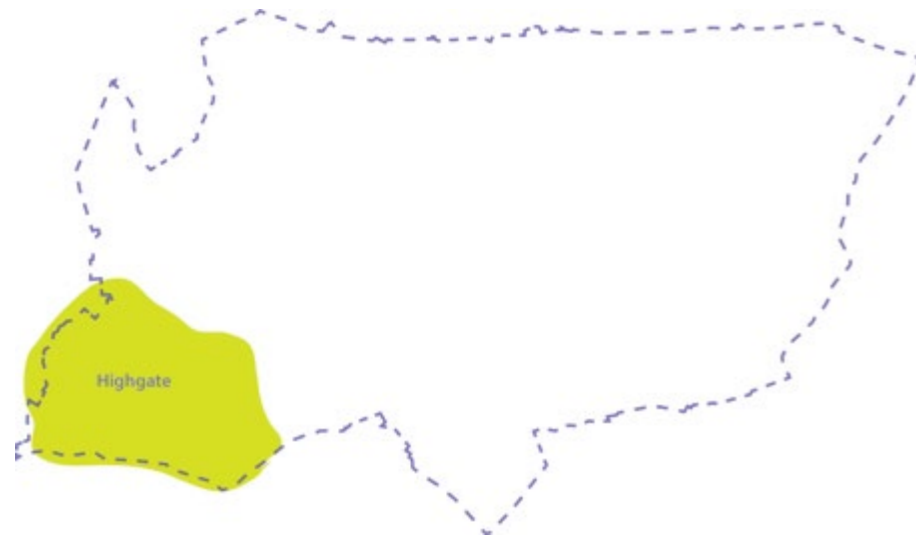


# Highgate

## neighbourhood character summary



### Location

The neighbourhood of Highgate occupies the southwest corner of the borough of Haringey. The southern edge of the neighbourhood follows the borough boundary with London Borough of Camden, along Hampstead Road, Highgate High Street and Highgate Hill. The London Boroughs of Barnet and Islington lie on the western and south-eastern edge respectively.

Highgate village, located on top of Highgate Hill, is divided between the London boroughs of Haringey and Camden and is designated as a conservation area. Highgate Hill to the south east is a steep street linking the Georgian village core to Archway Road which is a busy road connecting the neighbourhood to Finchley and further north. To the south west, Highgate High Street leads to Hampstead Road and into the borough of Barnet.

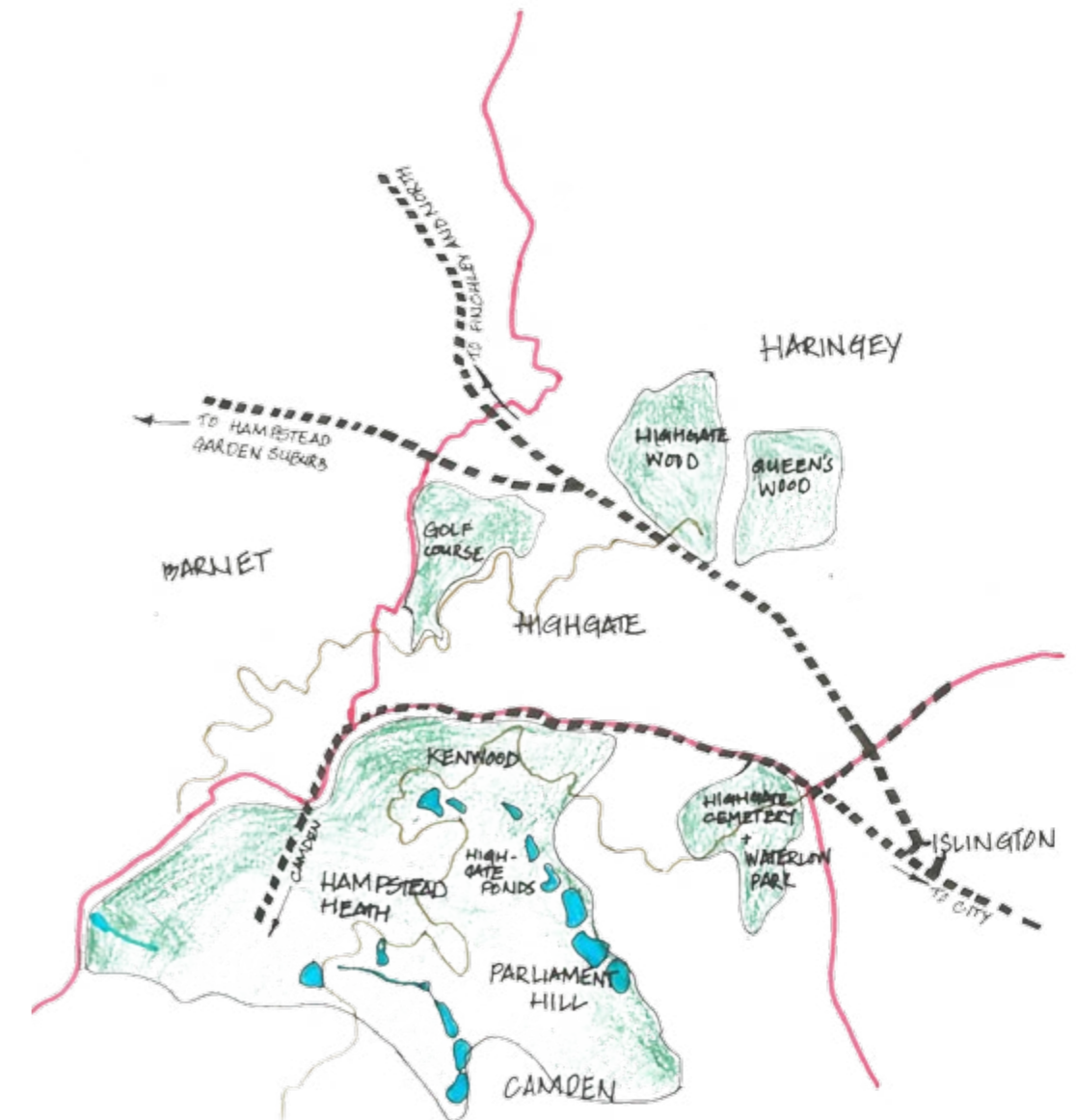
### Typology – topography and microclimate

Highgate can be described as an affluent residential area set at the hilltop location of the Northern ridge. Highgate School and The Gatehouse public house on North Road stand at a level of 129.7 m above sea level, 4.3 m below the highest point of London, in Hampstead, to the west.

The dominant bedrock within the wider area is London Clay. Highgate is a key exception as the Claygate Member of the London Clay Formation, and the overlying Bagshot Formation, crop out at the surface and form the highest ground in the Borough. The geology has also resulted in many springs, streams and ponds draining into the River Lee and River Fleet basins.

Highgate elevated position providing clean air, spring water and open spaces, has ensured that from its earliest beginnings in about the 14th Century, it has been a very popular place to live. The setting of the neighbourhood is enhanced by a wealth of open spaces and green surroundings such as Highgate Wood, Queen's wood, Hampstead Heath, Waterlow Park and Highgate Cemetery. These open spaces provide a marked contrast to the fine grained development of the Village.

Both Highgate Woods and Queen's Wood are ancient woodlands with high ecological value veteran trees supporting many species. The railway cutting embankments to the north of the area are largely inaccessible wildlife areas with tall herbs and bracken. Parkland Walk is a woodland walk from Finsbury Park to Alexandra Palace and is characterised by predominantly birch and sycamore with scrub and grassland.



Wider landscape context of Highgate

# Highgate

## Overall neighbourhood character

Highgate neighbourhood has a varied townscape and character. The historic village, centred on the High Street, has a relatively organic pattern of development with deep burgage type plots. The tight knit and informal development and the early 19th Century speculative development are in marked contrast with the later suburban development where large houses are set within generous landscaped gardens. The distinctive character is essentially formed by the tight grain of terraces, historic pattern of development, topography, green open spaces and distant views.

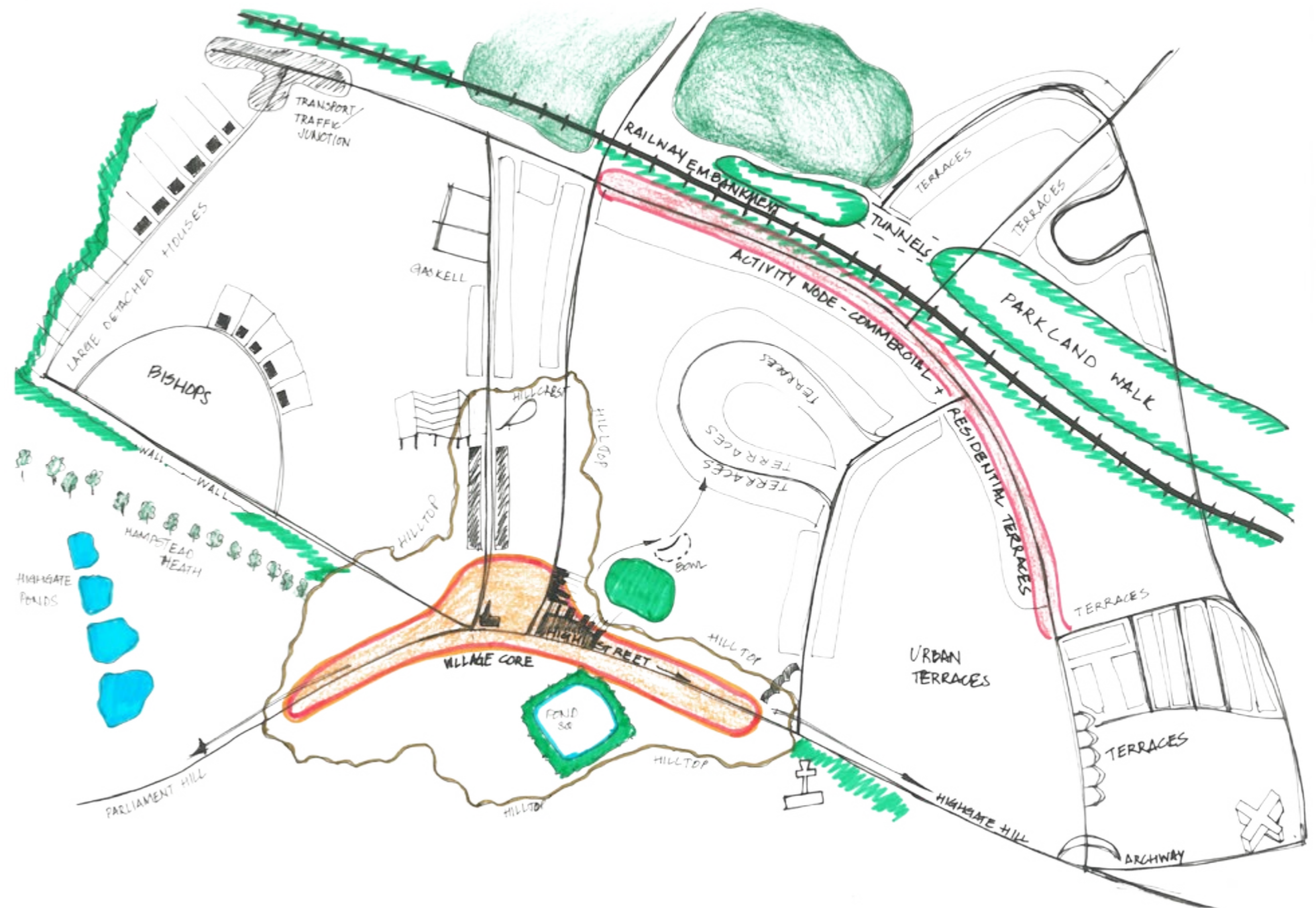
Highgate village is a traditional settlement crowning one of the twin hills to the north of London. The early village High Street is characterised by its 17th, 18th and 19th Centuries small-scale terrace houses and traditional shop frontages. Buildings here have a relatively fine grain pattern of late medieval burgage plots with Georgian frontages that may conceal the existence of earlier structures behind. Pond Square, on the Camden side, remains the heart of the village.

Archway Road, the nineteenth 19th Century route to the east, fronted by late Victorian and Edwardian retail parades of diverse independent shops, with flats over, appears more urban than the village core. The adjacent high quality residential areas of Victorian, Edwardian and early 20th Century terraced housing off Archway Road such as the Cholmeleys, the Miltons, and Shepherds Hill are fine examples of planned development of their period.

Further diversity is apparent in the large imposing detached houses to the west, laid out within generous large plots with landscaped front and rear gardens and mature trees, some of which back onto Highgate Golf Club.

The eclectic mix of earlier buildings and fine examples of 20th Century buildings by renowned architects such as the High Point 1 & 2 by Berthold Lubetkin further add to the architectural diversity of the area.

From various parts of the conservation area, there are long distance views to Central London, the Olympic Park and Alexandra Palace forming an attractive backdrop.



A distilled mental map of Highgate highlighting distinctive features, landforms and patterns

# Highgate

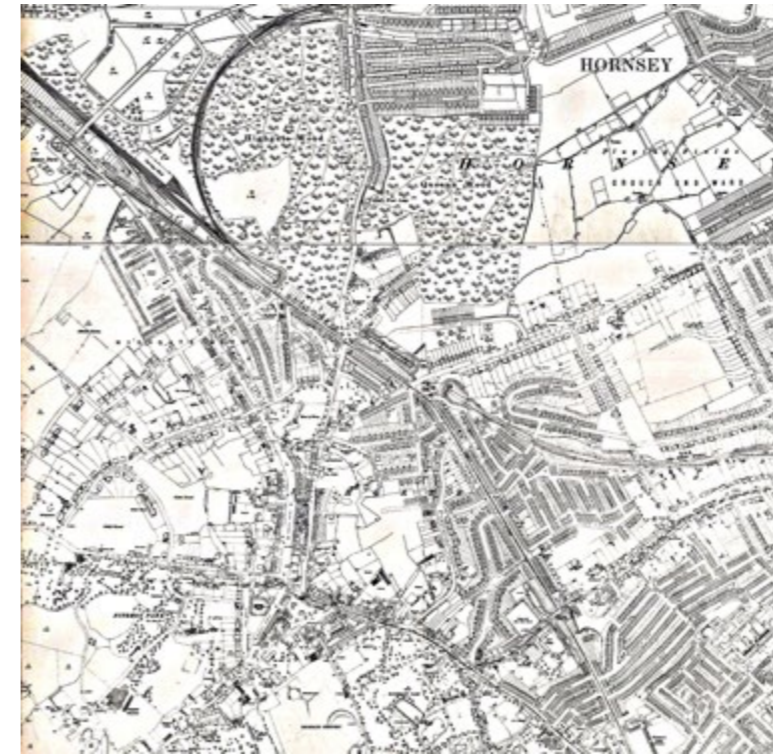
## historic settlement pattern



1864



1896



1913-16



1935

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### Timeline of key events/changes

Medieval	1565	1637-38	1660s	1813	1833	1867	1890s	1938	1945 and onwards
Bishop of London's hunting estate	Highgate School founded as a free grammar school for boys	Cromwell House built for Richard Sprignall	Hamlet of Highgate Destination for affluent residents for country retreats	Opening of Archway Road	St. Michael's National School opened on Southwood Lane- later moved to North Road	Opening of Highgate Station	Construction of properties in the Miltons and Bishops area	Highpoints 1 & 2 by Berthold Lubetkin	Development of Hillcrest Estate, Kingsley Place

# Highgate

## Archaeology

- There are two designated Areas of Archaeological Interest (AAI) within the boundary of Highgate conservation area. These are: the medieval Bishops' hunting lodge in Highgate Golf Course and Highgate village, the boundary of which includes the whole of the High Street and Highgate Hill, as well as North Road and Southwood Lane up to Castle Yard.

## Historic development

- The centre of the Highgate settlement lay around Pond Square in Camden, which today is a tranquil green open area. The ponds supplied drinking water until 1864 when they were filled in.

## Medieval estate of Bishop of London

- The village of Highgate originated as a hamlet at the south-eastern entrance to the medieval Bishop of London's estate. The bishops used the parkland to the northwest of the hamlet for hunting, from 1227 until at least the 1660s, and owned the land until the late 19th Century. The land was also used for other agricultural uses.
- By 1380, a new road with a steep incline coming up from the city via Holloway and up Highgate Hill was present. A direct route to the north was opened in 1386 as a toll road by the bishop of London. This was located at the top of the hill and was probably known as High Gate, from where the area derives its name. Southwood Lane provided an alternative route northward for those not prepared to pay the toll. It led to a spring of water famous for its curative powers and attracted many pilgrims to the Mus Well, which was on one of the main medieval roads to the north.

## Hamlet of Highgate

- There is evidence of buildings in Highgate village from the 15th Century. There was some ribbon development along Highgate Hill in the sixteenth and seventeenth centuries. It became a popular spot for the wealthy to build their country retreats. By 1553, there were five licensed inns in Highgate, reflecting the numbers travelling through the area.
- Highgate School, located on top of the hill, was founded in 1565 by Sir Roger Cholmeley as a free grammar school for local boys. During the 19th Century, new school buildings were erected and land was later acquired for playing fields. The new chapel and 'old' school building in the Victorian Gothic style, were built to

celebrate the tercentenary of Highgate School in 1865.

- Highgate, with its fine situation on the hill, attracted many well to do residents. In 1664 it already contained 161 houses, and was the home of many parliamentarians.

## From medieval hamlet to Georgian village

- The main period of the development of Highgate occurred during the 18th Century by which time a handsome Georgian village had been created. As Highgate had become one of the main routes from the north to London, it acted as a major stopping place on the road. This facilitated numerous flourishing trades and inns such as the Gate House, the Angel, the Flask, serving the needs of travellers.

## Rapid expansion

- In the 19th Century, Highgate continued one of the most desirable parts of London with smaller scale houses being built among the fine 18th Century residences. In response to the growth and resulting congestion, Archway Road was opened in 1813 as a by-pass, to avoid the steep gradients up to Highgate village, and to provide a more direct route for the Great North Road. As a result, Archway Road stimulated facilities to service passing trade with two new public houses (the Wellington in 1812 and the Woodman in 1828; the former demolished for a petrol station expansion in the 1980s, the latter still existing).
- St. Michael's National School was built in 1833 in Southwood Lane to cater for poor local boys and to absorb the girls' charity school started alongside in the Wollaston Pauncefort Almshouses. In 1852, it moved to a new site in North Road.
- Fronting onto Pond Square the Highgate Literary and Scientific Institution was founded in 1845 and developed as a resource for Highgate's social and cultural life.
- As the 19th Century progressed, Highgate was to be developed mainly on its southeast side. Increased traffic on the Archway Road meant that the narrow bridge across Hornsey Lane designed in 1812 by the renowned classical architect John Nash, was an impediment and it was rebuilt under powers obtained in 1894 by the London County Council. The replacement single span bridge was built next to the old arch which was then dismantled. The new bridge was opened in 1900.
- The opening up of Highgate railway station in 1867 enabled the boundaries of Highgate to be extended, spreading to the south, east and north, to connect with the neighbouring communities of



Southwood Lane, late 19c



Cromwell Avenue, Highgate, c1900

Muswell Hill and Crouch End.

- By the 1890s, the Miltons area in the southern part was constructed. Shepherds Hill became a road instead of a bridle path with large houses being developed on its south side by 1882. To the west of the village, Broadlands Road and Bishopswood Road had been substantially developed before 1894.

### Suburban expansion

- The local council's Gaskell estate off the west side of North Hill was developed between 1902 and 1913.
- Development of the west of the Bishops Wood area happened mainly during the period 1906 to 1930, as a suburb of large detached houses on large individual plots overlaid on a landscape with many ancient veteran oak trees, relics of the earlier hedgerows, field boundaries and the Bishops Wood.
- During the 20th Century there were some important architectural contributions to Highgate. On North Hill, Highpoint 1 and 2 were designed by Berthold Lubetkin and Tecton partnership in 1935 and 1938. Some houses were also designed by architects for their own occupation in Highgate. They tended, therefore, to be low-budget houses, but embodied original thinking about construction and lifestyles.
- Opposite Highpoint, on the east side of North Hill, in 1948, Hornsey Council built the Hillcrest estate, a residential estate of 116 flats, on the site of the demolished Regency mansion Park House and its spacious grounds. The seven residential blocks were named after World War II Generals.
- A notable modern development of 1967 was Kingsley Place, a housing development off Southwood Lane.



Highgate High Street east side c1883



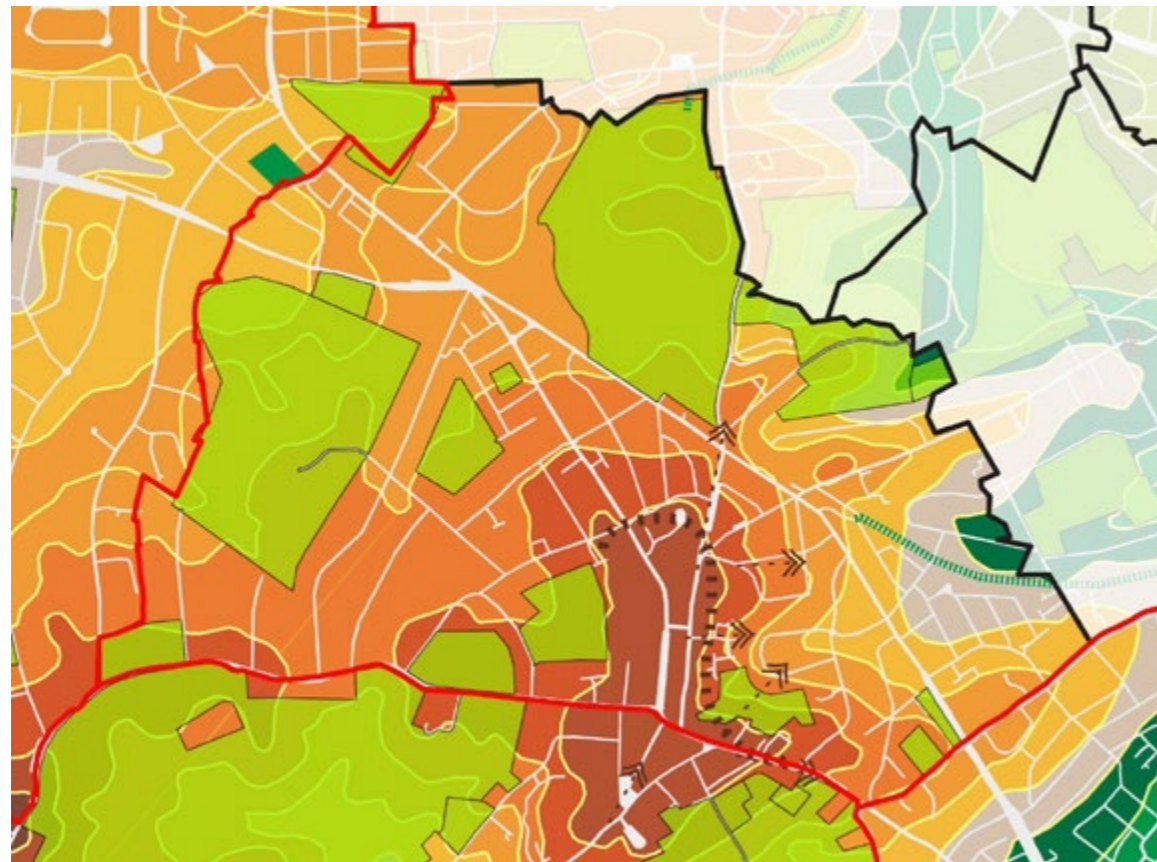
Highgate High Street east side looking towards Highgate School Chapel c1883



Southwood Lane & Bank Point Cottage, late 19c

# Highgate

## physical character



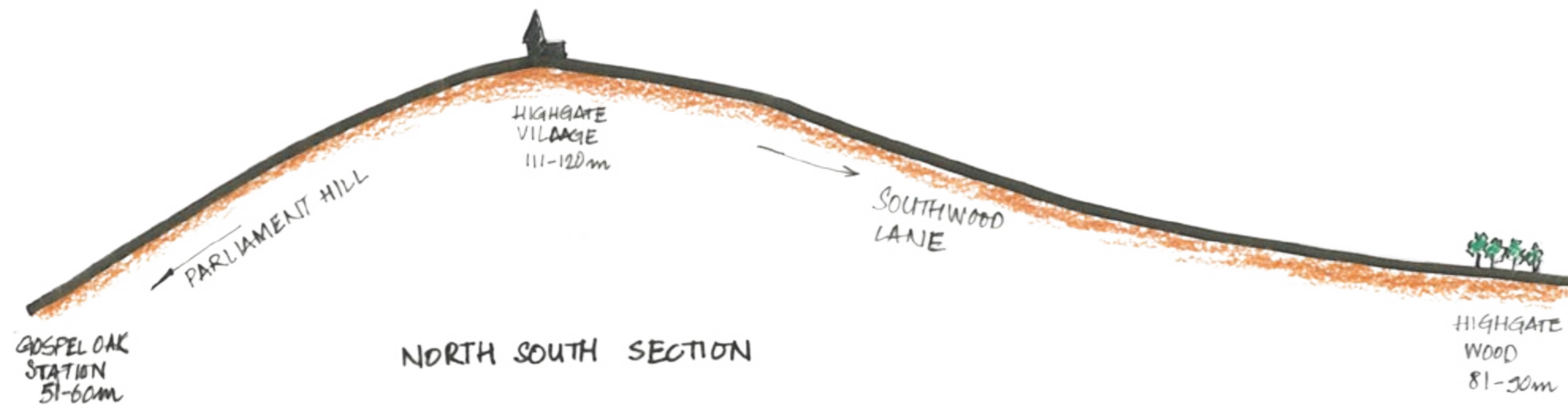
Legend - Natural landscape

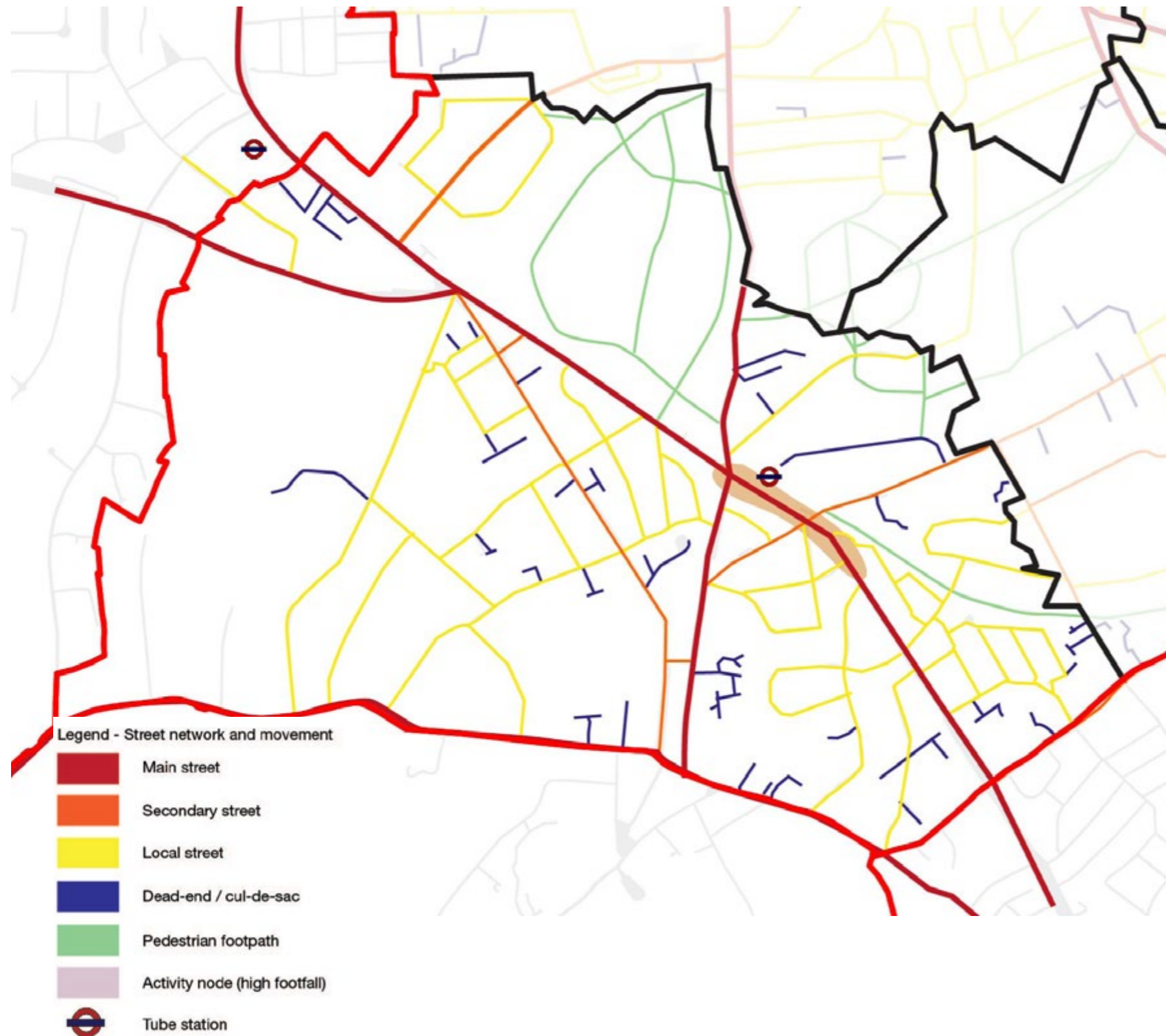
- Contour gradient (see page XX)
  - Green urban areas
  - Street trees (consistently planted)
  - Open space as part of Estate
- 0 200 400 600 800 1000m  
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### Landscape

- Set within large open spaces and its hill top location, Highgate has almost an exclusive and detached character from the rest of the borough.
- Both Highgate Woods, Queen’s Wood and Cherry Tree Wood in Barnet are ancient woodlands with high ecological significance supporting a range of habitats and species of flora and fauna
- The railway embankment, whilst mostly inaccessible, gives a rough landscape edge to the north of Archway Road.
- Parkland Walk between Finsbury Park and Alexandra Park is an attractive wooded area adding to the landscape variety
- To the west, Highgate Golf Course forms the green edge, set behind the large detached houses around the Bishops area.
- To the south, Hampstead Heath, Highgate Cemetery, Waterlow Park and the grounds of large houses like Kenwood House and Athlone House provide an almost continuous green and open setting to the area (although outside of the Borough).

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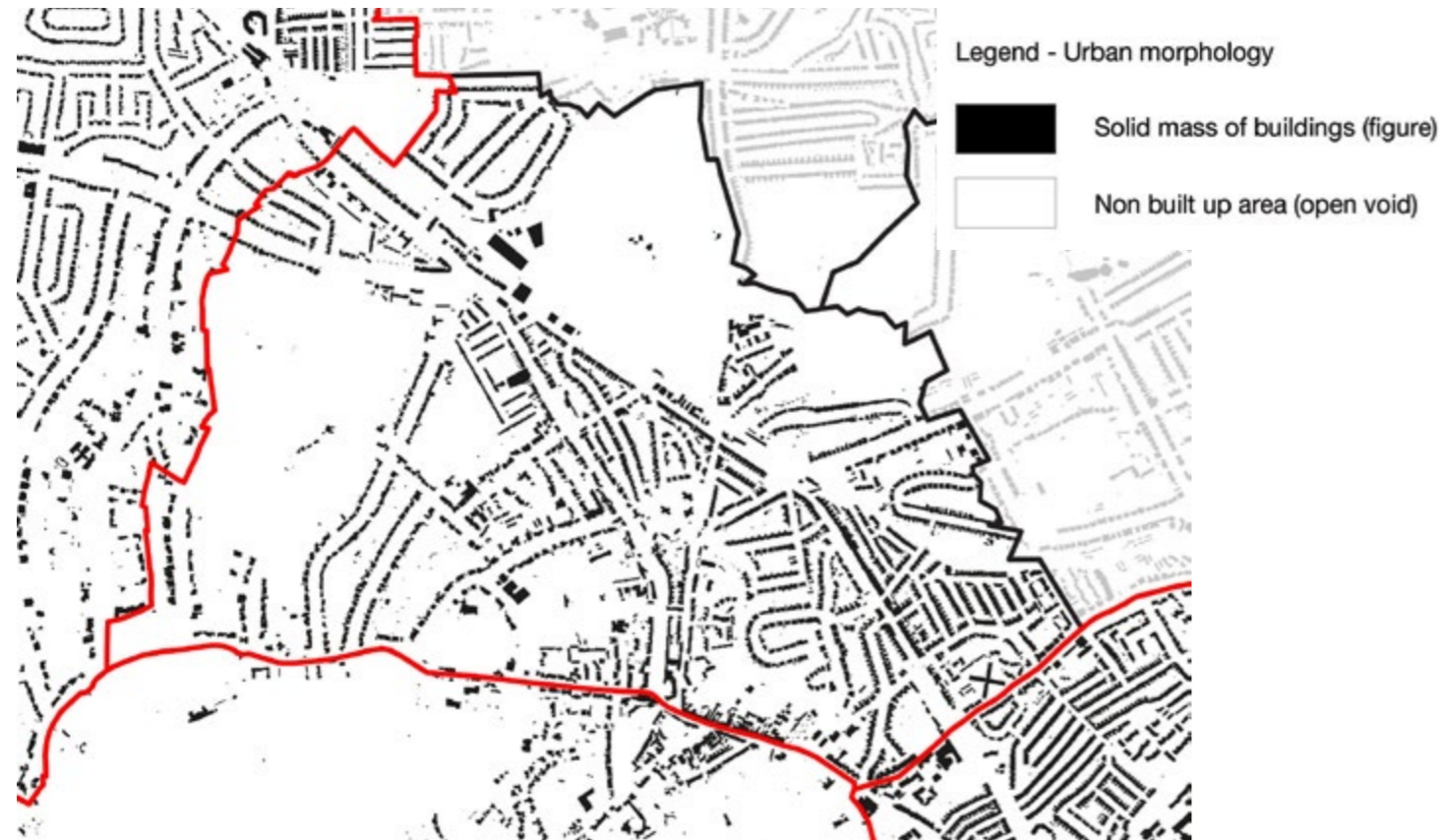


### Street pattern and movement

- Highgate enjoys good north south and east west connections with good underground and road transport.
- Archway connects Highgate to the city in the south and Finchley and Great North Road to the north.
- To the south, Highgate Hill rises up to Highgate High Street and Highgate Hill and connecting the village to Hampstead Lane and further west.
- The area is served by myriad of bus routes and two underground Stations- Highgate and Archway. However, most routes lead north or south, with poorer connections to east and west.
- In addition several passage ways and pedestrian routes link the more suburban and terraced streets to the main routes, such as the passage north of Hillcrest Estate into North Hill and View Road.
- The street pattern, in many parts of Highgate is dictated by the topography. To the west, the residential streets follow the contours to connect the suburban areas to North Hill and further. The only exception is the Gaskell Estate where streets are in grid pattern.
- Between North Hill and Cromwell Gardens, the streets again follow the contours to leading to Archway Road.
- To the southeast, contours are less pronounced and the pattern is more grid like, such as the Milton's area.
- To the north, Priory Gardens, Wood Lane, Shepherds Hill again follow the landfall from Archway Road whereas Muswell Hill Road cuts through between Highgate Wood and Queen's Wood.
- Whilst largely residential, Highgate Village along High Street and Archway Road have a very high footfall with main retail activities centred along these main routes.
- As a result of the street pattern and activities, Highgate Hill, Highgate High Street and Archway Road are very congested and the heavy traffic often detracts from the pleasant 'village' character.
- At the northern edge of Archway Road, a large traffic junction connecting the borough to the Great North Road, presents a different scale to the tightly grained urban form of the rest of the neighbourhood. Here, the junction comes to 'K' shape intersection dominated by traffic signals and other related signage. The very wide width of the junction, low rise buildings and open embankment to the north east, all result in a disjointed urban form that does not present a welcoming gateway into the neighbourhood, nor is it a representative of the diverse and attractive character of the area.

# Highgate

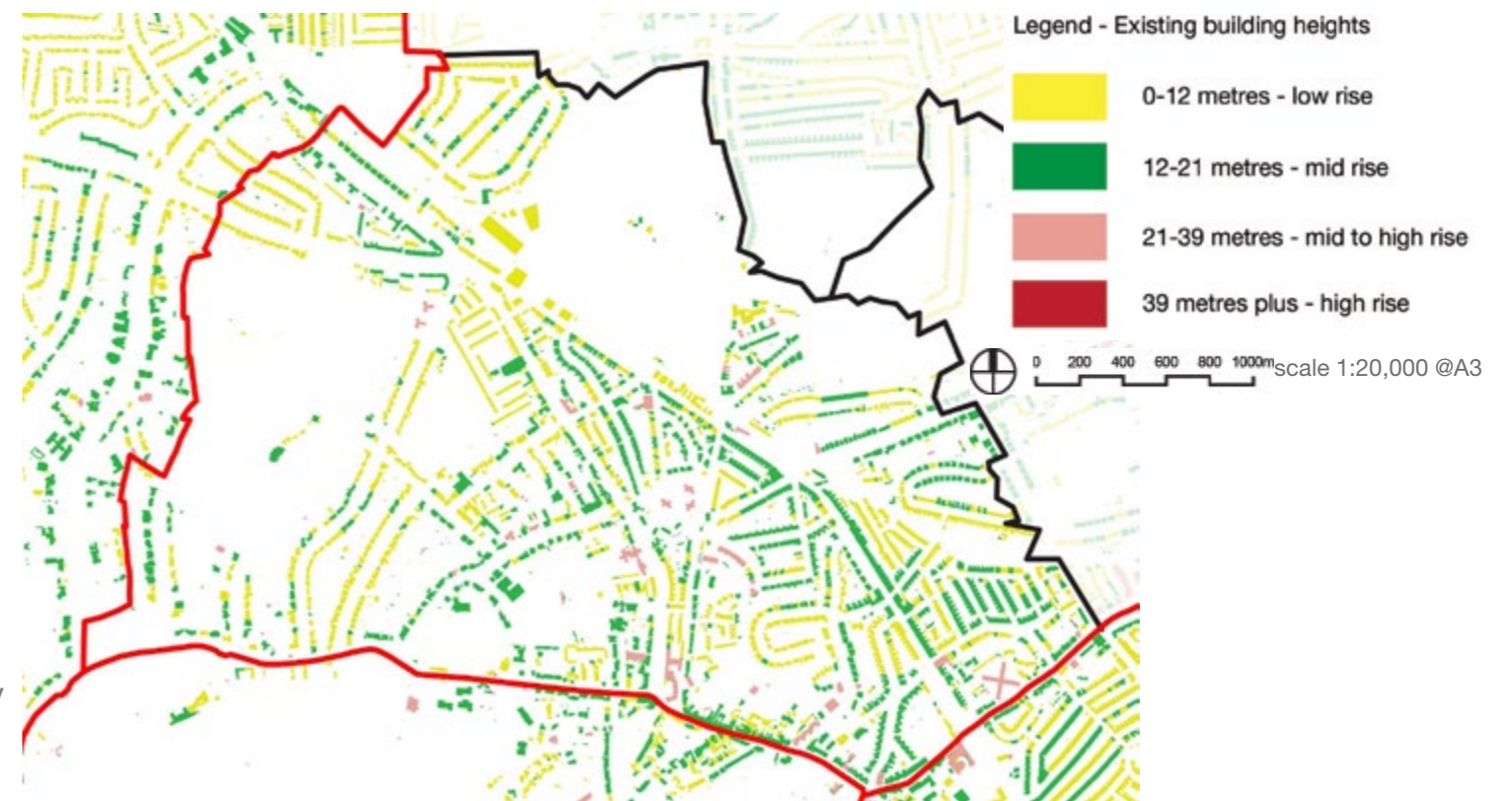
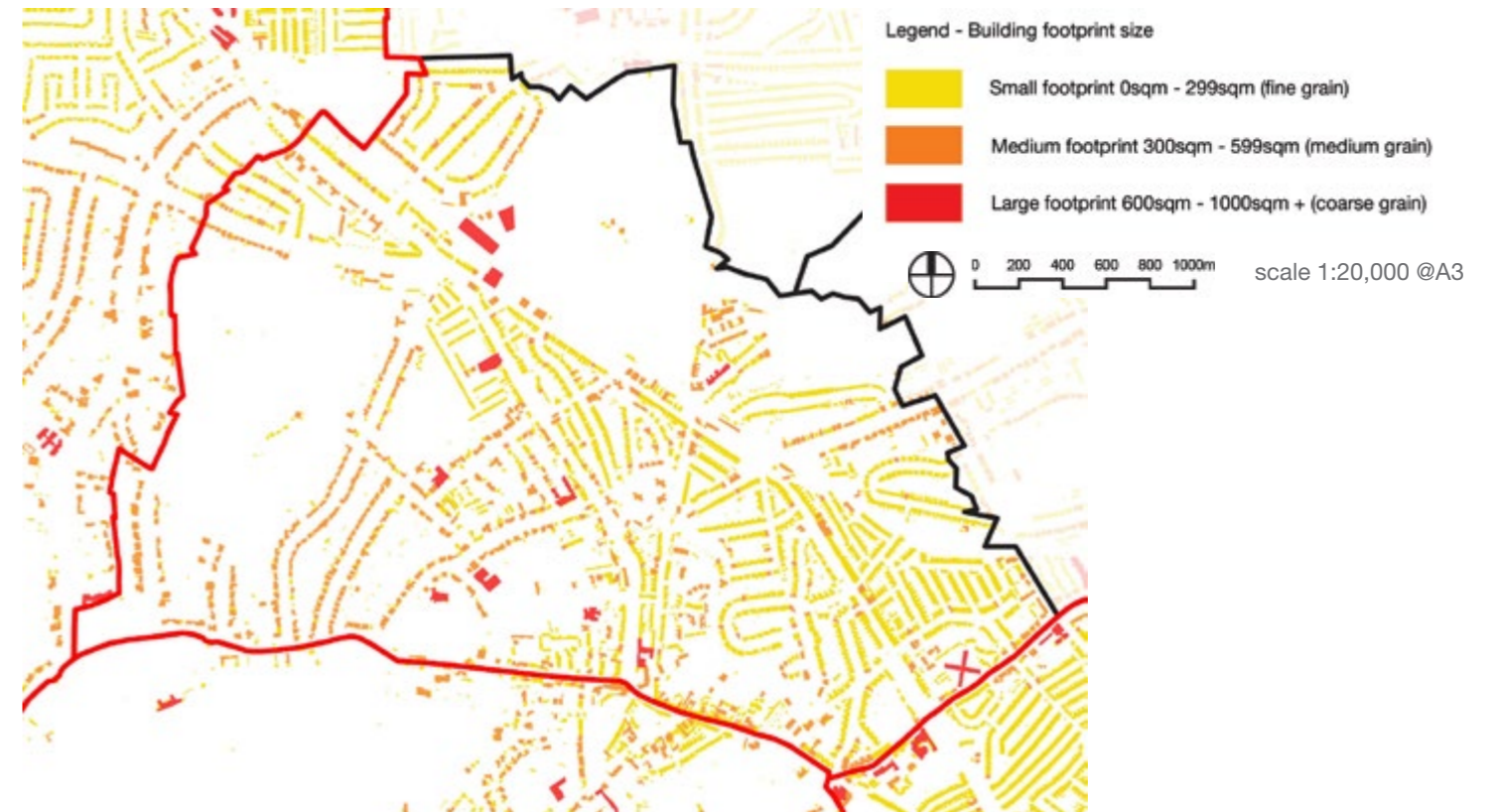
## physical character



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### Urban form

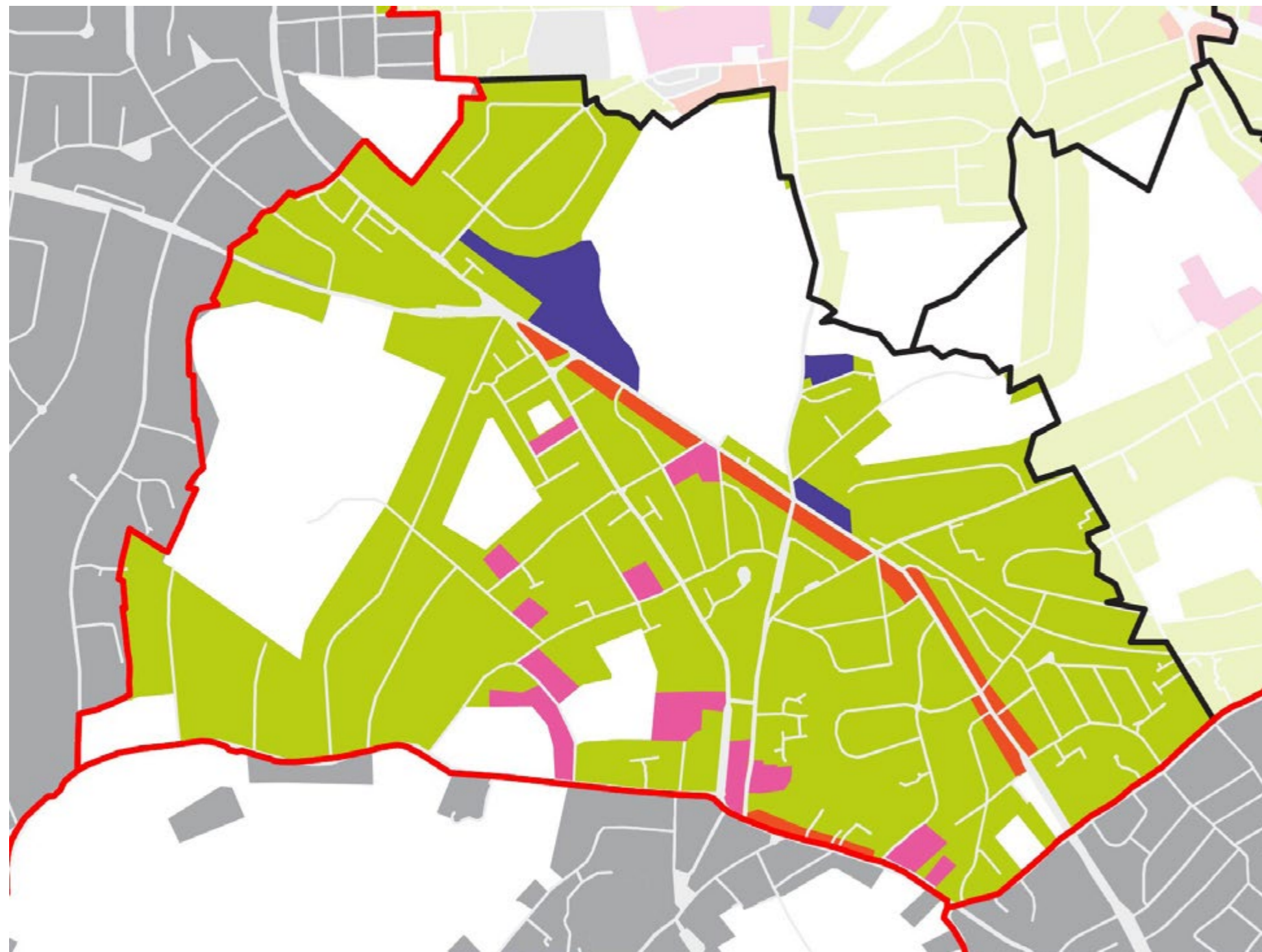
- The area has distinctive patterns with large sections of void spaces along the edges, representing its woodland and open setting.
- The west of the area has a spacious suburban typology with large houses set within very deep and spacious gardens.
- Highgate village core has an organic and very fine grain form with narrow street frontages and deep plots running into backland spaces such as Highgate Bowl.
- Beyond the village core and suburban streets to the west, the area has a compact and fine grain urban terrace form to much of the eastern part of the neighbourhood.
- Archway Road, acting as a main route within the area, is very urban in appearance with varied fine grain and its southern half has larger scale terraces (up to four and five storeys) to the eastern side and smaller two to three storey terraces to the west. Further north, along the eastern edge there is a pocket of townhouse villas that break the generally continuous and fine grain built form.
- Across the neighbourhood, most buildings are domestic and low rise. The exceptions to this are the later modern developments such as Highpoints 1 and 2, Hillcrest Estate, Cholmeley Park, Southwood Park and Northwood Hall.
- Slightly taller buildings can also be found along Aylmer Road and Cherry Tree Hill. These are primarily four to five storey slab estates built between 1930s and 50s. However, being set within spacious grounds, these blocks still correspond to the domestic and suburban scale of the wider area.





# Highgate

## socio-economic and cultural character



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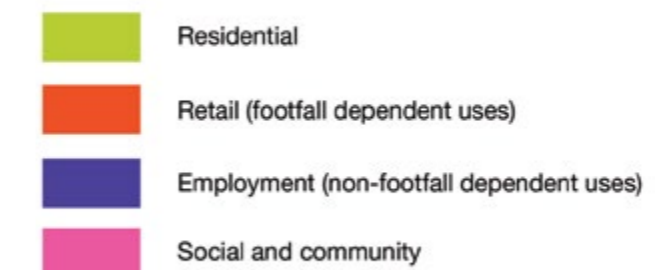
### Use and function

- The buildings are predominantly residential with commercial frontages along main traffic routes such as the Highgate Hill, the High Street and Archway Road.
- The village centre has myriad of independent cafes and shops and is well used. Shop fronts are generally of a high quality, many of which are original and listed.
- Archway Road appears slightly run down in terms of the shop front quality and usage. To the southern end, some shops have been poorly converted to residential use with solid frontages to the street, creating a visual barrier within the street scene. Traditional shops frontages may be hidden behind more modern and cluttered shop fronts. The central section is possibly better in terms of vibrancy as well as shop front quality. However, street clutter and poor maintenance is an issue that needs to be addressed.
- Community uses include education buildings such as Jackson's Community Centre, Highgate Library, Channing School and Highgate School.
- The open spaces such as Highgate Wood around and within the area are very important to its setting.

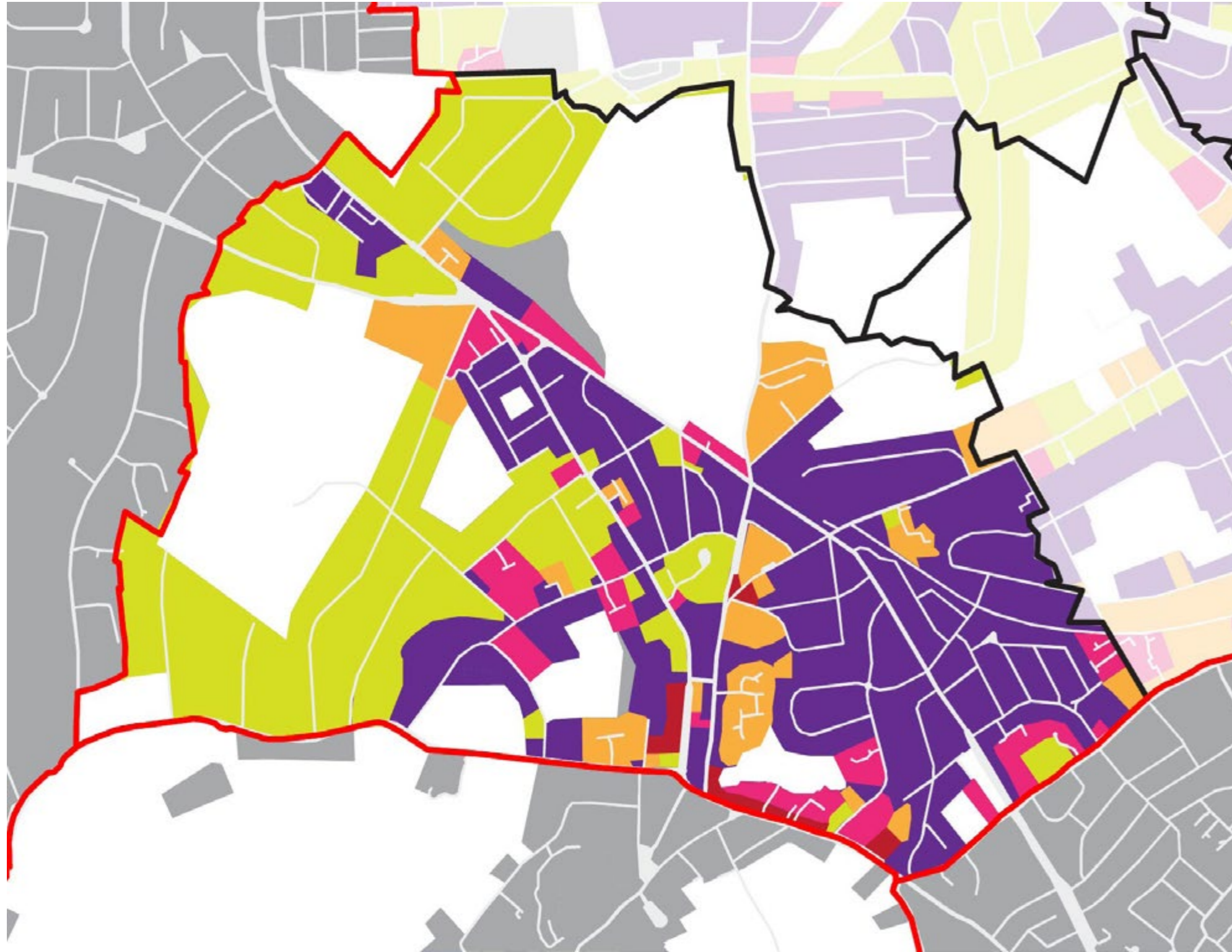
### Community

- There are a number of local and amenity groups active within the area. These include the Highgate Society, Highgate Neighbourhood Forum, Highgate Conservation Area Advisory Committee, Friends of Highgate Wood and myriad of other residents and traders organisations.

### Legend - Use and function



# Highgate



Southwood Lane, at the intersection with Highgate High Street

### Legend - Heritage and cultural

- Georgian and earlier - pre 1840s
- Victorian / Edwardian 1840 - 1910s
- Interwar 1918 - 1945
- Postwar regeneration 1945 - 1965
- Sixties and seventies 1965-1979
- Modern 1980 - 2010s

0 200 400 600 800 1000m scale 1:20,000 @A3

### Heritage and culture

- The area contains a rich and varied mix of building from various eras. The Highgate village forms the historic core, essentially focussed around the intersection of historic routes which converge at the top of Highgate Hill and head north out of London. This part of the area is rich in built form and architectural detailing with a shopping frontage along the High Street, inns, cafes, grand houses, terraced town houses as well as small scale cottages. Many of these buildings are listed.
- The intersection with the High Street, North Road, continued by North Hill, is dominated by the Gatehouse public house and Highgate School in Victorian Gothick style. North Road is a wide tree lined avenue with a range of buildings from a relatively early date resulting in a very varied streetscape with a variety of architectural styles.
- In comparison, Southwood Lane originally has a quiet, semi-rural appearance, with denser 18th and 19th Century development closer to the High Street, and larger houses and some modern development beyond, many of which are listed.
- Archway Road has some important and unusual historical buildings of the late Victorian era including two grade II listed buildings: St Augustine's Church, now Jackson's Lane Community Centre and 225 Archway Road. The Haringey section runs from the Islington Boundary marked by the Archway Bridge, originally designed by John Nash in 1813 and replaced by the current bridge designed by Alexander Binnie in 1900.
- Beyond the main routes, the neighborhood is dominated by late Victorian and early 20th Century development. There are also some attractive examples of Modernist and inter war and post war flats. Highpoint I and II (both listed Grade I) along western side of North Hill by Lubetkin & Tecton in 1935, is a block of 56 and 12 flats respectively in a double cruciform plan form. The buildings are nine storeys high in reinforced concrete. An outstanding example of its architectural style, the buildings are considered to be a landmark within the area.
- Other notable examples of high quality interwar and later development include:
  - Hillcrest, North Hill, is a large residential estate of four and seven storey blocks of flats, clad in facing brickwork and built after 1945 by Hornsey Borough Council.

- Kingsley Place, Southwood Lane, is a development of short residential roads serving over 30 houses (1967, Architects' Co-Partnership) built on steeply sloping land.
- Southwood Park, situated on Southwood Lawn Road built in 1965 – 67 by Douglas Stephen & Partners are a pair of two prominent, curved concrete-framed blocks of apartments, clad with red brick.
- Cholmeley Lodge at the intersection with Highgate Hill is a landmark eight storey block of flats built in 1934 by Guy Morgan and is listed grade II. The building is designed in three sweeping curves to take maximum advantage of the elevated site and views down Highgate Hill.
- Northwood Hall, Hornsey Lane, is a large cruciform art deco block of flats which retains its characteristic horizontal bands of brick and Crittall windows, with



The Gatehouse, at the intersection of High Street and North Road (LB Camden)



Highgate High Street



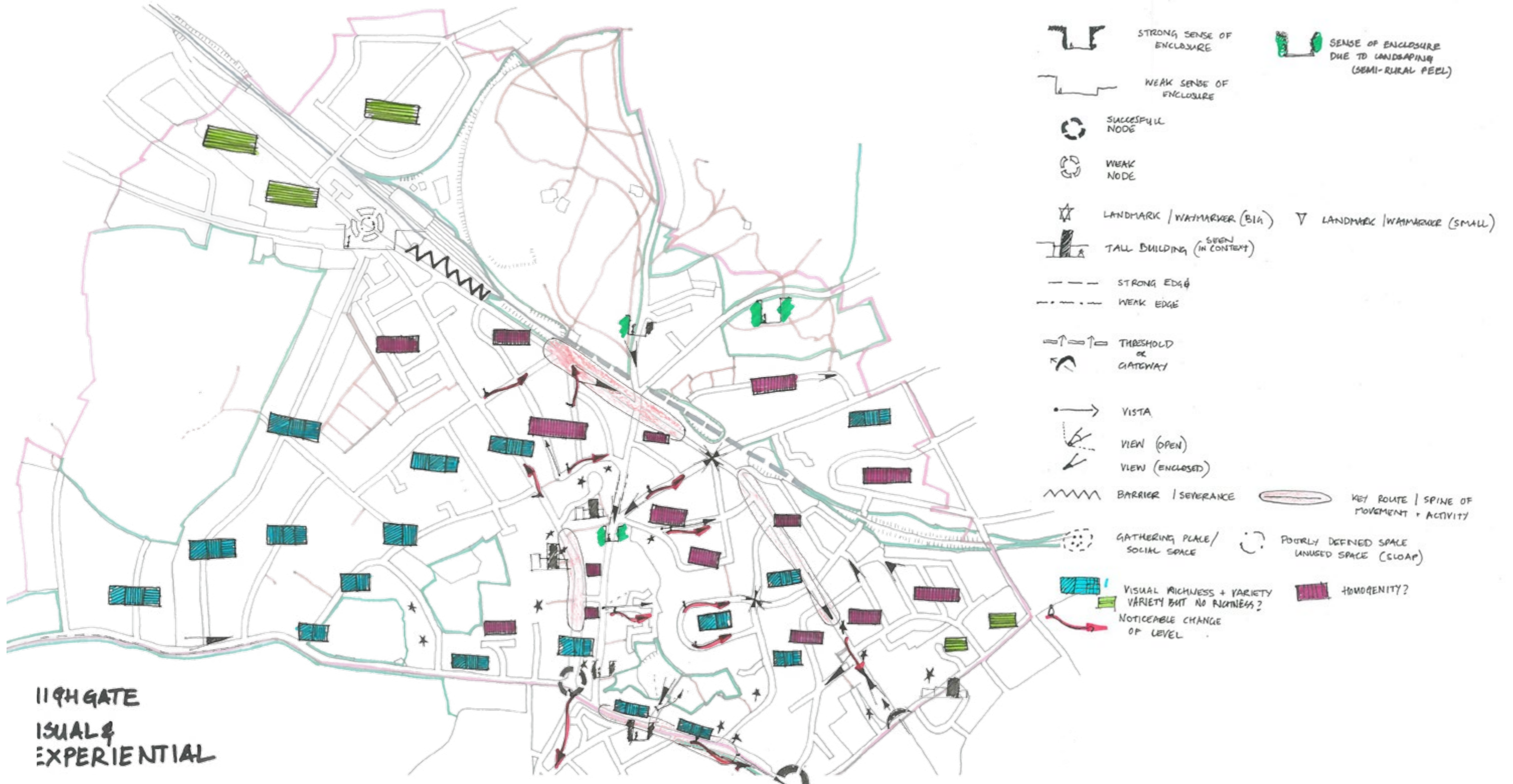
Highgate High School, elevation along North Road



Cromwell House, listed at Grade I, Highgate High Street

# Highgate

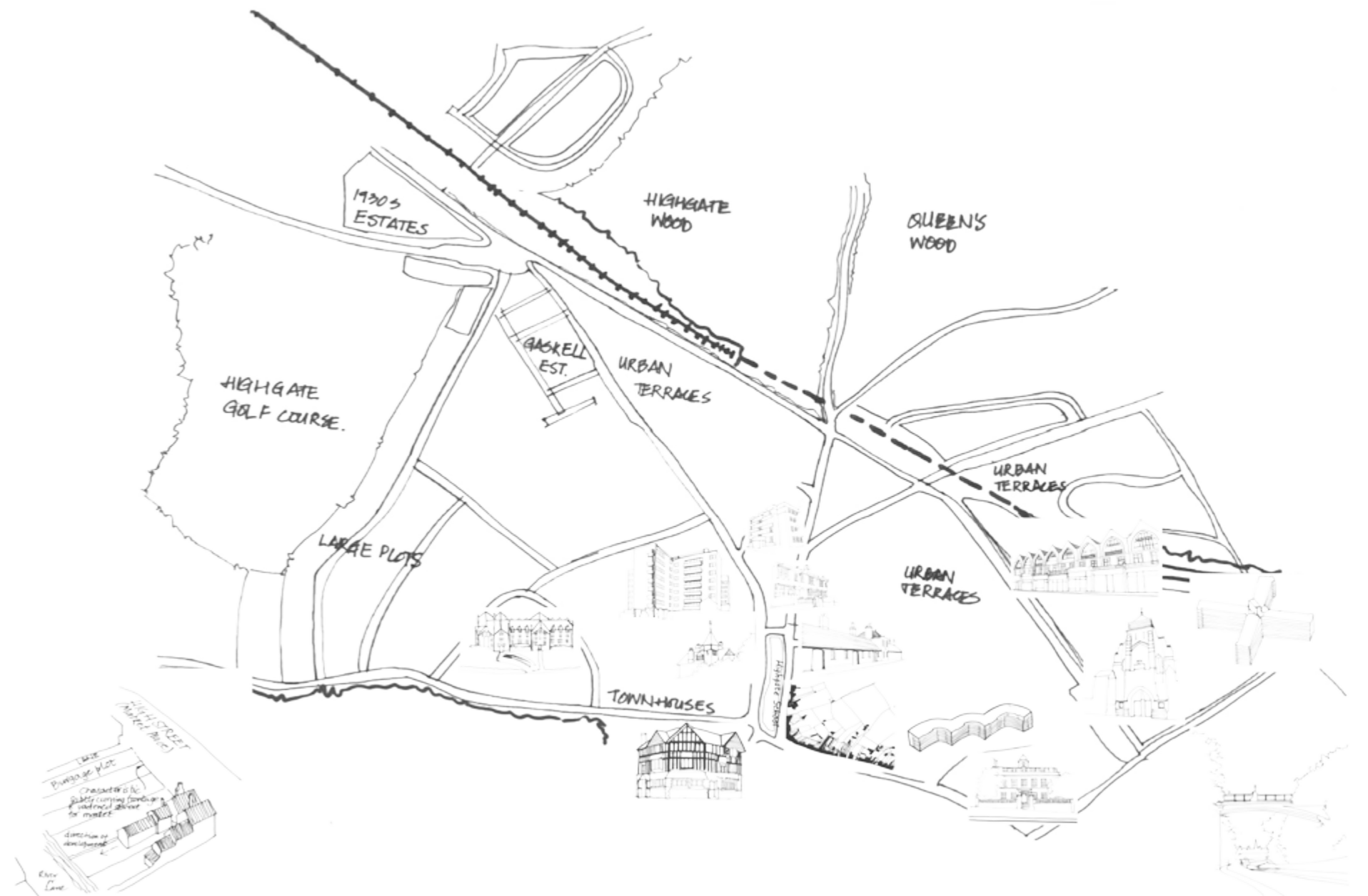
visual and experiential character



# Highgate

## Visual and experiential

- The area displays a wide mix of homogenous as well as varied terraces and blocks. Most of these are two to three storeys and relate comfortably with the streets, presenting a human scale and form of development. Exceptions to this are the main intersections near Archway Road south side, (within Islington) and the Aylmer Road junction to the north which are present a weak sense of enclosure.
- The 'hilly' nature of the area is very evident visually with streets and terraces following the topography of the area. This is most prominent along Highgate High Street, West Hill (Camden side), Highgate Hill, Jackson's Lane and Southwood Avenue.
- The topography of the area also provides a range of short and long distance views, especially from the village core at the top of Highgate High Street. Long distance views towards London are available from Highgate Hill, Kingsley Place and Southwood Avenue. Attractive townscape views resulting from the close juxtaposition of the street frontage and tight built form are also available along Archway Road, Shepherds Hill, Priory Road, Cholmeley Crescent and Hampstead Road. Short views are available along North Road, Southwood Lane, Langdon Park Road, Hornsey Lane Gardens, Bishopswood Road and the Gaskell Estate.
- To the west the suburban housing of individual designs, set within large plots presents a rich and varied townscape complemented by attractive landscaping along the street frontage and the gaps between the plots.
- To the east from North Hill, the homogenous terraces of slightly varying architectural styles along a continuous street frontage contribute towards the rich townscape of the area. Examples include Cromwell Avenue, Milton Park Road and Priory Road. Glimpses and views of Parkland Walk, Highgate Wood and Queen's Wood add to the open and landscape setting of the denser urban form of this part of the neighbourhood.
- The eclectic mix of shops and high quality Georgian buildings distinctively separate the Highgate village from the rest of the area.
- In comparison, Archway Road appears to be slightly run down and neglected, although with an equally eclectic mix of individual businesses. This is exacerbated by the myriad of utilities on the facades such as satellite dishes and other shop front paraphernalia.



# Highgate

- Many landmark buildings such as Highpoint 1 and 2, Cholmeley Lodge, Southwood Park and Northwood Hall act as key way finders within the area.
- The rough vegetation along the railway embankment on the northern side of Archway Road highlights the green setting of the area. Although, further along the road, the blank wall frontage of Jewson presents an unattractive barrier. This is exacerbated by the relatively informal nature of buildings on the other side of the street along with the Esso petrol station. Together, this section of the Archway Road presents an unconsolidated and poorly designed streetscape.
- Moving south from the northern section of Archway Road, the transition between the two storey terraces and the retail parade (from Topps Tiles) is poorly anchored and does not provide any clear distinction between the retail and residential uses.
- Along Great North Road and Aylmer Road, there are some 1930s and later flats, three to four storeys high, set back from the street frontage. Whilst representative of their period, and attractive on their own, these relate poorly to the much wider street width and again do not represent a well formed townscape of rich quality.
- The intersection of Archway Road with Aylmer Road and Great North Road is poor and forms a weak node dominated by traffic and road signs. The buildings at the junction, whilst maintaining the scale and typology similar to the wider area, do not relate well to the road widths creating a vast 'motorway junction' type of experience.



Highpoint 1, designed by Berthold Lubetkin



Arched retail terraces, Archway Road (East) at the southern end



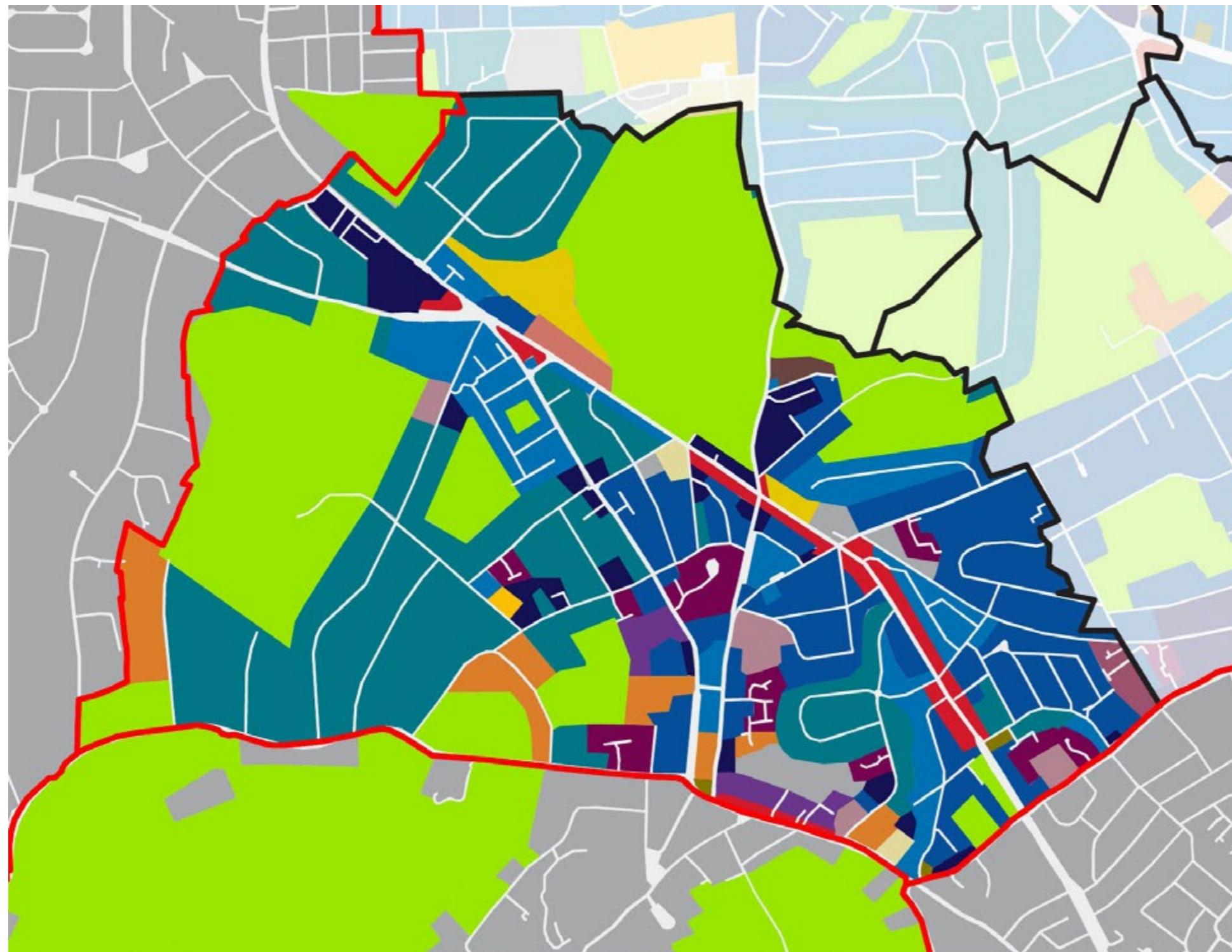
Furnival House, Cholmeley Park



Southwood Mansions

# Highgate

## character typologies



- Centre**
  - High Road / High Street (1.1)
  - Nuclea centre (1.2)
  - Small local parade (1.3)
  - Retail park (1.4)
  - Edge of centre (1.5)
- Campus**
  - Large infrastructure (2.1)
  - Educational (2.2)
  - Hospital / health centre (2.3)
  - Community hall / building (2.4)
  - Religious building (2.5)
- Street layout**
  - Burgage plot / medieval (3.1)
  - Villa and townhouse (3.2)
  - Urban terrace (3.3)
  - Suburban (3.4)
  - Apartment buildings (3.5)
- Estate layout**
  - Slabs and tower blocks (3.6)
  - Open courts (3.7)
  - Cul-de-sacs (3.8)
- Industrial and business**
  - Big box (4.1)
  - Fine grain industry (yards/warehouses) (4.2)
  - Office complex (4.3)

# Highgate

- Highgate is a primarily residential neighbourhood with a varying mix of compact and dense urban villas and townhouses, spacious inter-war suburban housing, purpose built mansion blocks and apartments.
- Retail High Street- is concentrated mainly along Highgate High Street and Archway Road with shop frontages on the ground floor and residential flats on the upper floors. The retail parade along Highgate High Street is built close to the pavement end creating a very tight and fine grain urban form. Shop fronts are high quality and traditional in detailing. The parade along Archway Road varies. At the bottom end, along the western side the shop frontages project forward of the main terrace. Along the eastern side, the terrace is distinctive with rhythmic arched upper floors detailed with half timbering and balustrades. In the centre of Archway Road, the terrace along the west side is very decorative with Dutch gables and full height bay windows. The shop fronts along the length of the road are of poorer quality and lack maintenance.
- Retail box park- Along the northern section of Archway Road, Jewson building materials and supplies is the only example of a box retail park style typology that creates a visual break in the relatively modest scale of terraces and retail parades within the area.
- Burgage Plots- Along Highgate High Street there are deep and narrow burgage plots behind the retail and residential terraces, remnants of the villages' medieval origins. Whilst not immediately apparent from the street, these have been incrementally developed with studios, workshops and even residential uses. This organic development and evolution is a unique character typology within the area.
- Villas and townhouses- These are three storeys mostly to the east of the area, along North Hill and Archway Road. The Georgian terraces along the Highgate Hill, North Hill and North Road are simple and elegant mainly in yellow stock or red brick. The late Victorian and Edwardian townhouses are more decorative in red brick with bay windows. Some, such as Southwood Avenue, Cromwell Avenue, Milton Park Road and Hornsey Lane Gardens, are more decorative with Dutch gables, octagonal turrets and gabled dormers adding variety to the streetscape. Other elevation details include bay windows with lintel and cill details, recessed arched entrances with stone/rendered dressings and decorative front porches. Along Shepherd's Hill and some along Archway Road are set in more spacious gardens with well set



Large detached houses in the Bishops area, to the west of Highgate



Mid rise retail terraces along northern end of Archway Road (West)



Residential terraces, Archway Road (East)



Terraces along Gaskell Estate



Bramlea Close



Semi-detached Victorian Villas, Bishops area of Highgate



Townhouses, Jacksons Lane



Townhouses, North Hill



Terraces along Kingsley Place



back front facades. Decorative barge board gables and gothic arched window details are a common feature.

- Urban terrace- Along the bottom section of North Hill and Castle Yard and Gaskell estate at the top are fine examples of late Victorian and Edwardian terraces characterised by narrow and rhythmic frontages with front doors and chimney stacks delineating each unit within a consistent roof line. The built form is tight with minimal setbacks, low boundary treatments (bricks or hedges in most cases). Other examples are found in Homesdale Road and Orchard Road. There are more modern examples of terraces such as those along the northern section of Southwood Lane, near The Park and Jackson's Lane. These are generally lower in scale and commemorative of their period, adding to the variety of architectural styles within the area.
- Suburban (loose grid) - This typology exists primarily to the west of North Hill along Bishopswood Road, Stormont Road and Sheldon Avenue. Houses are either semi-detached or detached set in spacious grounds with landscaped front gardens. Gap between the properties provides glimpses of the heavy vegetation in the rear gardens, adding to the spaciousness of the built form. Whilst houses are of individual design, they are broadly Victorian or Arts and Crafts in their style of architecture. A few, towards the western end, have been lost to modern pastiche version of Neo-Georgian style with much larger footprints resulting in crown roofs and virtually no gaps between properties. This has resulted in the loss of the character of the area and should be curbed. To the north of Archway Road, Woodside Avenue and Lanchester Road; and within the Cholmeley Park area, there are examples of slightly later Edwardian style suburban housing. Whilst blocks are less sparsely laid, deep rear gardens and set back from the street frontage provide a relatively suburban character.
- Mansion blocks/ Apartments: Many attractive Edwardian apartment blocks such as Southwood Mansions and Hillside Mansions are of rich architectural detailing and quality. Later modern blocks such as those along Aylmer Road and Cherry Tree Hill and Southwood Hall are four to five storeys horizontal blocks, set in spacious plots. Whilst minimalist in design, these are attractive and commemorative of their architectural periods and styles. There are also examples of more contemporary apartment blocks such as along View Road.
- Slabs/Tower blocks- Highpoint 1 and 2 are the most revered tower blocks within the area, landmark features along North Hill.

Southwood Park, Northwood Hall and Cholmeley Lodge are also unique within the area of differing periods and styles.

- Cul-de-sac- Highgate Close, Bramlea Close and Sussex Gardens are three main pockets of cul-de-sacs within the area. Each typical of their architectural period, are characterised by fine grain low scale terraces with limited gardens. On the other hand, Hillcrest is larger in scale with taller four to seven storey blocks placed within a landscaped ground.
- Educational- Primarily characterized by the larger scale buildings of Highgate School and Channing School.
- Community- Jackson's community centre is a prominent building in Victorian Gothic style at the intersection of Jackson's Lane and Archway Road.
- Fine grain industrial- The only example of this typology is the yard site at Summersby Close. Along a steep access road, the site form the edge between the Queen's Wood and the urbanised area. There is an earlier (probably 1930s) warehouse style building along with later modern additions.
- Green spaces- include Highgate Golf course, playing fields of highgate School, Highgate Bowl, Allotments behind Jacksons Lane and Gaskell Estate and Parkland Walk.



View of St Augustine's Church from Winchester Gardens



Railway Depot, northern end of Archway Road



Manor Court, Aylmer Road



Garage near Wellington intersection, Archway Road

# Highgate

## SWOT analysis

As part of the debrief workshops, officers identified the good and bad elements of the neighbourhood and how they affected the overall character. Constraints and opportunities were identified, mapped and sketched and form part of the 'proactive' forward thinking part of the study. These were not intended as definitive observations but as challenging points for discussion.

### Good

- Views, distinctive landscape of hill tops
- Nice pubs
- Forms part of a wider distinctive area – comprising Hamsstead and Primrose Hill
- Parkland Walk – foot and cycle way to Crouch End / Finsbury Park
- Urban village character
- Architecture opportunities
- Respect and care for the historic environment and conserving it
- Variety of architectural styles
- Trees and open space
- Strong, tightly defined core to the village at High Street / Pond Square
- Village top character / setting
- Good shops – especially along Archway Road – specialist and independent
- Highgate Bowl and estates separate village core
- Trees development

### Bad

- Little land for intensification
- Lack of affordable housing
- Steep hills – cut off area – difficult to cycle / walk and encourages private car use
- Mono-culture and exclusive
- High housing costs – not affordable for young people
- Old people and ageing population – not mixed
- Lack of public space and clear entrance to tube station

### Constraints

- Resistance from public to growth, development and change
- High cost of assembling land – high land values
- Topography
- Conservation principles and need to respect existing townscape

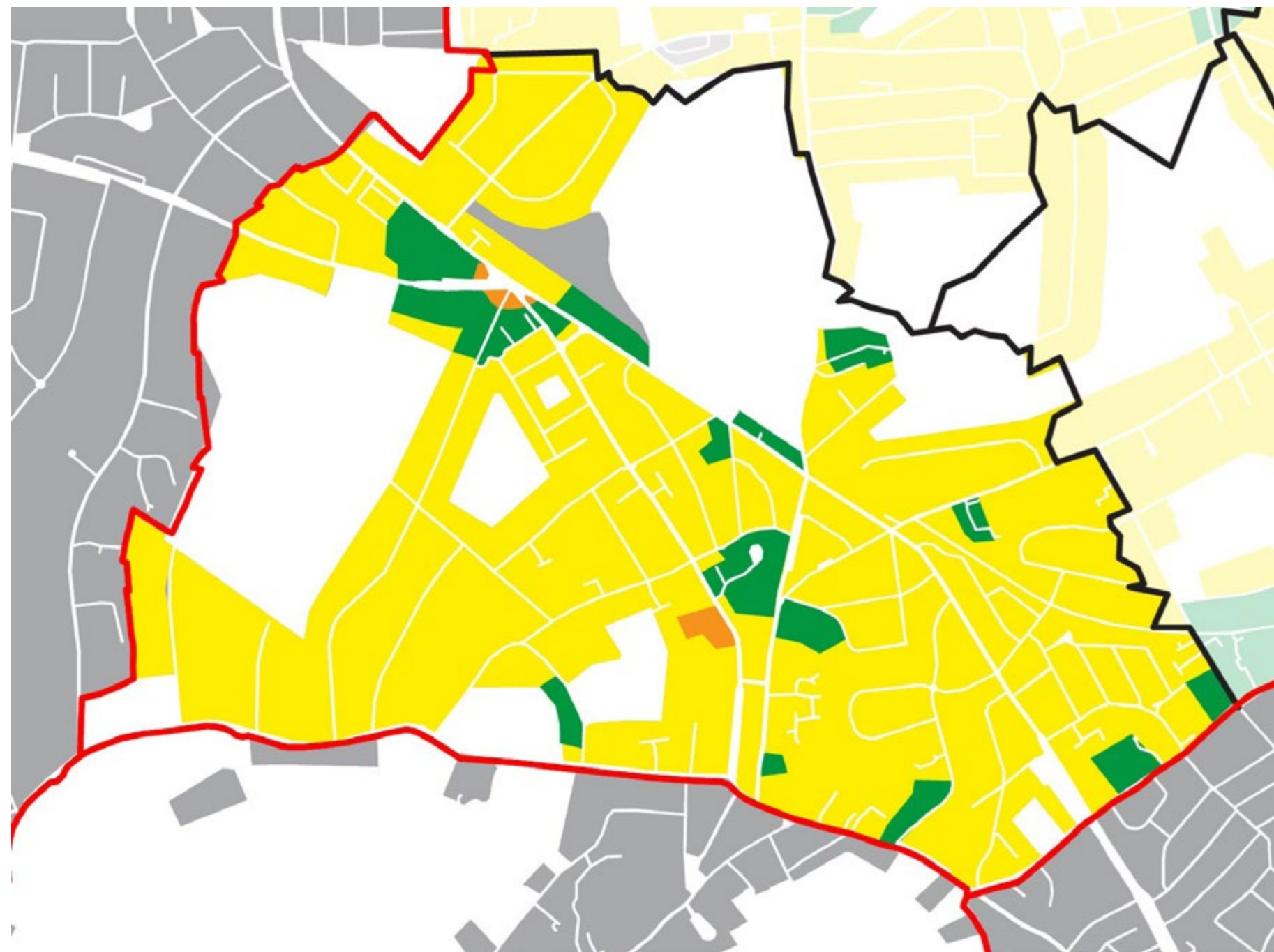
### Opportunities

- Rear of Archway Road
- Create a new signage building / development
- Build new homes – all types
- Plant new trees – cherry trees and other fruit trees
- Improve 2nd core around Highgate Tube, end of park land walk, Archway Road
- Could open up tunnels to extend Parkland Walk through hills, past busy road junctions
- Better uses for TfL depot beside Highgate Wood and open new routes
- Archway Road – more employment space for SME's
- Back of High Street
- Land on Hill Crest – infill opportunity
- Offer extra care, co-housing and attractive flats for down sizers
- Covered reservoir on Hornsey Lane – not needed by Thames Water
- Persuade older residents to down size and free up family sized housing
- Highgate golf course – is it really the best use of land?
- Opportunity for senior housing
- Highgate school western playing field on bishops avenue corner – develop for resi
- Small, low-rise infill development opportunities on garage / parking /unkempt gardens behind mansion blocks
- De-dual Archway Road at southern end – interesting if challenging site

# Highgate

building height recommendations

proposed maximum heights



- Highgate has a predominant character of grander townhouses and terraces of up to three storey height, sometimes with additional roof space. Grander terraces along Archway Road are often four storeys with an additional corner storey. There are pockets of early to mid 20th Century development up to 9 storeys such as Highpoint 1 and 2, Southwood Park and Northwood Hall. Within this context, the study has recommended heights alongside guiding principles across the neighbourhood.
- In general existing heights of residential terraces should be maintained.
- At the Aylmer Road and Archway Road gyratory, there is opportunity to create a cluster of taller buildings as a way-finder into the neighbourhood and to create an attractive gateway. These should be seven to nine storeys in height, recessing along the street frontage to four storeys to relate better with the residential blocks and terraces.
- Similarly, along the top northern section of Archway Road, there is scope to create strong street frontage with four to five storey terraces, respecting the rhythm of the street. There is scope for a slightly taller building at the corner of Bishops Road and Church Road to act as an anchor point and mark the beginning of the retail use of the Archway Road parade.
- Along Summersby Road, the land falls steeply away to the east. This provides opportunity of buildings of from four storeys at the western edge rising up to seven storeys to the east.
- Where sites have been identified for optimisation, heights should respect the context and help to add to the varied and attractive skyline of the area.

**BUILDING HEIGHT RANGES LEGEND**

	0 - 12 metres - approx. 1 to 3 storeys - low rise buildings
	12 - 21 metres - approx. 3 to 6 storeys - mid rise buildings
	21 - 39 metres - approx. 6 to 11 storeys - mid-high rise buildings
	39 metres - approx. 11 plus storeys - high rise buildings

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*please note: approx. number of storeys reflects modern residential storey heights. Number of storeys often varies according to age, type and use of building*

# Highgate

## opportunities and place principles

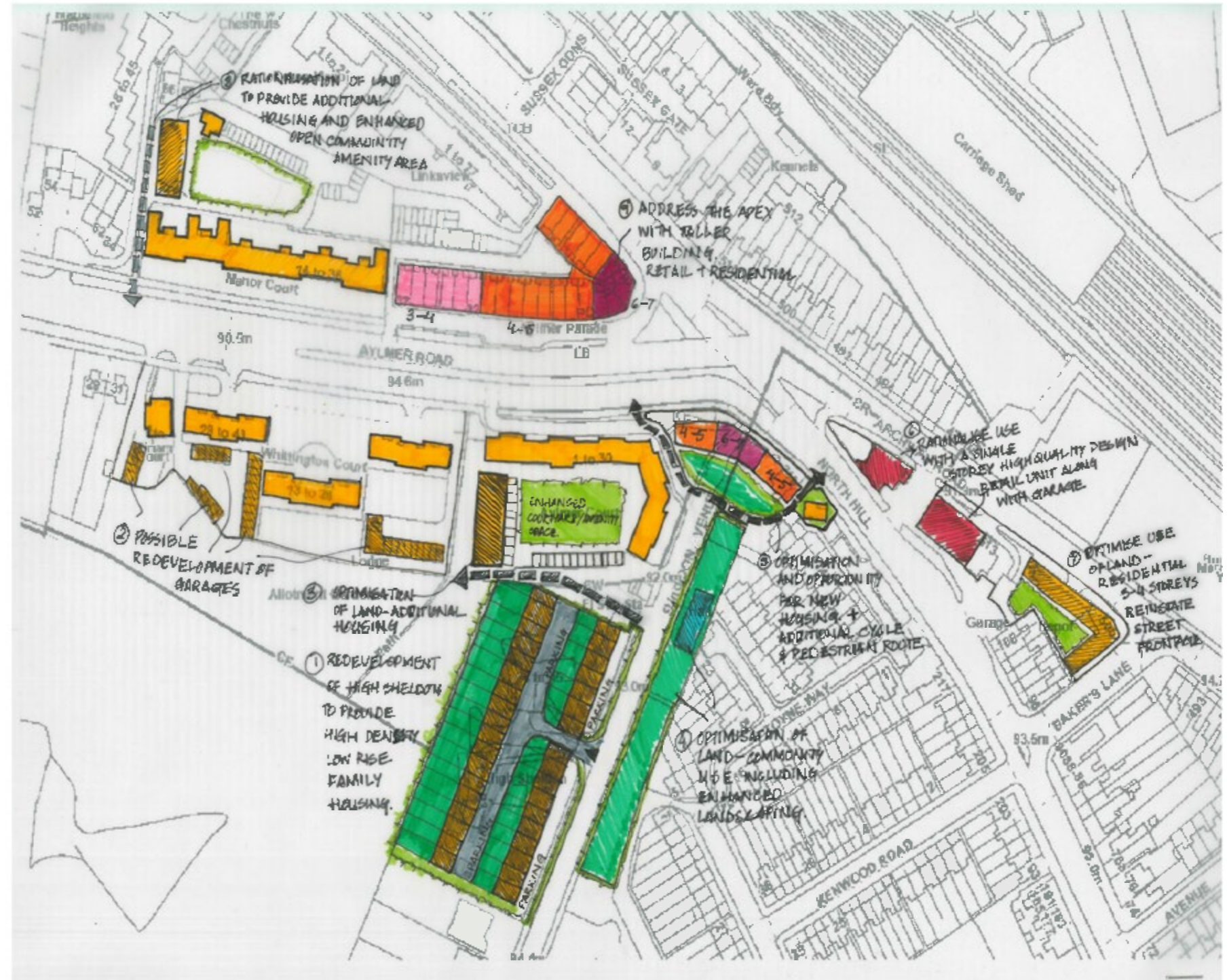
The opportunities and principles presented here arose through the character survey, debrief workshops and subsequent conversations. They are intended to guide and inform future planning and regeneration projects. They cover a variety of aspects, including; heights, form and layout, land use, movement, public space and improving liveability. They have not been assessed on their feasibility or deliverability and further work would be required to test these aspects.

### Opportunity

In general, the existing homogeneity of residential terraces, rhythmic roof forms and decorative architectural features should be retained and maintained. The existing family housing of a very high quality and should be retained and their conversion to flats should be discouraged. Along retail parades, especially Archway Road, de-cluttering of facades, appropriate and limited signage and improvements to shop fronts would highlight the architectural quality of the buildings. The individuality of shops along Archway Road and Highgate High Street is unique to the area and should be retained.

**Wellington Gyratory:** This is a busy road intersection at the northern entrance of the neighbourhood. The current street network, scale of buildings and lack of coherent streetscape has resulted in a disjointed urban form than detract from what should be an attractive gateway into the area. Whilst there could be more ways to improve this area, some are envisaged below:

1. Redevelopment of Sheldon High: These are two slab blocks at the entrance of Sheldon Avenue and stand at odds with the established urban form. The site could be redeveloped, similar to Gaskell Estate, to create high density low rise family housing with private amenity space. Additional access route could be created on the northern end to facilitate new development within Whittington Court and Aylmer Court.
2. Whittington Court: This is an attractive building, on the southern side of Aylmer Road. However, within the court, land could be optimised by redeveloping the garages to the rear. Enhancement of green spaces to provide communal amenity spaces would also be required.
3. Aylmer Court: Additional housing up to four or five storeys could be provided on the western edge of the Court along with enhanced communal amenity area.
4. Open space to east of Sheldon Avenue: This is a strip of unused open area along with a Hall. It is envisaged that this land along





attempt to address the apex of the corner with a higher building of up to 7 storeys. The wings to either side should recess in height to five and three storeys.

**Archway Road:** At present Archway Road acts as a thorough traffic route from central to north London. The retail experience is poor, despite a variety of unique shops. Traffic calming measures would help in reducing the vehicle dominance. However, in order to create an active retail hub, the parades should be consolidated into individual sections. There is scope to convert surplus/redundant/vacant shops to workshops and studio space for crafts such as stained glass and carpentry. This would add to the variety of retail experience and ensure that the street frontage remains retail in appearance. Conversion of shops to residential should be only along the edges of the parade and not within the main activity hub and should be designed carefully to retain active street frontage and appearance of a shop front.

**Reinstating street frontage:** At the southern edge of Highgate Wood, along Archway Road, the buildings are not of the established scale and rhythm of the area and present a poorly defined townscape. Any future development along this edge should seek to reinstate the scale and rhythm of the street frontage and create an attractive gateway into Archway Road retail parade.

**Land optimisation within later estates:** There is scope to optimise land usage within the later housing estates such as Hillcrest, Tudor Close, Summersby Close and Elmcroft. New development should address the scale and form of existing buildings within its context. Along Summersby Close, the steep topography of the street could be advantageously used by stepping the height of buildings to up to 7 storeys towards the eastern edge of the site.

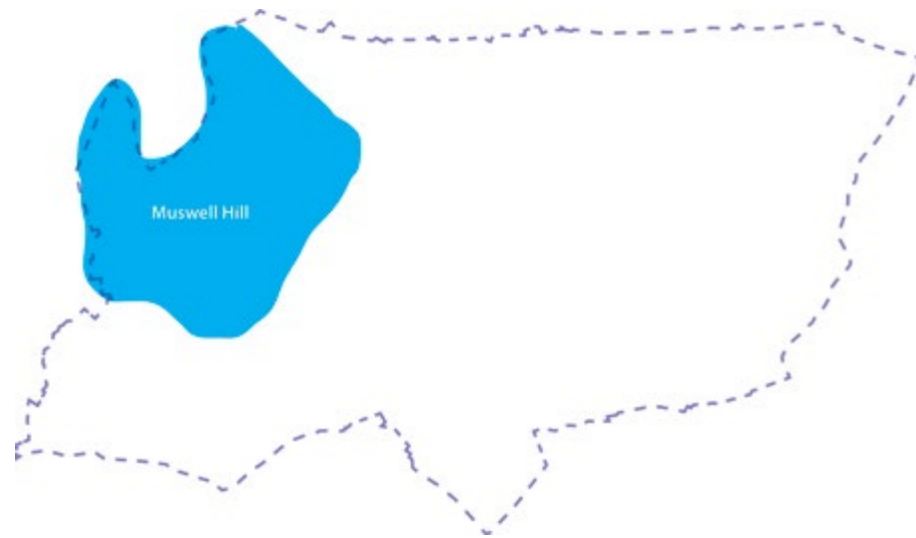
**Bishops area:** The dominant typology to the west of the area is large detached houses within spacious plots with manicured front and rear gardens. These should be retained. However, there could be some possibility of consolidating backland spaces and optimising land to provide additional housing. Such sites should be considered in a holistic way, rather than individual plots, addressing the context of the area and the established layout of the area.

**Sports ground:** The sports ground to the west of Courtney Avenue may not make significant contribution to the green space, openness, ecological value and public recreation and dependent on further specialist assessment has potential to be developed for low rise high density housing with terraces addressing street frontage and possible backland/courtyard type development to the rear.

**Railway Tunnels and Parkland walk:** This is a unique feature within the area which is almost hidden. Public access to the tunnels should be improved along with linking it with Parkland Walk. Additional cycling and pedestrian routes should be provided to facilitate the recreational experience of future users.

# Muswell Hill

## neighbourhood character summary



**Hydrology** - very important and defining character element of Muswell Hill. Named after the Mosselle River, who's source originates at Muswell Hill (with tributary streams also rising in Highgate), this river has shaped the settlement pattern and evolution of the area, as it was, once a serious flooding threat to the lower land in Tottenham. Nowadays it is hidden and lost.

**Soilscape** - the area is largely comprised of London Clay like much of the borough. Higher ground is comprised of Loewstoft Formation and Dolis Hill Gravel Member which marks the former course of the River Thames.

**Urban ecology** - Low-rise houses which sit on medium to large plots allow for significant, dense and varied vegetation and planting which provides a home to urban wildlife. Large areas are dedicated to open space, woodland and allotments ensure permeable surfaces for water run off, places for flora and fauna. Ancient woodlands are an important feature in the area, dominated by oak standards, but the understorey is much less diverse and consists of almost pure stands of multi-stemmed, overgrown hornbeam coppice.

### Location

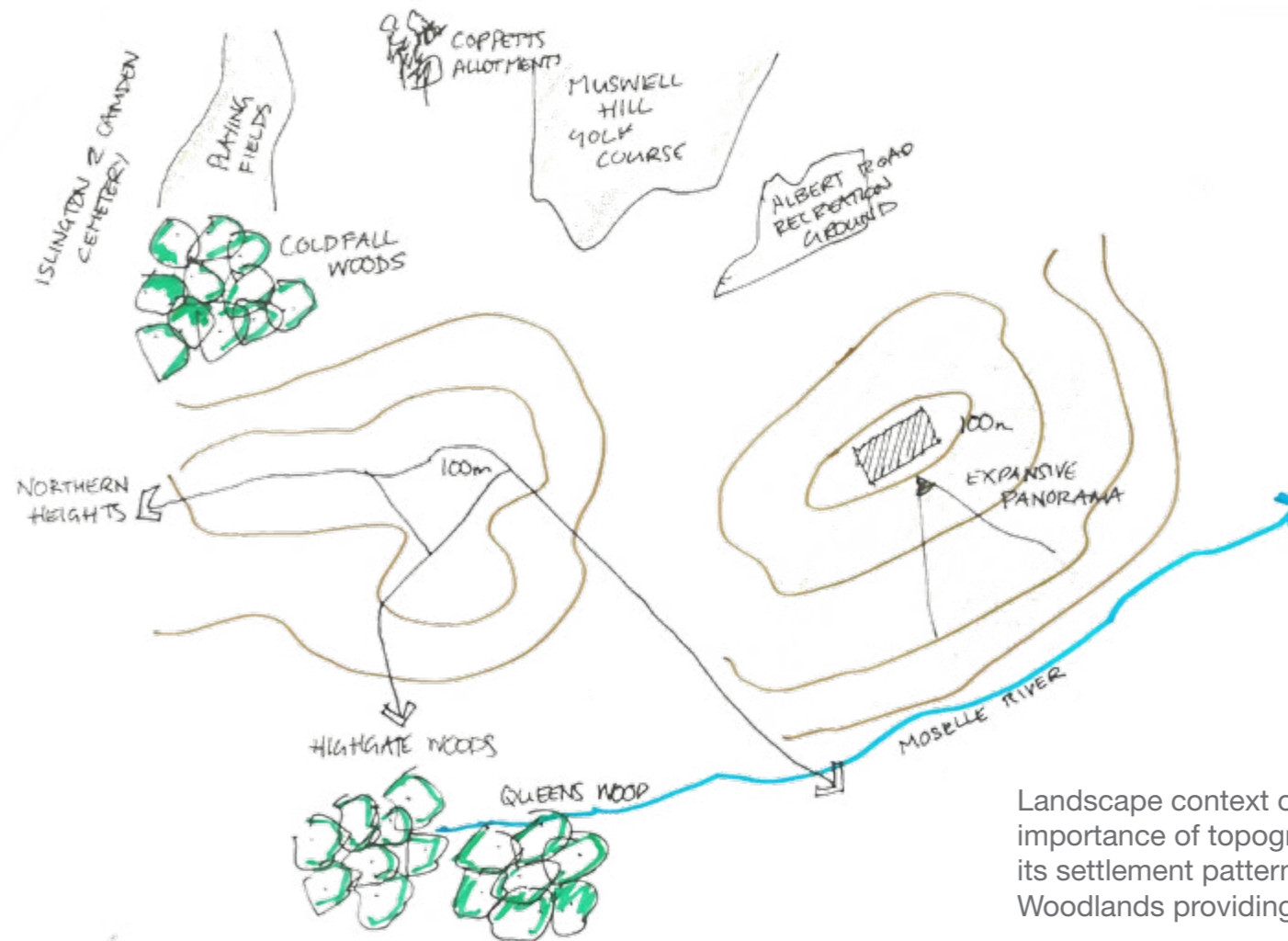
Muswell Hill is a large, largely residential neighbourhood located to the far north-west of the borough. East Finchley lies to the west, Bounds Green and Wood Green to the east, Highgate, Hornsey and Crouch End to the south. Southgate and Friern Barnet lie to the north, largely beyond the north circular, which physically divides the two areas.

Muswell Hill is located on high ground to the north-west of the borough. The area forms the eastern edge of the northern heights, a distinctive, high landform that spans across parts of London from Dollis Hill to trent Park, including Highgate Hill.

### Typology - topography and microclimate

Natural character area - London Basin and part of Inner London.

**Topography** - without doubt one of the most distinctive elements of Muswell Hill. Being one of the highest points in London at around 105-110 metres and forming part of the greater Northern Heights, spectacular views can be had of London from various points in the area, especially from Alexandra Palace.



Landscape context of Muswell Hill - the importance of topography in shaping its settlement pattern, the Moselle and Woodlands providing a real tangible

# Muswell Hill

## Overall neighbourhood character

With no tube or mainline station, only bus services, perched high up on the northern heights, isolated and detached somewhat from much of the hustle and bustle from the south, Muswell Hill derives its character from this lack of accessibility which gives it an urban village feel, a place which is hard to stumble across and, perhaps, some would agree a better place for that.

The heart of Muswell Hill is centred at the distinctive Edwardian curves of the 3 to 4 storey Broadway shopping parade, with its ground floor elegant shop fronts, red brick facades and white cornicing and residential above. Within this uniform set piece townscape, buildings such as the art-deco Odeon Cinema (Grade II listed), mark nodal points. Full of trendy bars, cafes, restaurants and fashionable boutiques, deli's and shops, and a weekly farmers market, the area has a strong independent character and sense of itself, Muswell Hill seems good at mixing suburban peacefulness with the hustle and bustle of city life.

Alexandra Palace stands proudly and solidly on the highest point of the area, with unsurpassed panoramic views of London. Surrounded by expanses of parkland, which steeply falls away to the south and east, to Hornsey and Wood Green respectively. Ironically it is hidden away from much of Muswell Hill, yet easily accessible, so from the point of view of Muswell Hill, a genuine hidden treasure.

Elsewhere, Muswell Hill is a largely Edwardian suburban residential area (but displaying many modern urban qualities) set on a network of interconnected, tightly arranged, undulating streets with distinctive red brick, richly detailed, 2-3 storey terraced or semi-detached houses with back gardens, well loved by families. These houses, tightly packed semi's with gaps between buildings of less than 2m, with their strong vertical proportions, bay windows and gable ends are without doubt the most distinctive, common element of Muswell Hill.

To the north-west lies a varied collection of residential developments, from interwar and postwar, low-rise, suburban cul-de-sacs and crescents with simple, yet spacious, semi-detached houses and short terraces with distinctive bookends reminiscent of a garden suburb aesthetic (Everington Road and surrounds). High hedges, picket fences, street trees and densely planted front gardens with roses, choisa and buxus lend a quaint, rural quality unseen in much of London.



A distilled mental map of Muswell Hill highlighting its structure, distinctive features and areas



# Muswell Hill

## historic settlement pattern



1864



1896



1935

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### Timeline of key events/changes

C12th	C16-17th	1842	1895	1895	1950s
Record indicate a settlement	Small hamlet comprising large houses and pasture land	St Jame's Church built due to growth of village	Muswell Hill train station built on the Branchline of the Great Northern Railway (GNR)	Growth of Muswell Hill begins - with the building of the Broadway by	Railway station closes down - tack removed and station demolished.

- Name is derived from 'Mossy Well' the spring, said to have miraculous properties, that begins here and runs through Wood Green, Tottenham and outflows into the River Lea.
- Earliest records from 12th century. The Bishop of London, who was the Lord of the Manor of Haringey, owned the area and granted 65 acres (263,000 m<sup>2</sup>), located to the east of Colney Hatch Lane, to a newly formed order of nuns. The nuns built a chapel on the site and called it 'Our Lady of Muswell'.
- Area became a place of pilgrimage in Medieval times due to the healing properties of the spring and good air.
- Heavily wooded with a small hamlet during 17th and 18th centuries, with scattered houses with large gardens and pastures.
- Noted for its pleasantness, good air, splendid outlook and rural charm and was a much admired by those in the City of London.
- 1816 Hornsey enclosure act lead to the limited growth of the hamlet with sedate villas and St James Church, built in 1842.
- Important streets (still in place today) included Muswell Hill Road, Colney Hatch Lane,
- Semi-rural character remained for much of Victorian London due to the areas inaccessibility and land ownership patterns.
- Alexandra Park opened to the public in 1863 - providing an ample, lush park with splendid views and walks.
- Opening of Alexandra Palace in 1873 as the People's Palace made the most of high ground, giving impressive panoramic views of London below. Included theatre, lecture hall, museum, library, banqueting hall and a lido, within the park grounds, at the base of the hill.
- Branchline railway arrived in 1870s with connecting services to Finsbury Park and Kings Cross. This allowed people to live in quaint and attractive Muswell Hill and easily commute into the dense smog and industry of London.
- Large scale development didn't arrive in Muswell Hill due to being under The vestry of Clerkenwell's St James's Church.
- Things changed from 1895 - with significant development over the next 20 years including the Broadway.
- The Ritz (now demolished) and Odeon Cinema (Grade II listed) opened in 1930s providing places of entertainment for local people.
- Is now home to a largely affluent, well heeled residents that work hard to preserve and improve the conservation and distinctive Edwardian architecture.



Muswell Hill c1900



Grove Avenue, Muswell Hill, c1910



Broadway Muswell Hill c1925



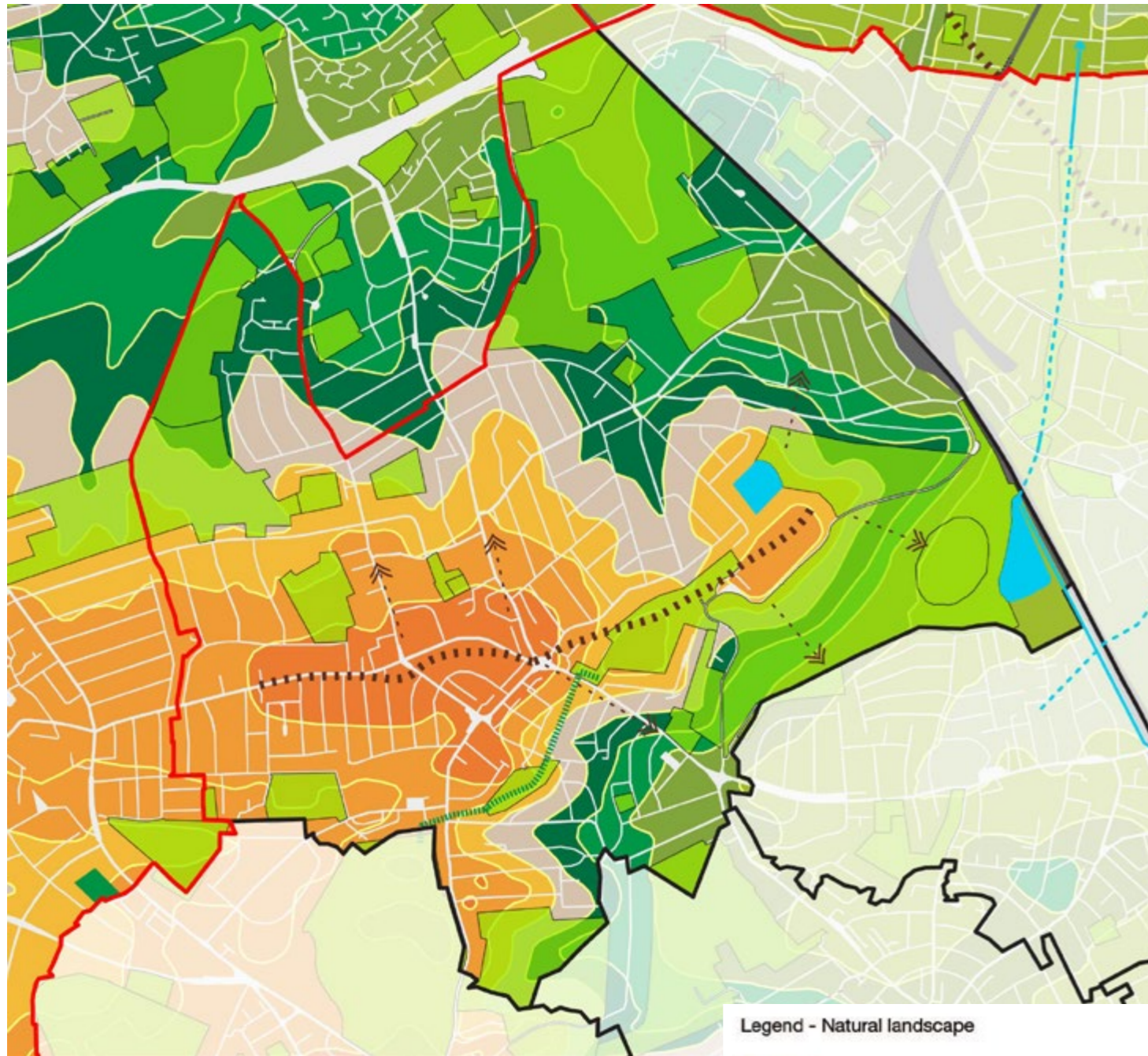
Dukes Avenue, from The Broadway, Muswell Hill, c 1930s



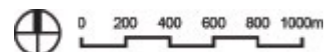
Fortis Green Road & Odeon Cinema, Muswell Hill, c1950s

# Muswell Hill

## physical character



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### Landscape

- Forms part of the Northern Heights, occupying higher ground at a height of 120m at points, just below the highest points in Haringey, in Highgate.
- Land falls apart sharply towards Wood Green and Hornsey/Crouch End, to South and East.
- Characterised by large areas of open space, woodland and recreation space giving the place a rural suburban feel separate from the hustle and bustle of areas further south.
- Alexandra Park occupies a large area of Muswell Hill, dominating the steep hill and providing a natural urban drainage system for the area.
- Coldfall Wood – large ancient woodland, much reduced since Victorian/Edwardian development. Home to oak standards, and accessible to the public. A local and regional asset and Site of Borough Grade I Importance for Nature Conservation and designated

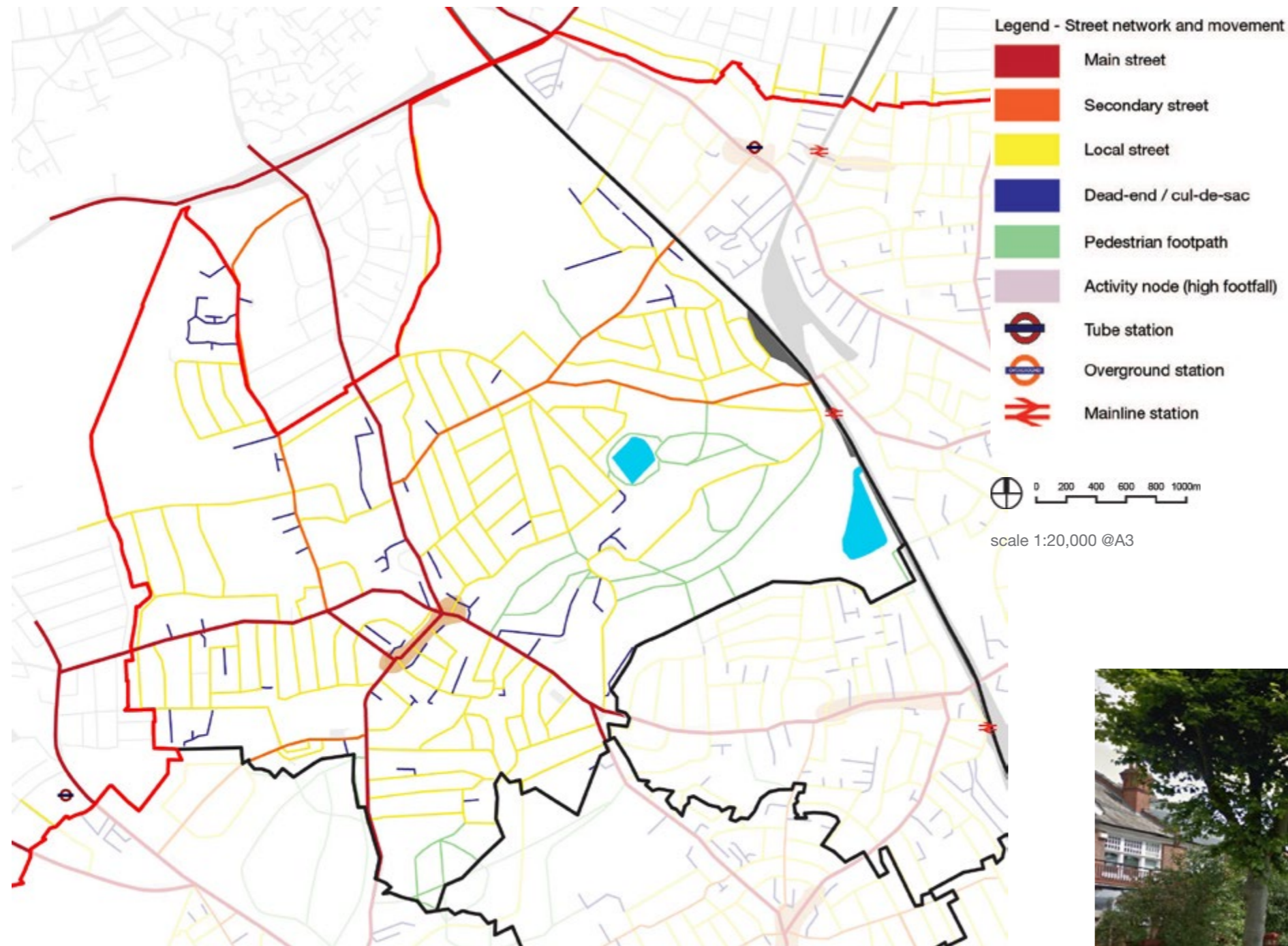
### Metropolitan Open Land.

- Muswell Hill Playing Fields – large field with recreation space extending from the north side of Coldfall Wood.
- Muswell Hill Golf Course - covers a large portion of open space to the north-east.
- Albert Road Recreation Ground - local neighbourhood park.
- Number of large school playing fields – including that of Fortismere School,
- Islington and Camden Cemetery sits in the neighbouring borough of Barnet, but has a strong relationship to Muswell Hill, giving a green edge to the west of the area and neighbouring Coldfall Woods and Muswell Hill Playing Fields.



View of Alexandra Park towards the bottom of the hill looking across London. Dense tree coverage, expansive grassland.

# Muswell Hill



## Street pattern and movement

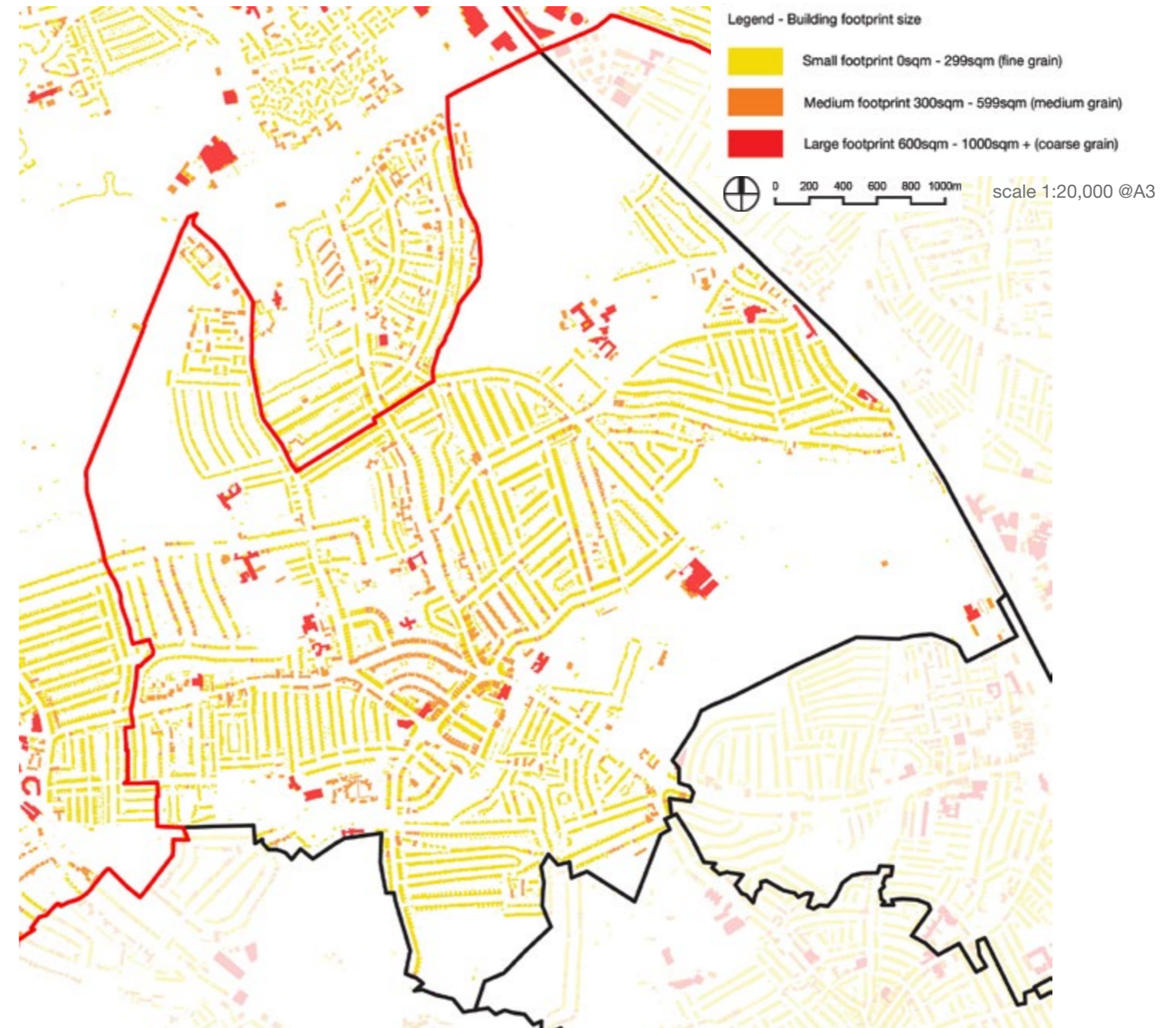
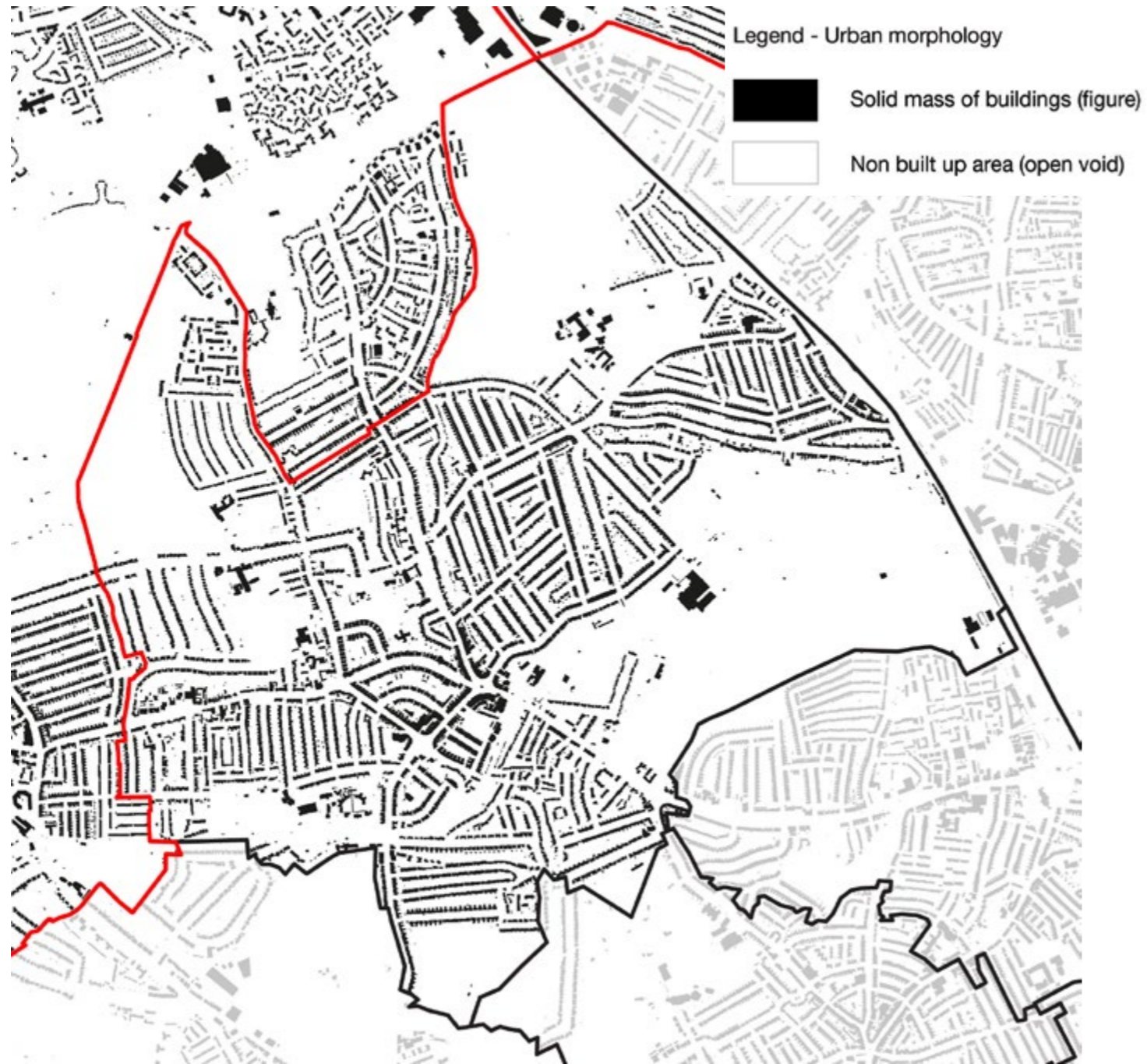
- Defined and structured by the primary thoroughfares of Muswell Hill and Muswell Hill Broadway.
- Fortis Green – historic east-west route with handsome villas and mansion buildings.
- Colney Hatch Lane – north-south route with rural qualities.
- Palace Gates Road connects to Bounds Green Road
- Generally a well connected, walkable street pattern.
- Isolated and remote which contributes to its village character.
- Low PTAL, no train station anymore, bus routes serve the area.
- Alexandra Palace closet station to the eastern part of Muswell Hill but a long walk from the centre (40 min walk).
- Bus routes southwards to Finsbury Park and Highgate; and eastwards towards East Finchley
- Clear hierarchy - busy main streets where larger scale development, shops and business and quieter, more domestic residential streets.
- Activity node at the centre of Muswell Hill, meeting place of multiple routes; Muswell Hill Road, Fortis Green, Queens Avenue, Muswell Hill Broadway. Moderate, constant pedestrian footfall, impeded somewhat by roundabouts.
- Reliance on cars due to the poor public transport options. Parking is therefore a problem on some streets (Victorian/Edwardian) which weren't designed for or excessive use of the car.
- Areas to the north become more suburban and less walkable, with larger blocks.



Typical streetscene lined by 2-3 storey red brick villas with mature and attractive street trees and well planted front gardens

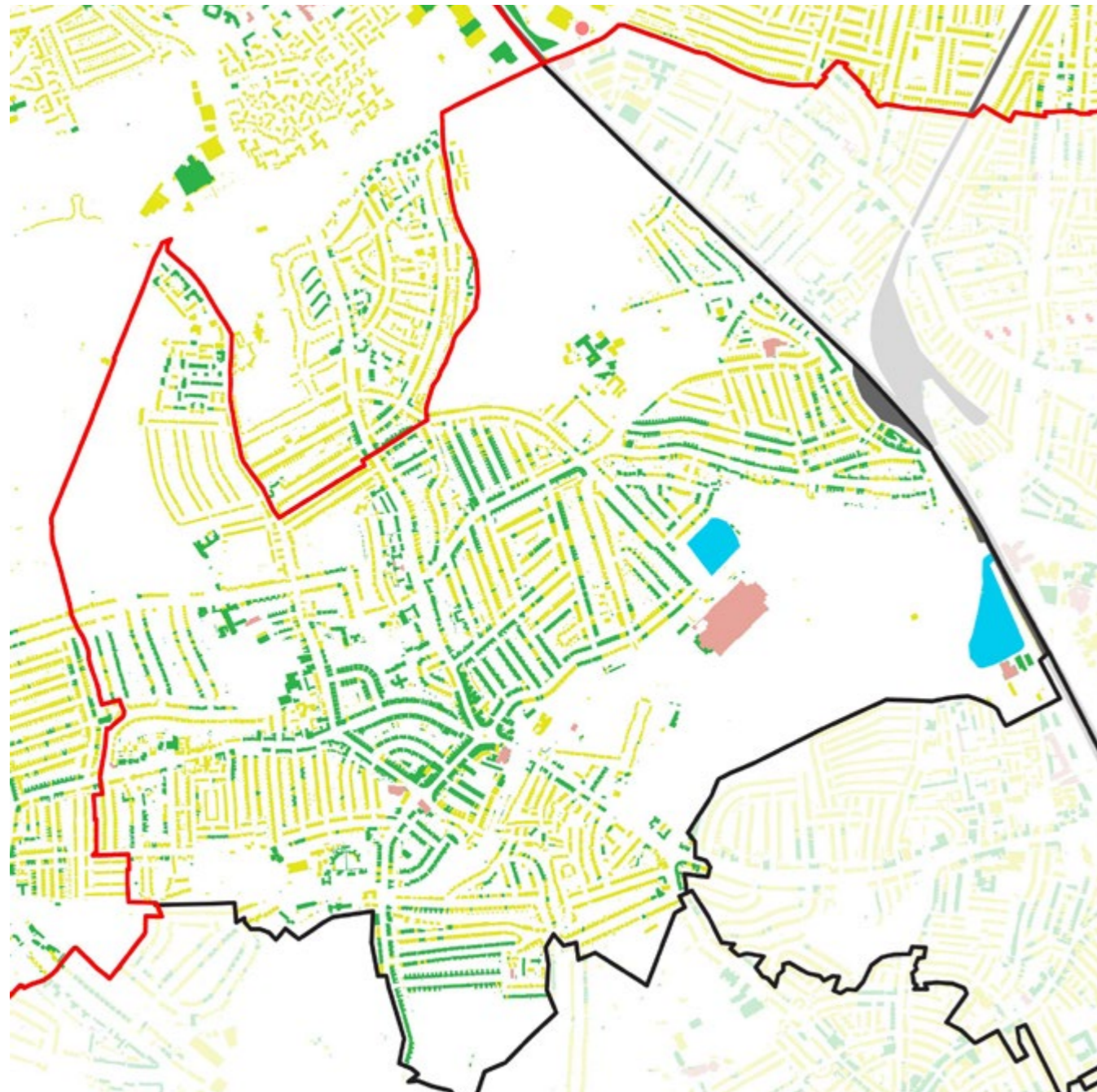
# Muswell Hill

## physical character



# Muswell Hill

## physical character



Legend - Existing building heights

- 0-12 metres - low rise
- 12-21 metres - mid rise
- 21-39 metres - mid to high rise
- 39 metres plus - high rise

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### Urban form

- The centre and heart of Muswell Hill is comprised of 3-4 storey buildings, including elegant shopping parades, grand villas, townhouses
- Large plots, large houses – semi-detached and detached houses
- Urban and suburban character setting - more urban at the centre, more suburban on the edges
- Variety of building types, periods, styles and sizes
- 3-4 storey shopping parade buildings define the centre
- Low rise building predominate with some mid-rise buildings
- Very few mid to high rise and no high rise buildings exist in the area.
- Grain gets looser and coarser to the north.
- Medium grain of buildings within the centre
- Fine grain domestic buildings, tightly arranged, others looser
- Mixture of house types; detached villas, paired villas, terraces, suburban semi-detached, mansion buildings and modern apartment buildings
- Uniform of front boundary treatments, low brick walls, densely planted front gardens, iron gates, tile paved front paths, handsome, intricate front doors
- Red brick is the dominant building material
- Variety of elaborate details in stone, stucco and pargetted plaster

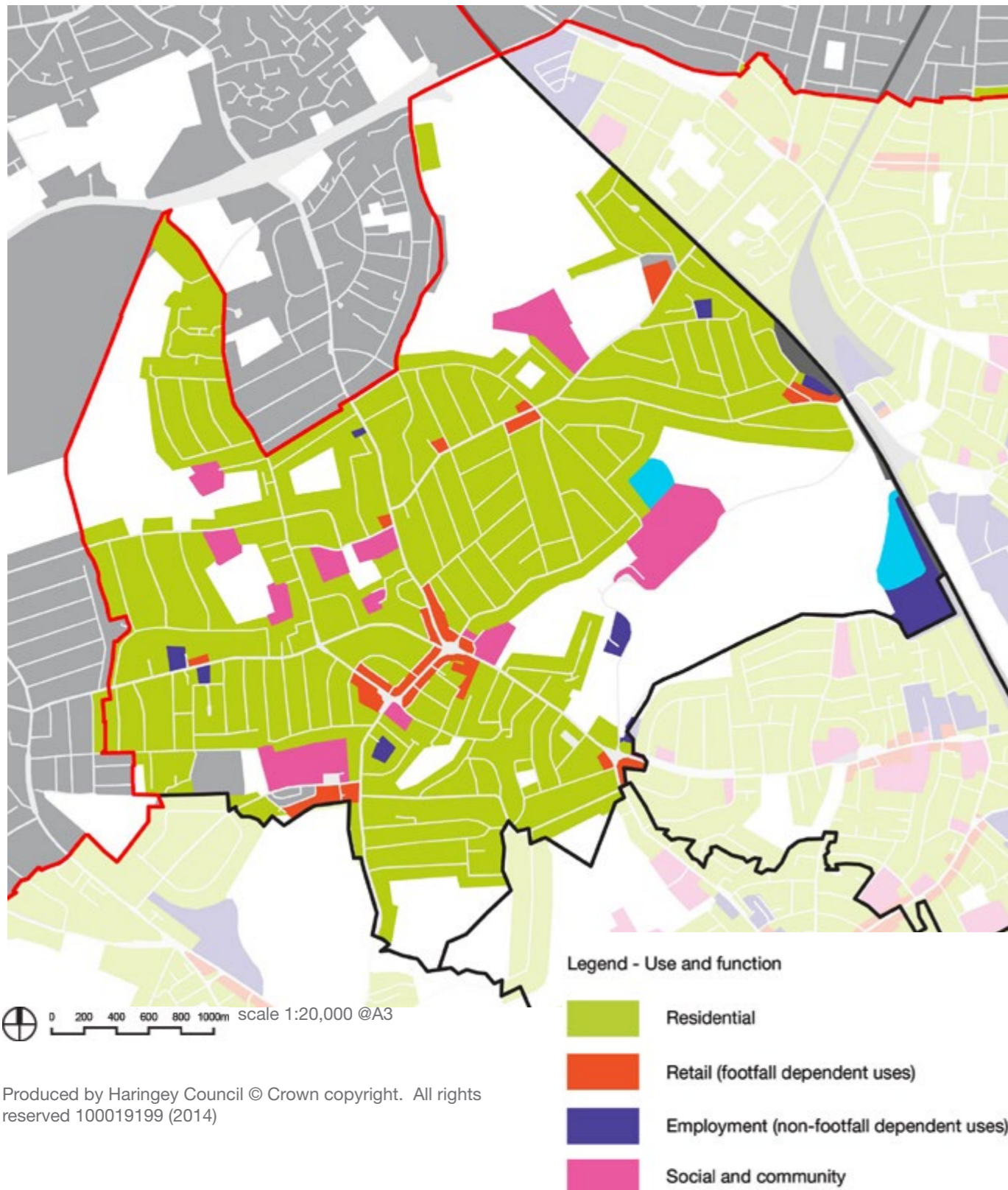
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2 storey, fine grain domestic building form that characterises many of the attractive, well enclosed streets that rise and fall through the area.

# Muswell Hill

## physical character



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### Use and function

- Largely residential – suburban and urban housing typologies. Edwardian paired villas and terraces dominate.
- Heaviest footfall within the centre, along the Broadway with its consistent frontage of small units, home to a wide variety and mix of shops, cafes, restaurants, businesses, grocers, fishmongers, butchers.
- Domestic quality to much of the area, quiet residential streets one turn off from the busier main streets.
- Small pockets of industry and business space dotted around the area, generally happily co-existing in residential areas.
- Home to a number of public houses including but not limited to the Clissold Arms, The Maid of Muswell, The John Baird, Minstrel Boy.
- Large areas dedicated to open space, from small parks to woods to large outdoor recreation space.
- Alexandra Palace – with its events, recreation space etc. provides a variety of activities.
- Muswell Hill Golf Course consumes a large area of land to the north-west.
- Number of schools located across the neighbourhood, including; St James C of E Primary, Tetherdown Primary and Muswell Hill Primary, Alexandra Park and Fortismere.

### Community

- Affluent population (compared to borough average) popular with young families due to the well sized, family friendly housing.
- Well established community groups and associations covering everything from residential, open space, town centre.
- Groups include, but not limited to;
- Excellent schools, very popular with families. These include; St James C of E Primary, Tetherdown Primary and Muswell Hill Primary, Alexandra Park and Fortismere.
- Creative and artistic, musical community
- Birthplace of Ray and Dave Davies of the Kinks. Plaque in Clissold Arms Pub commemorate Ray and Dave's first public performance
- Shaun of the Dead partly filmed in Muswell Hill
- Number of film directors live in the area, including Mike Leigh
- Muswell Hill Festival



Muswell Hill Broadway with its distinctive Edwardian facade of red brick, plasterwork and small shop fronts giving variety and interest for the shopper.

# Muswell Hill

## socio-economic and cultural character



### Heritage and culture

- Several medieval roads converge creating a historic centre with significant archeological importance.
- Heritage concentration within the centre of Muswell Hill, along Fortis Green and Muswell Hill Broadway including;
  - Church of St James (Grade II listed)
  - Odeon Cinema (Grade II\* listed)
  - Baptist Church (Grade II listed)
- Large concentration of conservation areas; Muswell Hill Conservation Area, Alexandra Palace Conservation Area, Fortis Green, Vallance Road and Rockfield Road.
- Edwardian architecture characterises much of Muswell Hill due to the area being heavily developed from late 1890s and into the early 20th century.
- Also a significant amount of interwar domestic architecture compared to much of the borough. Scale is squatter, more horizontal than earlier periods, lying on larger, wider plots with consideration given to the private car. Garden suburb aesthetics tended to influence the form, layout and style of the areas.
- Small pockets of postwar and more modern, infill residential development of varying quality and character.

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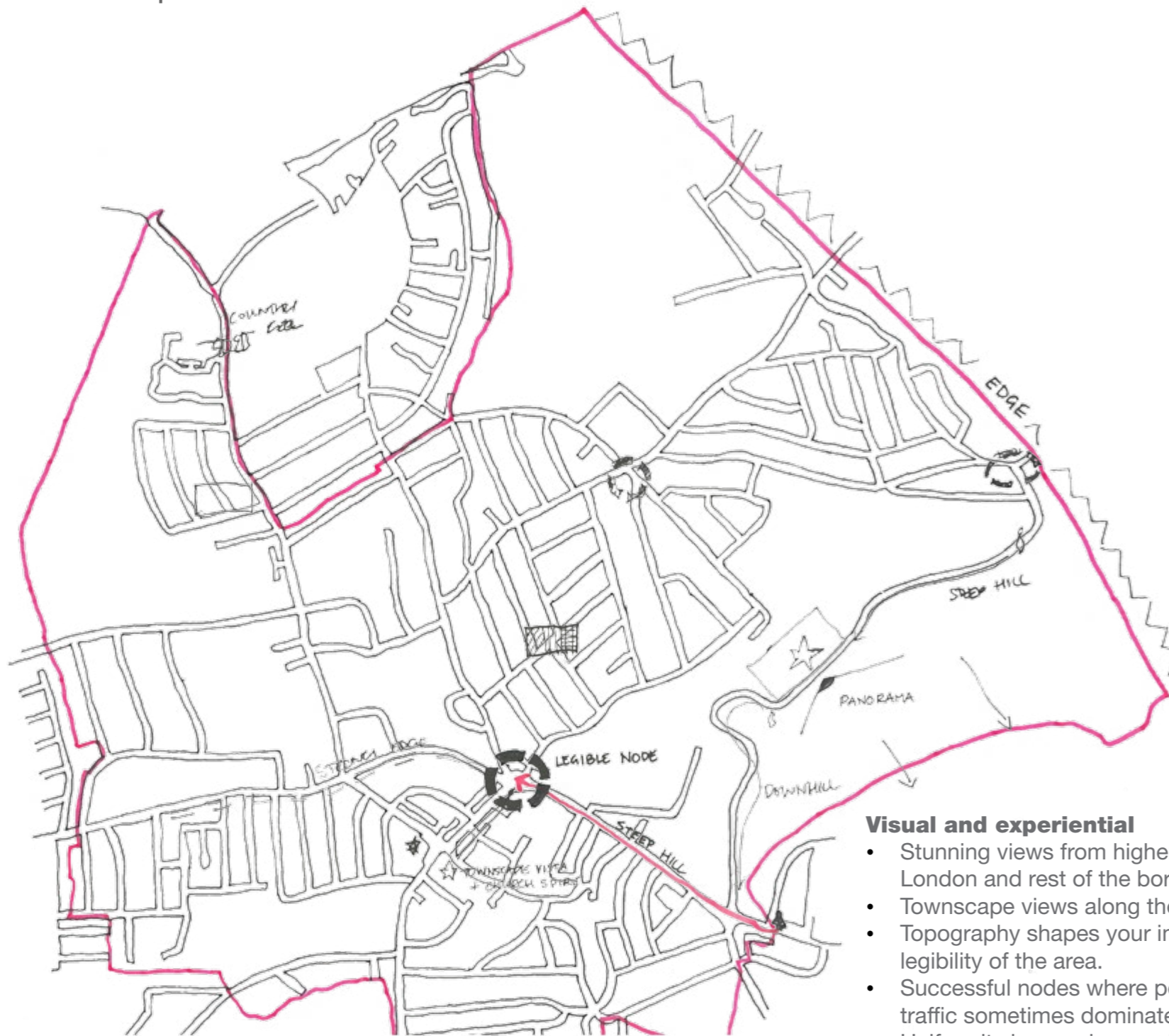


A mixture of building ages, from elaborate Edwardian with strong vertical proportions and external detailing to simpler, country feel of interwar short terraces on wide, deep plots.



# Muswell Hill

## visual and experiential character



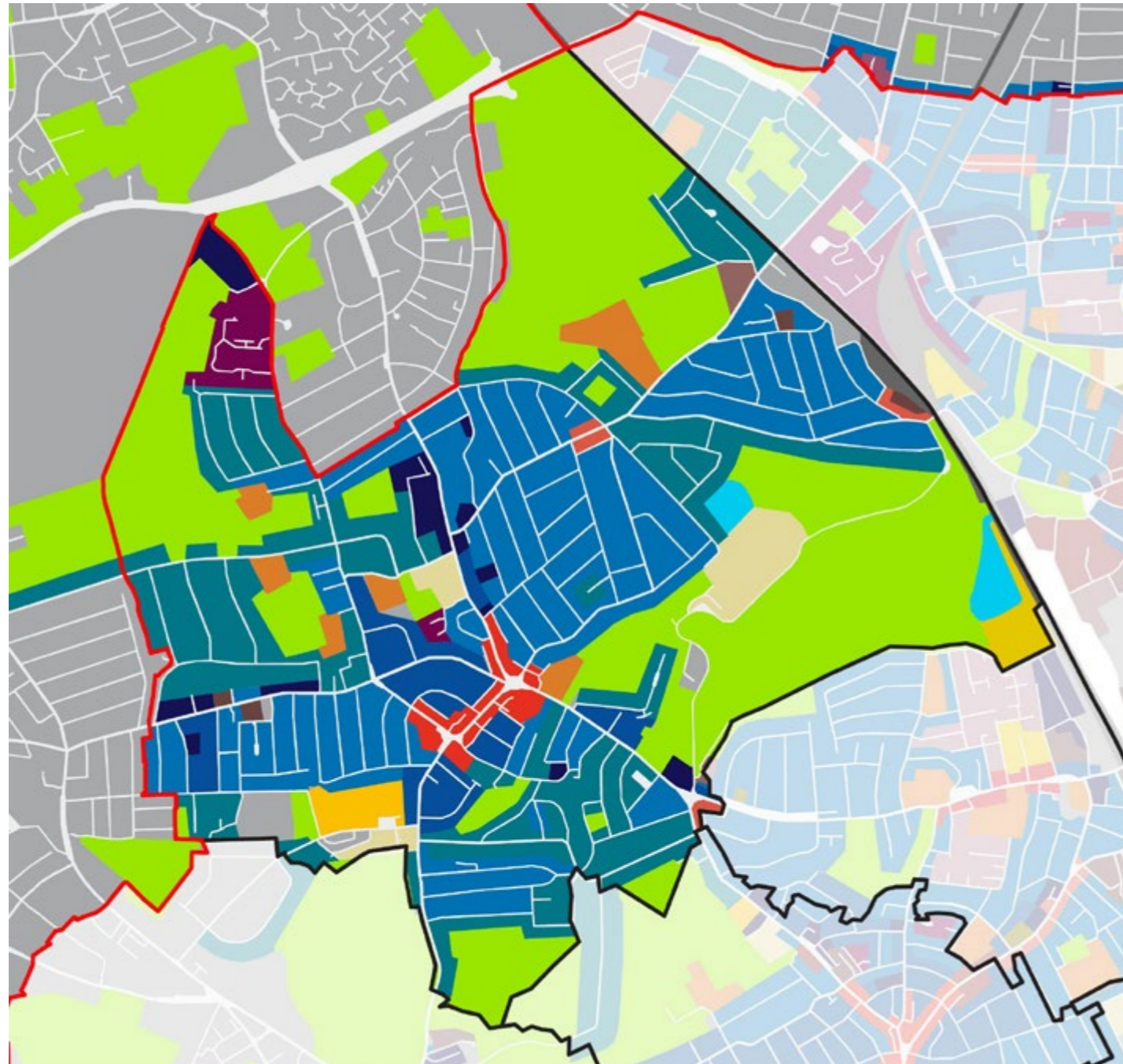
### Visual and experiential

- Stunning views from higher ground of London and rest of the borough.
- Townscape views along the Broadway.
- Topography shapes your impression and legibility of the area.
- Successful nodes where people gather, traffic sometimes dominates.
- Uniformity in massing, scale and height but rich variety in detailing, facades.
- Very strong sense of place arising from its consistency, quality and established character which has been in place since late Edwardian times.



# Muswell Hill

## character typologies



- Centre**
- High Road / High Street (1.1)
- Nuclea centre (1.2)
- Small local parade (1.3)
- Retail park (1.4)
- Edge of centre (1.5)
- Campus**
- Large infrastructure (2.1)
- Educational (2.2)
- Hospital / health centre (2.3)
- Community hall / building (2.4)
- Religious building (2.5)
- Street layout**
- Burgage plot / medieval (3.1)
- Villa and townhouse (3.2)
- Urban terrace (3.3)
- Suburban (3.4)
- Apartment buildings (3.5)
- Estate layout**
- Slabs and tower blocks (3.6)
- Open courts (3.7)
- Cul-de-sacs (3.8)
- Industrial and business**
- Big box (4.1)
- Fine grain industry (yards/warehouses) (4.2)
- Office complex (4.3)

# Muswell Hill

## character analysis

As part of the debrief workshops, officers identified the good and bad elements of the neighbourhood and how they affected the overall character. Constraints and opportunities were identified, mapped and sketched and form part of the 'proactive' forward thinking part of the study. These were not intended as definitive observations but as challenging points for discussion.

### Good

- Abundance of mature and well-tended street trees, front gardens and parks, gives a leafy and 'garden' quality to the area
- Its hilltop location, which offers a great variety of impressive, long-distance views across the borough and beyond
- Its relative remoteness and isolation lends the area a 'village' and 'off the beaten track' quality
- The mansion typology provides good quality flatted accommodation whilst contributing to the street scene and overall architectural quality of the area
- High concentration of very good, accessible schools which are attractive to families
- Uniform materials, the skyline of chimneys and parapets and the rhythmic terrace streets
- Richly detailed building facades – use of bay windows, lintels, red brick etc.
- Independent and interesting mix of shops, restaurants and cafes
- Close and easy walk to Wood Green town centre where a greater mix and variety of shops are on offer
- Access to Alexandra Palace, its cultural activities, parkland and panoramic views
- Vehicular access to the north circular
- Access to ancient woodlands
- Parkland Walk and other paths create good an attractive walking network
- Consistent, elegant Edwardian shopfronts – they provide good size retail units with residential above
- Consistent, good quality terrace housing
- Strong identity and feeling of the town centre

### Bad

- Low density, sprawling, badly connected and badly integrated suburban peripheral areas
- Heavily trafficked roads and car use
- Some very patchy, poor quality infill developments which don't contribute to the areas character
- Traffic and blight from the north circular
- Physically cut-off by the hilly terrain
- Can't see and unaware of Alexandra Palace from Muswell Hill – though it's very close
- Poor access to public transport
- Roundabout and gyratory difficult to navigate and unwelcoming for pedestrians

### Constraints

- Public transport accessibility is a big constraint to future development / intensification – no tube or rail station near centre and lack of bus routes
- Over reliance on private car use (due to lack of public transport and hills)
- Need to respect and respond to the grain and form of low to mid-rise Edwardian townscape
- Lack of school places (due to high demand)
- Topography and views will constrain building heights
- Established residential terraces – lack of development opportunities

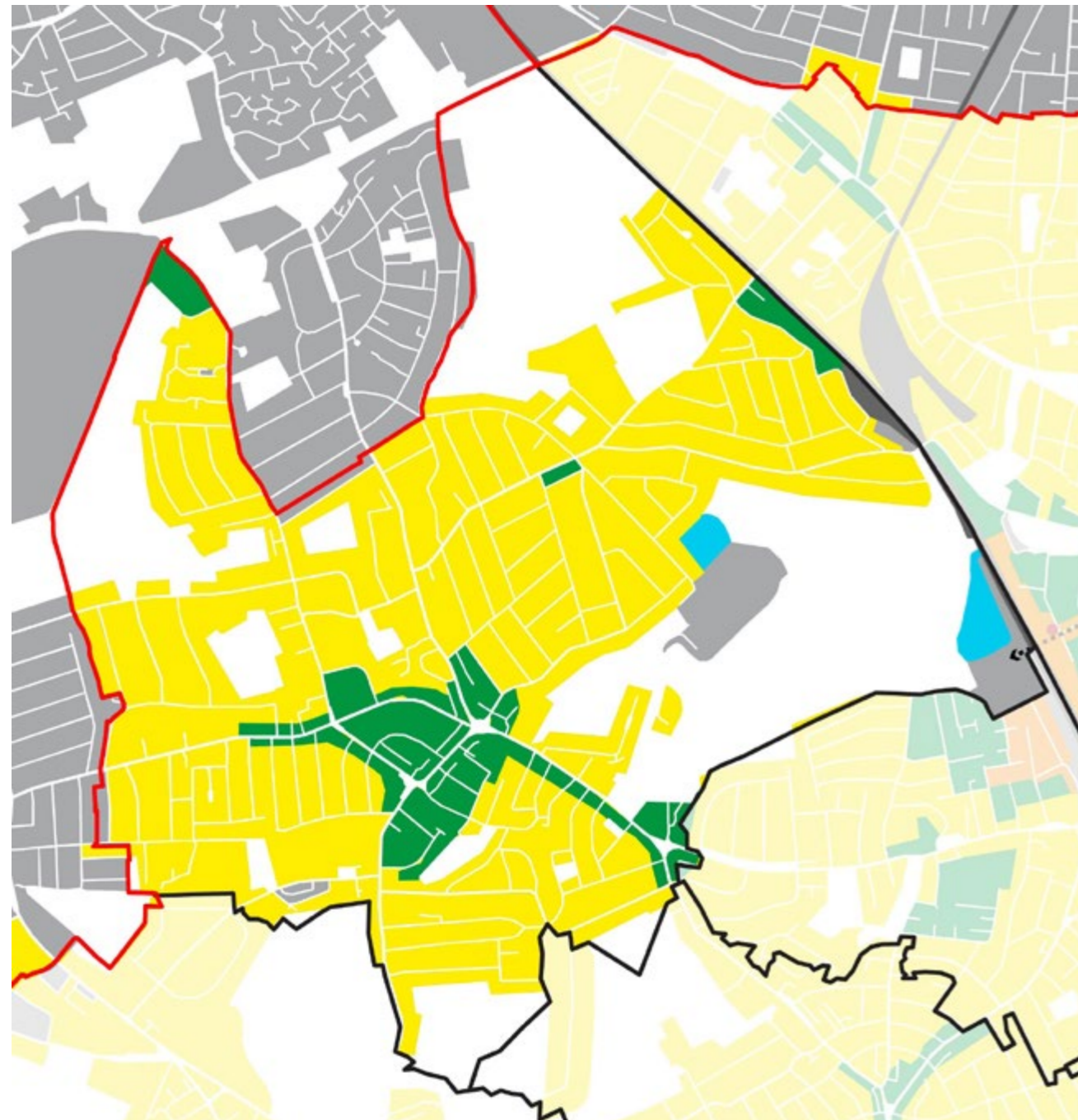
### Opportunities

- To redevelop low density schools to provide additional school places and make better use of scare land
- Smallish opportunity cluster in Fortis Green – Police Station, yard behind, garage site, majestic wines, modest residential /commercial use
- Some limited opportunity for development intensification along main routes – respecting and contributing to the historic grain.
- Pinkham Way – an unused site with a long history and potential for waste or other uses
- Light rail or tram route through Muswell Hill / Alexandra Palace would help to improve wider accessibility
- It would be a good place to develop a local electric bike hire scheme (or part) overcoming the topography
- Continue the improvement of Alexandra Palace as the Peoples Palace – a place for leisure, retail, hotel, exhibitions, events, recreation, attractions, museum and heritage focal point
- Opportunity to provide 3 bed plus, high density family housing
- Infill sites – residential opportunities – must be well designed and fit into the surrounding character
- Aging and shrinking families in larger Edwardian houses – many would be willing to down size if provided with attractive alternatives such as co-housing, extra care homes etc.
- Parkland Walk – could improve connections and even extend at either end and improve areas to it
- Make better use of the golf course – potential for some housing?
- Good, vibrant (if fairly small) town centre with attractive buildings – public realm could be improved to further enhance this area
- Development opportunities at: St Luke's, Cranwood, St James School, Waterworks, former railway cutting.

# Muswell Hill

building height recommendations

proposed maximum heights



### BUILDING HEIGHT RANGES LEGEND

- 0 - 12 metres - approx. 1 to 3 storeys - low rise buildings
- 12 - 21 metres - approx. 3 to 6 storeys - mid rise buildings
- 21 - 39 metres - approx. 6 to 11 storeys - mid-high rise buildings
- 39 metres - approx. 11 plus storeys - high rise buildings

*please note: approx. number of storeys reflects modern residential storey heights. Number of stores often varies according to age, type and use of building*

scale 1:20,000 @A3  
0 200 400 600 800 1000m

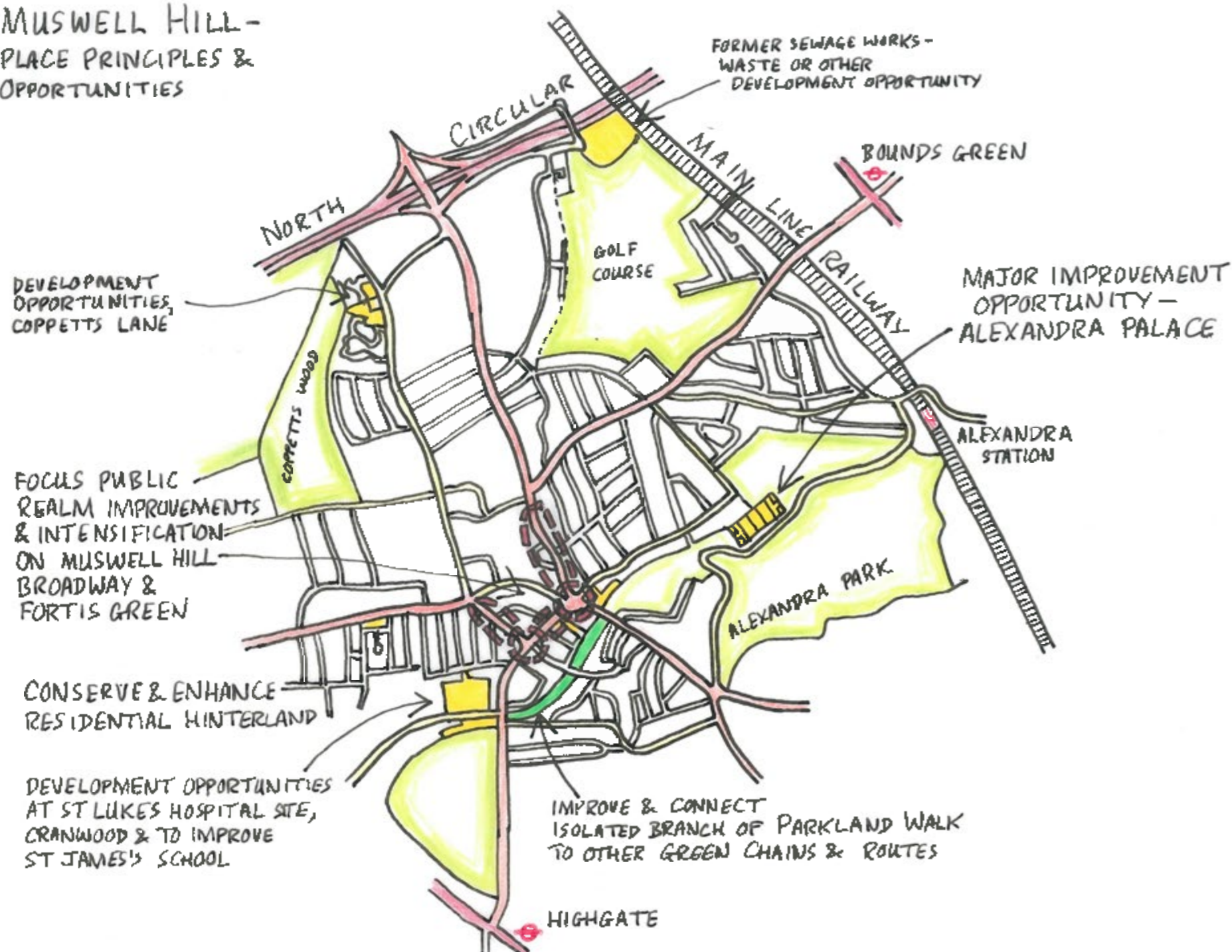
- In and around the centre heights should be within the mid-rise height range of 3-6 storeys. Considering the existing building heights are generally 3-4 storeys this should be used as a starting point for new development proposals.
- Elsewhere, heights should be in keeping with the 2-3 storey townscape, with potential for slightly taller buildings (3-6 storeys) along main and some secondary streets as part of suitable intensification plans.
- In any larger development schemes - there may be potential for achieving mid-high rise forms along as they offer an acceptable transition between the heights that surround.
- There are no locations deemed appropriate for high-rise buildings in Muswell Hill due largely to the low PTAL, lack of a major node or centre, hilly topography and existing 2-3 storey townscape.
- The centre of Muswell Hill is a consistent and coherent Edwardian parade. Any building much higher than this would visually disrupt and detract from the areas coherent and distinctive character.
- Even though Alexandra Palace cannot be seen from most places in Muswell Hill, the Palace will remain the landmark in the area, viewable from the lower-lying land to the east. This is the most distinctive building/feature of the borough and must be protected from being obscured by inappropriate high rise buildings.

# Muswell Hill

## place principles and opportunities

The opportunities and place principles arose through the character survey, analysis, debrief workshops and subsequent discussions. They are intended to guide and inform future planning and regeneration projects. They cover a variety of aspects, including; heights, form and layout, land use, movement, public space and improving livability. They have not been assessed on their feasibility or deliverability and further work would be required to test these aspects.

### MUSWELL HILL - PLACE PRINCIPLES & OPPORTUNITIES



- Conserve and enhance the Edwardian architecture that characterises much of Muswell Hill.
- New development should draw upon and take design cues from the red brick, richly detailed, compact, spacious and elegant Edwardian housing. Contemporary, innovative responses to this local vernacular should be welcomed.
- Where appropriate and possible, intensify development along main streets creating a mid-rise townscape that optimises the use of land whilst respecting the streetscene.
- Promote a low to mid-rise, high density development model for the area which respects the existing townscape and provides much needed new homes.
- Number of buildings and spaces which detract from the character and quality of the area. These should be enhanced or redeveloped in a manner more in keeping with the character of the area.
- Loss of front gardens and front boundary walls should be strongly resisted.
- Most buildings are well maintained, appreciated and well loved, however original architectural features should be preserved and enhanced as they give character to building facades.
- Fine grain, individuality of shop fronts should be protected and used to guide any new development in the centre.
- Public realm and landscape improvements to the town centre to enhance the shopping experience
- Low rise, low density schools in the area could be redeveloped to increase number of school places, maximise the use of land and potentially provide new homes.
- Increase provision for larger family units; either in the traditional house form or within modern apartment blocks (e.g. ground floor maisonettes)
- Improve Parkland Walk and possibility to extend it to better connect with New River Path in Wood Green
- Continue working with Alexandra Palace to improve the 'Peoples Palace' as a place for leisure, retail, hotel, exhibitions, events, recreation, attractions, museum and heritage focal point