

Bowes Park Conservation Area

Character Assessment and Policy Statement

SPG

3.3

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Supplementary Planning Guidance (SPG) is produced to give helpful guidance to people preparing planning applications.

SPG supplements the policies contained in the Haringey Unitary Development Plan (UDP).

The UDP is the statutory land use plan for Haringey. Guidance given in each SPG is consistent to and cross-referenced to appropriate UDP policies. The guidance given in the SPG will be taken into account when staff consider planning applications.

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Summary

Bowes Park is a relatively unspoiled Victorian residential suburb based on Bowes Park Station and the Myddleton Road shopping centre. Part of Bowes Park lies in Enfield, this is not considered here. The Conservation Area focuses on unusual early Victorian suburb development in Bowes Park based on property constructed prior to the railway station which enabled later development. The area includes the station, the Myddleton Road shopping centre, Victorian Gothic and classically inspired houses between Bounds Green Road and the High Road (Palmerston, Clarence, Truro, Finsbury and Nightingale Roads).

The Conservation Area was declared on 29 November 1994 and covers an area of 22.3 hectares.

Historical Development

Bowes Park borders in the north on Palmers Green in the Borough of Enfield. The area derives its name from Bowes Farm or Bowes Manor, which was mentioned as early as 1384. Around the old Manor House there used to be a hamlet and a pub, the "Cock Inn". Not many changes took place until development started in the mid nineteenth century. The old house disappeared in 1900. The first roads laid out in this area were Bounds Green Road, Truro Road, Nightingale Road, Clarence Road and Commerce Road, although the latter street is not included in the Conservation Area because of recent redevelopment.

These streets contained in 1859 about 20 large houses and gardens and some summerhouses and gardens for the first affluent Londoners to move into the area. The area also contained nurseries. This built up area bordered on the countryside and even in 1920 one could have walked from Wood Green northwards past Bowes Park and on to Enfield Chase and into Hertfordshire without traversing another built up area. It was a proud area, one of the first not to have servants accommodation and they were "looking happy with it" (T Burke, 1921). The fact that servants did not have to stay in the house meant that small rooms in the attic were not necessary. In its early days Bowes Park was

highly respectable and one of the most desirable suburbs in North London.

A quote from Thomas Burke explains well what kind of people were living in the area, hard-working middle class people, who were glad to have well established in the society: *"Pride is in the air here; not an overblown, pigeon-breasted, tilt nose pride, but the sedate pride of the humble, of those who will make the best of themselves and their possessions, while knowing them to be not of prime quality"*.

The railway from Kings Cross to Enfield was opened in 1871, but not until 1880 was Bowes Park station opened. On Bacon's Ordnance Survey Map which appeared in 1888 developments of the terraced houses in Shropshire, Hampshire, Cheshire Road were already completed (not included in the Conservation Area). All the other streets had been laid out, but only in the upper part of Palmerston Road (large villas) and Queens Road (terraced) had houses actually been built. On the east side of the station, the shopping street Myddleton Road and Whittington Road was built. The other streets followed by piecemeal development.

Special Historical Character and Appearance

Bowes Park contains a variety of mid 19th century or early Victorian semi-detached villas as well as small and large terraced houses. The Mid-Victorian houses were built for the wealthy Londoners, who had their own means of transport. After the coming of the railway the housing was smaller and area development was more rapid. Thomas Burke, a traveller in the 1910s through the Northern parts of London, writes that "Bowes Park seems to be the work of one builder", but the different styles and periods in which the area was built up, put this in perspective. Bowes Park had a reputation "to be Wood Green with its Sunday clothes on" and to be there was described by Burke (1921) "the excitement of being at once on the edge of London and the beginning of England". The older houses have a definite Early or Mid Victorian character marked by the size of the houses, the quality of materials, the use of simple often classically derived styles and the use of yellow stock bricks (which in later development would have often been the then

fashionable soft reds inspired by the so called Queen Anne Revival). Nearly all such houses in Haringey have been protected from demolition and insensitive alteration by Conservation Area designation. The Council is protecting these houses to the standard already set across the Borough. In Bowes Park there are a number of architectural features which add to the area's appearance and character for example, wooden porches of good quality which are worth retention and provide a contribution to local character. Listed Buildings in Bowes Park include St Leonard's House and Almshouses in Nightingale Road (Grade 2) with their Edwardian classical rococo character and Art Nouveau railings, door furniture and lettering.

MYDDLETON ROAD includes probably the best preserved Victorian shopping centre in the Borough and has been likened by local people to a jewel in decline. It includes a number of specialist shops often retaining original Victorian and Edwardian shop fronts. In the centre of the area, the shopping street of the neighbourhood, it is the last complete Victorian shopping street of the Borough. Unfortunately competition from the Wood Green shopping centre, has taken some shops out of business.

It contains two local bakeries and a butcher, a cafeteria, a small supermarket which is also open in the evening, a pub and some specialised businesses like a pipe shop, a frame shop, a catering specialist and a karate shop and studio.

Many shopfronts are original and not very damaged, some contain original tiling which is still intact. These should be preserved and encouragement should be given to reinstate shopfronts of an original design where these are lost. Six gables in the street have been written on them, respectively, "Market Stores Myddleton Road Bowes Park". Gables in the street have variety. Flemish gables, parapets and plain gables with finials, but there is also a variation in height. Most gables in the street need repair, but do still have original features and detailing like decorated brickwork and finials.

Unfortunately some windows have been replaced by new PVC-u ones. Further such replacements should be resisted and encouragement

should be given to reinstate windows of an original design.

The street is not very wide and cars parked along the road make it seem even narrower.

STATION ROAD The station has been much altered but its original character survives through its layout, the footbridge and surviving features. The bank on the corner of Whittington Road also retains some character but is disused.

MARLBOROUGH ROAD is well kept with a lot of green. It contains some long black and white tiled garden paths which are fairly in tact. The tiling inside the porch is in some cases still to be seen. Many houses have replaced windows, most doors are original. On the east side there are good Edwardian red brick houses.

PALMERSTON ROAD contains several styles of houses mainly well kept. Truro Road contains some original early housing, four storeys high with high stairs leading to the front door. These like a lot of houses in the area have been converted into flats. The section north of Myddleton Road has post-war flats on the west side (not included in the CA), and an altered but interesting terrace to the east. No 34-38 are 1920's 'art deco' infill. No 102-106 are four floor in classically derived style. Redruth Close is a recent good weather-boarded infill creating interesting spaces.

FINSBURY ROAD AND THOROLD ROAD contain mainly good quality small Victorian terraced housing in an interesting mix of styles whose traditional character it is desirable to maintain. Any infill should reflect this character in accordance with UDP policy DES 1.2. Number 54 Finsbury Road is an original shopfront worth retention.

TRURO ROAD is one of the older streets in the area containing 1860's larger houses in an attractive early Victorian style. Nos. 26-30 are good 1870 villas. 55-61 are large semi-detached villas 1880 with quoins and barge boarded gables and nos. 50-58 is a mixed Victorian development of good large 1880's houses. On the north side a row of attractive early Victorian houses have group value and should be retained (nos.64-76). Number 84 is double fronted and no. 103 on the south side is a worthwhile large Gothic survivor. There is also some post war infill. Falmouth Terrace on the north side

is an interesting modern infill scheme which although contrasting is of some merit. At the east end smaller terrace housing has been omitted from the Conservation Area at present.

WHITTINGTON ROAD includes some hardstandings in several front gardens. Some frontages have been altered, painted, rendered as have some roofs. At the bottom of the road, between Bounds Green Road and Myddleton Road, an original double bay villa with a nice porch is still intact. The street includes interesting details, for example villas with triangular door cases. Nos. 53 - 59 are pairs of villas.

CLARENCE ROAD is one of the oldest roads. The first houses of the 1850's and 1860's can still be seen here, although they have been changed a lot through rendering, painting and extensions. Nos. 5-25 show the original character well and nos. 57-87 are good relatively unaltered early Victorian. There are some unfortunate infill blocks.

NIGHTINGALE ROAD is a wide street whose width shows an early Victorian layout, the best properties are included in the Conservation Area. The properties up to no. 80 on the north side and the better villas at the end on the south side are of special note.

NEW RIVER Through Bowes Park a rectangular green zone marks where the New River goes underground on to the Hornsey Waterworks, just south of the area. Parts of it are used as allotments, which are a reminder of the nurseries that used to be here. Other parts are now functioning as a park and playground.

The whole area provides an attractive green core which should be retained and enhanced as a community amenity.

What is a Conservation Area?

Conservation Areas are areas of special architectural or historic interest whose character the Council wants to preserve or enhance. Haringey has 25 Conservation Areas covering town centres, private and public housing estates and including parks and gardens. Conservation means caring for and looking after buildings, streets and open spaces. Haringey's Conservation Areas are fragile and subject to complicated urban pressures. They need sensitive and responsible action to ensure that the

special character of each area is protected and restored and not eroded and fragmented.

Designation as a Conservation Area introduces a general control over the demolition of unlisted buildings and provides the basis for policies designed to preserve and enhance all aspects of character or appearance that define an area's special interest.

This Guidance assesses the character of the Bowes Park Conservation Area and sets out particular policies which will be used in the determination of planning applications.

Policies in the Unitary Development Plan

The main policies in the UDP affecting existing properties in the Bowes Park Conservation Area are:

DES 1.11	Extension and Alterations.
DES 2	To preserve and enhance the character and appearance of Conservation Areas.
DES 2.2	Preservation and enhancement of Conservation Areas.
DES 2.3	Applications in Conservation Areas.
DES 2.4	Demolition partial demolition and changes to the appearance of buildings in Conservation Areas.
DES 2.5	Alterations and extensions in Conservation Areas.
DES 2.6	Materials
DES 5.3-5.8	Housing Alterations and Extensions
DES 6	Shopfront Conservation Design.

Conservation Area Policies for managing the Bowes Park Conservation Area

The special town planning and conservation policies for the Bowes Park Conservation Area comprise:

BP 1	Protection of the character of the Victorian shopping parades, retention of original shop fronts, design of new shop fronts to fit in, protection of old tiling, curved glass, porches, period detailing in targeting, former stable doors.
BP 2	Protection and restoration of the character of Victorian terrace housing retaining and restoring where lost original doors, windows, brick work,

coloured glazing, slate roofs, porches, barge boards etc.

- BP 3 Resisting demolition of housing in the area, especially the older housing for the historical contribution it makes to local area character.
- BP 4 Retention of open space and enhancement of green character to street scene.
- BP 5 Seeking Article 4 removal of permitted development rights where necessary to protect traditional character
- BP 6 Careful and systematic enforcement action focusing on the above issues.

Schedule of addresses

- Station Road: complete, including Bowes Park station and footbridge
- Whittington Road, 1-63, 2-58
- Myddleton Mews, Complete
- Thorold Road, Complete
- Marlborough Road, 1-39, 2-38 and Marlborough House
- Myddleton Road, 49-143, 46-136a
- Palmerston Road, 1-45, 2-100
- Redruth Close, Complete
- Clarence Road, 1-89, 14-82
- Truro Road, 26-98, 31-93, 103
- Nightingale Road, 73-131, 26-82, St. Leonard's House, Fullers Cottages
- Finsbury Road, 27-51, 66-86, St Barnabas' Church, Finsbury Gardens
- At rear of Palmerston Road, New River, Allotments.

Glossary of terms

- Art Nouveau A style of art and architecture of the 1890's, characterised by sinuous outlines and stylised natural forms.
- Finial The ornament which terminates pinnacles, canopies, gables or the top of bench ends.
- Gable The upper part of an end wall above the eaves gutter level.
- Gothic The style of architecture prevalent in Europe from the latter part of the twelfth century until the sixteenth century. It is characterised by the pointed arch, clustered column shafts, ribbed vaults, elaborately traceried windows and by an essentially vertical, often soaring, emphasis.
- Parapet A low wall to protect any place where there is a drop. It may be plain, pierced or ornamented.
- Weatherboard Boards nailed with a lap on each other to prevent the penetration of water and laid horizontally to clad a building.