND EXTENSIONS TO LISTED BUILDINGS

The Council will require that alterations or extensions to listed buildings:

- a) are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;**
- b) relate sensitively to the original building; and**
- c) do not adversely affect the setting of a listed building.**

- 11.12 An important part of Haringey's history is written into the pattern of its development, and the image of Victorian and Edwardian terraces and neighbourhoods typifies the borough for many of its residents. Each historic property is an important part of a unified terrace or street. As such, alterations and extensions should have regard to the guidance set out in Conservation and Archaeology SPG2. It is important to preserve the original features such as windows, doors and doorways, garden walls, brickwork, mouldings, chimneys, railings, paths and roof tiles, as the loss of these features greatly affects the overall balance and elegance of whole terraces.

CSV5: ALTERATIONS AND EXTENSIONS IN CONSERVATION AREAS
The Council will require that alterations or extensions to buildings in Conservation Areas:

- a) preserve or enhance the character of the Conservation Area; and
- b) retain or reinstate characteristic features such as doors, windows or materials of buildings.

11.13 Alterations and extensions to buildings in Conservation Areas should have regard to the guidance set out in Conservation and Archaeology SPG2. If the Council feels that a Conservation Area is at risk from the loss of original features or from alterations such as, the demolition of original walls to form parking places in front gardens, the addition of storm porches, or the installation of Unplasticised Polyvinyl Chloride (UPVC) windows, it may issue an Article 4 Direction. This limits the changes a homeowner can make without the Council's permission. There are currently three Article 4 Direction Areas in Haringey, details of which are given in Table 11.2. The areas concerned are:

- Noel Park
- Tower Gardens
- Rookfield

CSV6: DEMOLITION OF LISTED BUILDINGS

The Council will protect Haringey's listed buildings by refusing applications for their demolition. In the case of internal demolition work, the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building's interior.

In some cases, if substantial community benefit would result from development, internal alterations may be acceptable in listed buildings. Each case will be judged individually. Further information is available in the Conservation and Archaeology SPG2.

CSV7: DEMOLITION IN CONSERVATION AREAS

The Council will seek to protect buildings within Conservation Areas, by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.

In some exceptional cases, if substantial community benefit would result from total or substantial demolition of buildings in Conservation Areas the Council may consider this to be acceptable. Each case will be judged on its merits and weighed against arguments in favour of a building's preservation. Further information is available in the Conservation and Archaeology SPG2.

- 11.14 Haringey's historic buildings and Conservation Areas are cherished landmarks that relate to the borough's history and give it a vital sense of place. Local people want these areas and landmark buildings to be protected.

CSV8: ARCHAEOLOGY

Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:

- a) applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.**
- b) development proposals will preserve in situ, protect and safeguard important archaeological remains and the settings and, where appropriate, provide for the permanent display and interpretation of the remains.**

The Council will ensure the proper investigation, recording of sites and publication of the results is conducted by a suitably qualified archaeological contractor, as an integral part of a development programme where a development incorporates archaeological remains or where it is considered that preservation in situ is not appropriate.

- 11.15 The history of the Borough indicates that there is considerable likelihood that archaeological remains will be found in certain parts of the borough. These areas are identified in Table 11.3 and on the Proposals Map as Areas of Archaeological Importance. Haringey's archaeological heritage has the potential to be an educational, recreational and tourist resource. The Council will therefore promote the conservation, protection or enhancement of archaeological sites and their presentation to the public. Detailed records of these sites are maintained by the English Heritage Greater London Archaeology Advisory Service (Greater London Sites and Monuments Record). The Council will consult with, and be guided by, the Greater London Archaeology Advisory Service on the archaeological implications of development proposals, especially within the Areas of Archaeological Importance and in the vicinity of known find locations.
- 11.16 Detailed guidance is set out in the Conservation and Archaeology SPG2.

Table 11.1: Designated Sites of Industrial Heritage Interest

Source: Greater London Industrial Archaeological Society (GLIAS), May 2004

Site	Heritage Interest
Disused railway Finsbury Park to Highgate and Alexandra Palace N22	1) Station building at Alexandra Palace. 2) Viaduct. 3) 1940 interchange station at Highgate. 4) Twin tunnels. 5) Transformer station. Current use as Parkland Walk.
Bell Brewery, High Road N17	Early C19, elegant single storey with clock turret Listed grade II, restored and repaired, current user Haringey Community Transport.
Tottenham Brewery, Morrison's Yard, High Road N17	Compact 3½ storey former process block, 1892, architect William Bradford Handsome hipped lanterned roofs.
Gas Board Offices, 639 High Road N17	Jacobean style, red brick office block with terracotta decoration and iron finials depicting gas lights, built for Tottenham and Edmontion Gas Company in 1901, architect John Sherwell Corder of Ipswich. It was extended in 1914. Listed grade II, Flemish renaissance style ornate former head office of principal Tottenham industry.
Eagle Pencil Works, Ashley Road N17	Alfred Berol founded the Eagle Pencil Co, in USA, 1856. Their first UK factory was opened here in 1910. Name changed to Berol Ltd in 1971 on acquisition of Venus Pencil Co. Long two and three storey, architecturally pleasing factory building. Further detailed evaluation required.
Parish Pump, Tottenham Green N15	Well sunk in 1791 by Thomas Smith, lord of the manor. Wellhead rebuilt 1876 by parish surveyor, P P Marshall. The mechanism is surrounded by brickwork supporting a tiled, conical roof. Two removable handles turn single-throw crank to work subterranean pump, 1859, grade II listed; cast iron flywheel and crank under decorative roof.
Sewage Pumping Station, Markfield Road N15	Tottenham and Wood Green Joint Drainage Board established a sewage works here since c1885. The concrete walls of filter beds survive along with a plain, stock brick engine house. Inside is a Woolf compound rotative beam pumping engine by Wood Brothers of Sowerby Bridge, 1886, with high-pressure cylinder 21 inch diameter by 52 inch stroke and low-pressure cylinder 36 inch diameter by 72 inch stroke. It is self contained with decorated entablature supported by eight fluted cast-iron columns. The beam, 21 feet long, is fabricated from riveted wrought iron-plates and the flywheel is 27 feet in diameter. Engine stopped 1964. . Preserved by Lee Valley Regional Park Authority and Industrial Archaeology Group, adjacent to settlement tanks converted to children's playground.

Site	Heritage Interest
Bruce Grove Station N17	Undulating valances to platform canopies.
Alexandra Palace N22	Important 19 th century exhibition centre. T.V. studios and mast (1936) of great historical interest. Victorian theatre of 1873-5 with original stage machinery, brickwork from first Palace of 1870, pioneering architectural use of iron and glass in roof of second Palace of 1875.
New River	Important 17 th century aqueduct; straightened in 19 th century including 1,100m Wood Green tunnel (1859) Hornsey Sluice House, 1859, including site of a waterwheel, Hornsey Water Works filter beds of 1859 and 1879, red brick engine house 1903, Coal Tramway Bridge circa 1875 (at the waterworks, across the New River – served former pumping engines; interesting design; Cross Lane Well House pumping station 1887.
L.T. underground stations Turnpike Lane N15 and Bounds Green N22	1932, Turnpike Lane nationally listed grade II, an early example of Holden's modern style, with high brick and glass booking hall.
Highgate Pumping station, Hornsey Lane N6	New River Company Engine House, which pumped to the higher parts of Highgate and Hampstead. 1859, stock brick with stucco pediment. Base of large chimney Locally listed.
Archway Bridge N6	1813 bypass to Highgate Hill, brick bridge by Nash replaced in 1897 by cast iron bridge slightly to the south by Alexander Binnie, listed grade II; cutting beneath was widened 1972.
Fortis Green Pumping Station, Woodside Avenue N10	At end of 42 inch pumping main from Kempton Park, diesel ram pump blast injection engines by Mirrlees, Bickerton and Day (now removed) 1908.
Maynard's sweet factory, Vale Road N4	Plain 4 storey Fletton brick around courtyard, 1907, closed 1990, currently various uses including a restaurant, an arts studios and offices.
First Lotus Works, Tottenham Lane, N8 67 High Street, N8	Colin Chapman (1928-82) founded Lotus Engineering 7 on this site in January 1953. Plaque. Father ran the Railway Hotel (now GNR Hotel).
JAP Premises, Landsdowne Road, N17	The original buildings in which J A Prestwick lived with his wife. His first works are still here, although modified. Now a health centre and printers. The company moved manufacturing to new premises in Northumberland Park in January 1911. JAP became respected for its precision engineering and its innovative product range, including engines for racing cars, etc.
Tottenham Bus Garage, Philip Lane, N17	Built 1913 for the Tramways (MET) Omnibus Company. Modernised 1985-86, extended to the west 1999.

Site	Heritage Interest
Rainwater Cistera Rear of 64 Highgate, High Street, N6	Underground rainwater cistern for mineral water production (see Hornsey Historical Bulletin, no. 26, 1985).
Former Brewery, 4 North Hill, N6	Underground vaults, late 18 th or early 19 th century.
Former Fire Station, Conway Road, N15	Built around 1900 by Tottenham UDC in distinctive Accrington Stock red engineering bricks. Four arched doorways for horse-drawn fire engines on ground floor and flats for firemen on two upper floors. Backs onto former Council depot of similar date that has been converted to housing (Priscilla Close).
Cambridge House, 109 Mayes Road, N22	Former head office of Barratt's Sweet Factory which stood behind a very grand Baroque revival office building, dated 1897.
Former Sewage Pumping Station, 23 Burghley Road, N8	Small Hornsey borough pumping station from 1885 onwards with elaborate "Queen Anne style" façade dated 1897 and cast iron cor cart shed to cobbled yard. Converted to play club in 1983. Air compressors from this site now at Markfield Road pumping station museum.

Table 11.2: Schedule of Article 4 Direction Areas in Haringey

Area	Addresses Covered	Types of development for which permission is required
Tower Gardens	Awlfield Road; Ballioll Road; Bennington Road; Cheshunte Road; Cumberton Road; De Quincey Road 1-31, 2-30; Kevelioc Road; Lordship Lane 132-458 (even); Risley Avenue 1-203, 2-266; Shobden Road; Siward Road; Spigurnell Road; Teynton Terrace 1-31, 2-36; Topham Square; Tower Gardens Road; Turnant Road rear of the Roundway and Walden Road; Waltheof Avenue; Wateville Road.	1) Enlargements improvements and alterations to the front of a house or any side facing a road. 2) Porches outside any front or side door. 3) A hardstanding for a vehicle in a garden. 4) Gates, walls, or other means of enclosure in front of the building or facing a highway. 5) Painting any exterior brickwork, rendering or pebble dashing at the front or side.
Noel Park	Ashley Crescent; Darwin Road 1-47, 2-48; Farrant Avenue; Gladstone Avenue 35a-287, 60-276; Lymington Avenue 31-235, 42-300, Noel Park School, St Marks Church Hall and Vicarage; Morley Avenue; Moselle Avenue; Salisbury Road 19-81, 2-56; Vincent Road 1-49, 2-46.	1) Enlargements improvements and alterations to the front of a house or any side facing a road. 2) Porches outside any front or side door. 3) Gates, walls, or other means of enclosure in front of the building or facing a highway. 4) Painting any exterior brickwork, rendering or pebble dashing at the front or side.
Rookfield Estate	Cascade Avenue; Cranmore Way; Etheldene Avenue 43-69 and 76-88; Muswell Hill 1-33 odd, 6; Hollybank; Hollybank cottage and garages; Grove Lodge and Victoria Public House; Park Road 205-209 odd; Rookfield Avenue; Rookfield Close; St James's Lane 89-131, 108-132; The Chine; The Court.	1) Enlargements improvements and alterations to the front of a house or any side facing a road. 2) Porches outside any external door. 3) A hardstanding for a vehicle within the curtilage. 4) Construction of any gates, walls, or other means of enclosure or alteration or maintenance of these if they are in front of the building or facing a highway. 5) Painting any exterior brickwork or rendering.

Table 11.3: Areas of Archaeological Importance (AAI)

Site	Description	Map Ref.
Bishop's Lodge, medieval moated hunting lodge, Highgate Golf Course	This is a the site of a medieval house and lodge, thought to be acquired by the Bishop of London in 1293, which fell out of residence by 1539. Earthworks and cropmarks survive, and at its centre it marks the intersection of three parish boundaries.	B11
Highgate Village	By the 13 th century the area of Highgate Village was a hamlet, which was accessed by a new road established in the 14 th century. Toll gates erected along this road by the Bishop of London are thought to have given the area its name. The road and a 13 th century chapel were maintained by a hermitage. The grammar school was founded in the 16 th century, apparently on the site of the earlier hermitage.	D12
Highgate Wood and Queen's Wood	A large Roman pottery works is situated in Highgate Wood. This has been partially excavated, suggesting that the kilns (nine have been identified to date) were in production c. AD 50–160. The woods are full of unidentified earthworks and landscape features, suggesting that there may be further kiln sites and ancillary structures.	D/E10
Muswell Hill Village	Muswell Hill is named after a mossy spring, situated on Muswell Road. The spring, of reputed restorative properties, was a site of pilgrimage during the medieval period. The site and the surrounding 66 acres were given in the 12th century to the Augustinian Canonesses of St Mary's Clerkenwell by the Bishop of London. The AAI marks the convergence of several medieval roads associated with the settlement.	E8
Crouch End Village	This medieval settlement developed around the intersection of several earlier roads and routes – the place name is derived from the Latin 'crux,' for cross or cross-roads. The settlement included a manor house, established by the 14 th century, known as Topsfield Hall. Crouch End Academy is said to have been established in 1686 on the site of an earlier farmstead.	H11

Site	Description	Map Ref.
Hornsey Village	Hornsey High Street is likely the place of a Saxon settlement that evolved into a medieval village. The tower of the parish church still stands and dates to around 1500.	H/J9
The Brick Place, Hornsey	A moated manor first mentioned in 1572, the lands consisted of pastures, gardens, fish ponds and orchards, but fell into disrepair and was demolished in the early 18 th century. The site is now bisected by the railway line and the New River.	J8
Wood Green Village	Wood Green is mentioned as a settlement within the manor of Ducketts in 1502, and is situated along the route of main medieval roads.	J7
Stapleton Hall Medieval Manor, Stapleton Hall Road, N4	The medieval manor house Stapleton Hall was first mentioned in 1577. It was rebuilt in 1609, and with later revisions stands today as a Grade II Listed Building.	J12/13
Brownswood Manor House (Copt Hall), Finsbury Park	The Brownswood estate is known from the 12 th century, and stood on what is now the eastern side of Finsbury Park. The manor itself, also known as Copt Hall, is first mentioned in 1649, when it is recorded as a hall, parlour, kitchen, cellar, 2 chambers and outbuildings. This may have later developed as Hornsey Wood House, a well known tea house, which by the late 19 th century had become a tavern.	L13
Medieval Hospital of St Lawrence, Devonshire Hill Lane	The Hospital of St Lawrence was established prior to 1229. Care of the highway was given to the Austin Friars in 1257, and by 1262 the hospital itself was in the custody of the Vicar of Tottenham.	M4
West Green Village	West Green was mentioned in 1384 as a settlement midway along the land linking the High Road opposite Page Green with Green Lane at Ducketts.	N9
Downhills Moated Site, Lordship Lane Recreation Ground	The bathing pool in Lordship Lane Recreation Ground is thought to be the vestige of a medieval moated site, with the original island in the centre.	N7
Medieval Moated Manor House, White	This moated manor, possibly Pembroke's Manor, is seen on maps dating to 1619,	N5

Site	Description	Map Ref.
Hart Lane	although the house was rebuilt in the 18 th century. The site is also associated with the site of Parsonage House, also known as The Rectory. The moat was backfilled in 1816, and the house demolished in 1913.	
Bruce Castle and All Hallow's Church	<p>Although the present building on the site dates to the 16th century, Bruce Castle also is the site of an earlier manor house, dating before 1254, at which time it was described as having a hall, rooms, granges, fishponds and a garden, which would have extended throughout the park. At one point the manor was surrounded by ditches and ramparts.</p> <p>The AAI also includes the grounds of All Hallow's Church, which dates to the 14th century but likely had an earlier foundation, as a priest for Tottenham is recorded in the Domesday Book. The present vicarage is on the site of a 16th century tenement house, known as Awfield Farm.</p>	P6
Roman Road and Medieval Settlement	Roman Ermine Street closely follows the route of the High Road here, and roman features and artefacts have been recovered along this stretch of the road. This area was a substantial medieval settlement which may have had Saxon origins, and several long standing coaching inns, farms and houses dating from the 16 th century are located throughout the AAI.	Q/R4/5
Saxon Settlement and Medieval Manor House	The area around Lordship Land and Scotland Green appears to have been a focus of medieval and early post-medieval occupation. This includes a medieval chapel, a manor house, tenements and almshouses. An early stone bridge crossed the Moselle River at this point. The AAI also includes the Roman road, which runs to the west of the High Road, and Iron Age pottery has also been found in the vicinity.	Q6/7

Site	Description	Map Ref.
Historic core of Tottenham	By the time of the Domesday Book (1068) a settlement was established around what is now Tottenham Green. This included inns and tenements, as well as a wayside cross and a chapel, later a hermitage. In the post-medieval period further inns and houses were built, including the Bull Inn and Reynardson's House, on the north side of the Green, which was built in 1590 and later used as a boarding school.	Q8
Mocking Moated Manor	Mocking Manor was first referred to in 1427, although it may have been an earlier foundation. It was a modest manor, consisting of a house, moat and drawbridge, and was demolished prior to 1803. The moat, however, was still visible when the 1873 Ordnance Survey map was drawn.	R6
Tottenham Hale Saxon Settlement	The junction of Broad Lane and The Hale is thought to be the site of an early Saxon settlement. The road network and settlement continued to grow with the rest of Tottenham in the medieval and post-medieval period.	R9
Willoughby Farm Medieval Site, Willoughby Lane	The AAI marks the location of a 12 th century moated medieval manor house and farmstead. The moat remained visible up to the mid 19 th century.	S5
The Lee Valley	<p>The Lee Valley is one of the greatest potential archaeological areas in the borough, as the alluvial floodplains and resources have been exploited since the earliest times. Remains from the pre-historic periods, including wooden structures and a dug out canoe have been recovered, as has evidence for early occupation areas. The Lee was used as a navigation route Roman period, and remains of this date are common.</p> <p>By the medieval period much of the river was in use, with farmsteads located on its banks. A quay was established at Tottenham Hale, and watermills are known from the Ferry Lane area.</p> <p>The waterlogged conditions of ground adjacent to the Lee can lead to excellent survival of organic and environmental</p>	R11 – U5

Site	Description	Map Ref.
	remains, and such deposits are very important to our understanding of past environments and land conditions.	