

12 December 2014

To: Cabinet Member for Planning - Councillor Demirci

Dear Member,

Cabinet Member Signing - Friday, 19th December, 2014

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

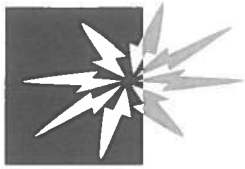
3. ADOPTION OF NORTH TOTTENHAM TOWNSCAPE HERITAGE INITIATIVE SUB AREA CONSERVATION AREA APPRAISAL AND CONSERVATION AREA MANAGEMENT PLAN (PAGES 1 - 152)

(Report of the Assistant Director of Planning) To seeks approval for the adoption of the North Tottenham THI Sub Area Conservation Area Appraisal (CAA) and the North Tottenham THI Sub Area Management Plan (CAMP).

Yours sincerely

Ayshe Simsek
Principal Committee Co-ordinator

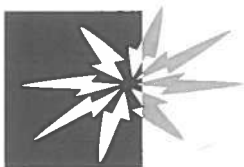
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Haringey Council

Report for:	Member Signing 19 th December 2014	Item Number:	
Title:	Adoption of North Tottenham Townscape Heritage Initiative Sub Area Conservation Area Appraisal and Conservation Area Management Plan		
Report Authorised by:	Stephen Kelly, Assistant Director of Planning <i>SK Kelly</i>		
Lead Officer:	Jacqueline Veater, Principal Planning Programme Manager 020 8489 1914 mailto: jacqueline.veater@haringey.gov.uk		
Ward(s) affected: Northumberland Park	Report for Key/Non Key Decisions: Non key		

- 1 Describe the issue under consideration
 - 1.1 This report seeks member approval for the adoption of the North Tottenham THI Sub Area Conservation Area Appraisal (CAA) and the North Tottenham THI Sub Area Management Plan (CAMP), both attached as an Appendix. The draft appraisal and the management plan were the subject of public consultation between the 29th October and 26th November 2014.
- 2 Cabinet Member introduction
 - 2.1 This CAA & CAMP were prepared specifically to accompany the Council's bid to the Heritage Lottery Fund (HLF) for a Townscape Heritage Initiative (THI) scheme for a part of the North Tottenham Conservation Area. Conditions of the bid submission entitled Tottenham High Road Historic Corridor (North), requires the adoption by the Council of a CAA and CAMP.
 - 2.2 The requirement for consultation on the CAA & CAMP is not specifically identified in the Council's Statement of Community Involvement (SCI). However, as the documents will inform planning policy such as a future Heritage Strategy Supplementary Planning Document, they fall within Appendix 6 of the SCI, Supplementary Planning Document (Evidence Gathering). Such consultation is non-statutory with no fixed time limit.
 - 2.3 The documents were available for comment four weeks. A total of 287 letters were sent out advising all occupants within the THI area, that the



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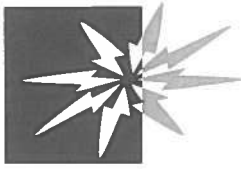
documents were available on the website, and paper copies were deposited at the Civic Centre and at River Park House. Tottenham Conservation Area Advisory Committee and Tottenham Civic Society were also informed, along with Ward Members and the Cabinet Members for Planning, and Housing and Regeneration.

- 2.4 The appraisal and management plan will become an addendum to the original Conservation Area Character Appraisal adopted by the Planning Committee on 9th March 2009.
 - 2.5 The HLF bid was submitted on Friday 28th November and the final adopted version of the CAA and CAMP must be submitted to HLF as soon as possible and at the latest, before their decision on the bid is reached in March 2015.
 - 2.6 A number of amendments have been made to the CAMP. They have been designed to achieve consistency with other Council strategies and publications.
- 3 Recommendation
- 3.1 That the Cabinet member approves the adoption and publication of the North Tottenham THI Sub Area Conservation Area Appraisal (CAA) and Management Plan (CAMP).
- 4 Alternative options considered
- 4.1 The adoption of the CAA & CAMP is a condition of the THI bid to English Heritage. Choosing not to adopt the document would result in the Council having to withdraw its bid. In the absence of any adverse comments, alternative options to adoption of the current documents, has not been proposed.

5 Background Information

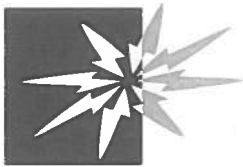
Strategic Context

- 5.1 Since 2005, Haringey Council together with the Heritage Lottery Fund (HLF), have been pursuing an ongoing programme of conservation-led regeneration of the Borough, including Tottenham High Road.
- 5.2 The North Tottenham Conservation Area is suffering from limited investment and economic decline. The overall aim of the scheme is to create a positive environment which people can take pride in. The measures proposed, including historic building repairs will help to create much needed positive change and improvement to the built environment in north Tottenham.



Haringey Council

- 5.3 A bid has been prepared, requesting a contribution of £1.5m from the Heritage Lottery Fund (HLF) to fund improvements to shop fronts in North Tottenham under HLF's Townscape Heritage Initiative (THI). The CAMP identifies the need for improvements in the fabric of shops and buildings as a key objective. The total value of the project is just over £2m including a provisional contribution of £500,000 from the Council. At the Cabinet meeting of 18th November 2014, Members approved the bid submission for consideration by HLF and delegated authority to the Director of Regeneration, Planning and Development, to accept the bid on notification of success.
- 5.4 The CAA and CAMP, subject of this report, are fundamental parts of the THI bid. They sit alongside other Council strategies and publications including the High Road West Master Plan, which is before Cabinet for approval on the 16th December 2014. The bid is set in the context of the Tottenham Strategic Regeneration Framework and fits with four of the seven strategies for success of the programme. It will contribute: in small part to providing new and interesting apprenticeships in conservation skills (strategy 1); investment to strengthen the business resilience in this area of the High Road where businesses are marginal, by improving business premises (strategy 2); environmental improvements to properties revitalise the High Road (strategy 6) and; bring further investment to the area from HLF (strategy 7). The bid is identified in the Tottenham Strategic Regeneration Programme Delivery Plan 2014, in priority 3.
- 5.5 The National Planning Policy Framework (NPPF) issued by the Government in March 2012 requires local planning authorities to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. In this regard, character appraisals are primary guidance which define the special character of conservation areas, and identify what is of special architectural and historic interest within them. An adopted character appraisal provides a sound basis, defensible on appeal, to implement the Council's approved development plan policies and to inform development management decisions.
- 5.6 A conservation area management plan helps to inform the way in which change will be managed within the conservation area to ensure conservation areas retain the qualities which led to their designation. The CAMP for the North Tottenham THI Sub Area considers such issues as the boundary of the conservation area, improvement and opportunity sites, important views, and specific issues such as the appearance of shop fronts and regeneration proposals affecting the area.
- 5.7 Sitting alongside the emergent Area Action Plan for Tottenham and the Borough wide suite of statutory Local Plan Documents it is the Council's



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intention to prepare a borough-wide Heritage Management Strategy in accordance with English Heritage's advice which can be applied to all heritage assets including Conservation Areas. However, this current plan for the North Tottenham THI is a specific requirement of HLF to accompany the THI bid.

- 5.8 The greater clarity provided by the CAA & CAMP guidance should reduce the risk of confusion around the conservation area priorities and may lead to some reduction in the number of planning appeals and enforcement cases.
- 5.9 The management plan must be put in to practice for at least 10 years after the THI scheme has ended.

Response to Consultation

- 5.10 No requests for changes to the document were received from outside the Council, however, since the CAA and CAMP were written, work on an Area Action Plan has commenced, and the High Road West Master Plan, which has been subject to extensive consultation, which is before Cabinet for approval on 16th December 2014. A number of non-substantive amendments have been made to the CAMP. They have been designed specifically to achieve consistency of terminology and expression, with other Council strategies and publications.
- 5.11 In addition, English Heritage commented that there were no items of concern in the documents.

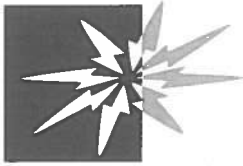
Resources

- 5.11 It is envisaged that the CAMP will be actioned initially through the implementation of the THI bid and thereafter by the Council's Planning Department through planning decisions.

6 Comments of the Chief Finance Officer and financial implications

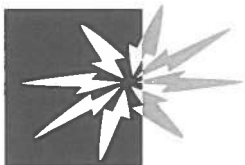
- 6.1 The cost of developing the CAA and CAMP documents has been met from existing budgets.
- 6.2 The contribution towards the Heritage Lottery Fund bid is to be funded from the proposed capital budgets, to be agreed at December 2014 Cabinet, allocated for Heritage buildings in Tottenham.

7 Comments of the Assistant Director of Corporate Governance and legal implications



Haringey Council

- 7.1 The Assistant Director of Corporate Governance has been consulted on the preparation of this report, and makes the following comments.
- 7.2 The CAA & CAMP are not of themselves formal Planning documents and consequently will not form part of the statutory development plan. They will however be material considerations to be taken into account in the development management process alongside the statutory obligation to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 7.3 The Supreme Court has recently endorsed the following general principles of consultation:
- That consultation must be at a time when proposals are still at a formative stage;
 - That the proposer must give sufficient reasons for any proposal to permit intelligent consideration and response;
 - That adequate time must be given for consideration and response; and
 - That the product of consultation must be conscientiously taken into account in finalising any statutory proposals.
- 7.4 In short, in order to achieve the necessary degree of fairness, the obligation is to let those who have a potential interest in the subject matter know in clear terms what the proposal is and exactly why it is under positive consideration, telling them enough (which may be a good deal) to enable them to make an intelligent response. The obligation, although it may be quite onerous, goes no further than this.
- 8 Equalities and Community Cohesion comments
- 8.1 The Index of Multiple Deprivation scores shows that areas covered by Tottenham have the highest levels of deprivation in the borough. These areas are home to predominantly Black and Ethnic Minority communities and are characterised by among other things, higher than average levels of unemployment and many buildings in a poor state.
- 8.2 In 'Tottenham Strategic Regeneration Framework', a report to CAB on 24th October 2014 it is recognised that the physical transformation of Tottenham will attract the attention of developers and the investor community whose activities will help realise the Council's aspirations for Tottenham as described in this report.
- 8.3 The actions in the CAMP will support the aims of the Tottenham Regeneration Programme by contributing to the physical regeneration of the



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area. It will also engender economic and social regeneration and help to create a positive image of the area as a thriving place where people choose to live, work and stay throughout their lives, thus enhancing community cohesion in the area. In both these respects, the impact will be positive on the residents of Tottenham many of whom possess many of the characteristics protected by the Equality Act 2010. The bid will contribute to the Council's performance of its public sector equality duty.

9 Head of Procurement Comments

n/a

10 Policy Implication

10.1 The CAMP will be used to support the delivery of the aspirations in the CAA and will help inform planning policy development, supplementary planning documents, such as design guidance, and planning decisions.

11 Reason for decision

The Council is required to prepare Conservation Area Appraisals as part of their statutory requirement to protect and enhance conservation and to provide specific policies to be included in the Local Plan. The adoption of this Appraisal would be in accordance with the relevant statutory and policy requirements. It is also a requirement of the bid submission to HLF discussed above.

12 Use of Appendices

Appendix 1: North Tottenham THI Sub Area Conservation Area Character Appraisal and Management Plan

Appendix 2: Tottenham High Road Historic Corridor Conservation Areas No. 2, No. 9, No. 18, No. 22, No. 26 & No. 27 Conservation Area Character Appraisal

13 Local Government (Access to Information) Act 1985

- The Planning (Listed Buildings and Conservation) Act 1990
- National Planning Policy Framework (NPPF), March, 2012
- Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, revised June 2012.

CONSERVATION AREA APPRAISAL NORTH TOTTENHAM THI SUB AREA



produced by **Butler Hegarty Architects**
commissioned by the **London Borough of Haringey**

**NORTH TOTTENHAM CONSERVATION AREA THI SUB AREA
CONSERVATION AREA APPRAISAL
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1.0 EXECUTIVE SUMMARY

1.1 Conservation Area Appraisal

This Conservation Area Appraisal provides an assessment of the architectural and historic interest of the Tottenham High Road Townscape Heritage Initiative (THI) sub area, which is a fragment of the North Tottenham Conservation Area. This appraisal aims to identify the qualities that make the THI sub area distinctive, and to provide guidelines for managing conservation and adaptation in a sensitive way, thereby reinforcing a sense of place.

1.2 A working tool

This document is a tool in the approach to conservation issues as required by the National Planning Policy Framework (NPPF). The NPPF aims to put conservation policy in a rationalized, holistic and simplified framework. It requires Local Authorities to have comprehensive records of their assets, and a clearly stated understanding of their significance. In so doing, an approach to conservation is required which is specific, accessible, and user friendly.

1.3 Tottenham High Road Historic Corridor

The Tottenham High Road Historic Corridor consists of a sequence of six conservation areas, which stretches from the boundary with Enfield in the north to Stamford Hill in the south. The THI sub area under appraisal is at the northern end of the historic corridor: it is, therefore, a threshold or point of entry to the historic corridor as a whole.

1.4

Precious historic fabric

Tottenham High Road is now, and has been for many centuries, an important route into and out of London. Its history can be understood through the existing buildings, dating from the 18th to the 21st centuries, which line its edges. The THI sub area is focused on the 18th century village core clustered around the junctions of Northumberland Park and White Hart Lane, and is comprised of groups of statutorily listed Grade 2 or 2* Georgian buildings, interspersed with later Victorian locally listed buildings. The non listed buildings generally make a positive contribution to the THI sub area. Despite the groups of high quality statutorily and locally listed buildings in the THI sub area, its general condition is fragile. There is an immediate, ongoing, short term danger that historic fabric will continue to deteriorate and be lost due to poor development and repair, and continued neglect.

1.5

Cultural diversity and built heritage

Haringey is one of London's most culturally diverse boroughs, which adds layers of complexity and interest to the street environment of Tottenham High Road. However, it must be acknowledged that for many individuals and communities, built heritage is irrelevant and exclusive. In the context of multicultural Haringey, the Georgian buildings of Tottenham High Road can have many meanings and associations. The most obvious is the relationship between the Georgian house and the wealth derived from the Atlantic slave trade – but there are also issues connected to empire, race relations and the contribution to the historic built environment made by minority groups with differing cultural references. As part of the revaluing of the THI sub area, an education and interpretation programme could be developed, focusing on extant heritage. This could include high quality information and support for the owners, tenants and businesses within the THI sub area, as well as material which is aimed at the broader community.

1.0 EXECUTIVE SUMMARY

1.6 Conservation deficit

North Tottenham has high levels of deprivation, and, as is frequently the case, economic fragility and the physical fragility of historic buildings are interrelated. The current value of the buildings of the THI sub area is low, with many buildings effectively carrying a large conservation deficit. English Heritage has designated the North Tottenham Conservation Area as a "Conservation Area at Risk". The consequences of economic fragility are twofold and finally balanced: on one hand, a lack of financial resourcing can lead to the deterioration of historic fabric through the inability to fund repair and maintenance; on the other hand, the same lack of financial resourcing can in some ways contribute to the conservation of the historic environment, as there is no expenditure on damaging changes, interventions, and insensitive development. For many years, the built heritage of Tottenham High Road, though neglected, has not been subjected to intense commercial pressures for redevelopment, but this situation has now changed, see below.

1.7 State of transformation

The context of the THI sub area is in a state of transformation. To the east of the High Road, the new Tottenham Hotspur Football Stadium is imminent; in parallel, across the High Road to the west, Haringey Council, through the High Road West Plan, is working to maximize the opportunity which the stadium regeneration presents to secure major public and private investment for improvements to infrastructure, housing, employment and public spaces. These major developments are both a challenge to and an opportunity for the fragile historic fabric of Tottenham High Road. Conservation can be understood as a process of "well managed change", balancing continuity and the preservation of local distinctiveness and character, with the need for historic environments to be active living spaces, which can respond to the needs of local communities. The historic fabric of the THI sub area should be considered an asset, which

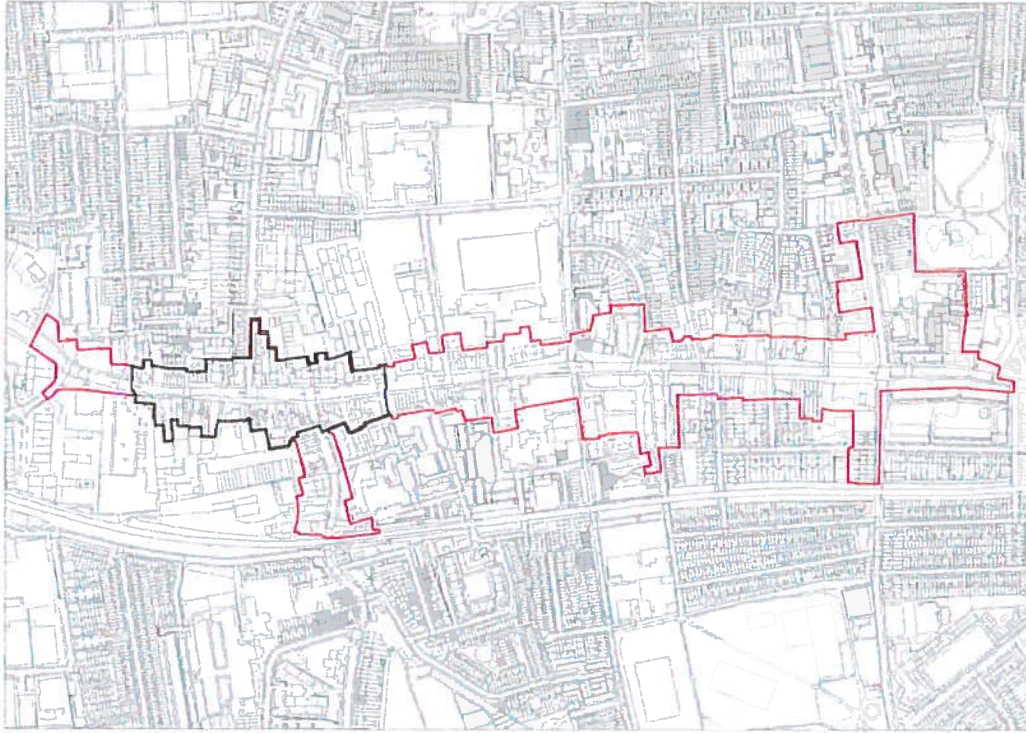
can anchor the character of the proposed new quarter in deep historical roots, add precious cultural capital, and avoid the bland homogeneity of many large scale regeneration projects.

1.8 Short term protection

In order to protect the fragile historic fabric in the short term, while a high quality long term plan to conserve the THI sub area is developed, all available measures should be vigorously used. These measures could consist of; an immediate comprehensive measured and full photographic survey of all buildings; production of accessible design and conservation guidance; use of Article 4(2) directions; and the use of Planning Enforcement measures and Repair Notices as part of the threat of Compulsory Purchase, where buildings are subject to ongoing decay and neglect.

1.9 Radical steps needed

The THI sub area is significant in both Haringey and London, and could be described as 'precious' in both contexts. However, the historic buildings and the fabric of the THI sub area are now extremely vulnerable, due to the pressures created by imminent large scale development. Radical and immediate steps are needed to address the current condition in the short term, and to ensure that the sub area is valued, protected, and considered an integral part of the long term broader regeneration and redevelopment of North Tottenham. Inspiration should be drawn from other parts of London – such as Spitalfields or Stepney – where conservation and regeneration have been successfully balanced. The built heritage of North Tottenham should be considered to be as much part of the vision for the future as it is the story of the past: if damaged as a result of rapid or insensitive development, its unique value, sense of continuity, and contribution to local identity, are irreplaceable.



Map 01 : North Tottenham Conservation Area

— Boundary of North Tottenham Conservation Area

— THI (Sub Area)

2.0 INTRODUCTION AND BACKGROUND

2.0 INTRODUCTION AND BACKGROUND

2.1 Introduction: Conservation Areas Appraisals

This document is an appraisal of the part of the North Tottenham Conservation Area which is within the Heritage Lottery Fund THI Bid. (see Map 01: THI Area / North Tottenham Conservation Area). It is an 'appraisal document' as defined and described in the English Heritage Guidance Document, *Guidance on Conservation Area Appraisals* (2006), and consultation document, *Understanding Place; Conservation Area Designation, Appraisal and Management* (2011). These documents set out the criteria to be used and the first document states:

"Conservation area appraisals, like conservation plans, depend upon an understanding of the area, which draws upon techniques of conservation-based research and analysis. Conservation area appraisals could also, like conservation plans, include a more specific assessment of significance and some analysis of how that significance is vulnerable as the basis for defining policies for preserving or enhancing their character."¹

2.2 What is a Conservation Area?: the legislation

2.2.1 Conservation Areas were introduced through the Civic Amenities Act of 1967 and are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance."²

2.2.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:-

"Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas."³

2.2.3 Under Section 71 of the Act, once an area has been designated:-

"It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."⁴

2.2.4 The National Planning Policy Framework (2012), states that:-

"When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest."⁵

2.2.5 Designation of a Conservation Area imposes a duty on the Council, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.⁶ Under these powers the Council has a duty from time to time to determine whether additional areas should be designated, or existing areas extended. In fulfilling its duty of protection of the designated Conservation Areas, the Council does not seek to stop all development, but to manage change in a sensitive way. Designation also imposes a duty on the Council to draw up and publish proposals for the preservation and enhancement of its Conservation Areas, and to consult the local community about these proposals.⁷

¹ English Heritage, *Guidance on Conservation Area Appraisals*, February 2006

² Planning (Listed Buildings and Conservation Areas Act) 1990, Section 69 (1)(a)

³ *Ibid.*, Section 69

⁴ *Ibid.*, Section 71

⁵ National Planning Policy Framework, para 127.

⁶ Planning (Listed Buildings and Conservation Areas Act) 1990 section 72

⁷ *Ibid.*, section 71

2.2.6 The Planning and Compulsory Purchase Act 2004 has reformed the planning system by introducing Local Development Frameworks (LDF) which will replace Unitary Development Plans (UDPs). As part of the transition the UDP policies are automatically saved for three years or more while the new LDF system is being completed.

- Scotland Green (CA No. 18)
- Bruce Grove (CA No. 22)
- Tottenham Green (CA No. 9)
- Seven Sisters / Page Green (CA No. 26)
- South Tottenham (CA No. 27)

2.3 Managing Change: an approach to conservation

2.5 What is a Conservation Area Appraisal?

2.3.1 This Conservation Area Appraisal proposes that conservation is a process of managing the adaptation and change of historic environments for contemporary heritage and culture, to ensure their revitalisation for contemporary use. This should not be understood as an expression of nostalgia for a bygone age and the primacy of the old over the new; but instead proposes that it facilitates the process of managing the adaptation of historic environments for contemporary heritage and culture, through the revelation of histories and spatial qualities which connect the old and the new, thereby reinforcing a sense of place.

2.5.1 Conservation Area Appraisals aim to define the qualities that make an area special, through analysis of its current appearance and character in relation to its history and development. This involves describing significant features in the landscape and identifying important buildings, spaces and visible archaeological evidence, and may also include recording intangible qualities which distinguish the area, such as sights, sounds, smells and historic associations with people and events. An Appraisal is not a complete audit of every building or feature, but rather aims to give an overall impression of the area, and provides a benchmark of understanding against which the effects of proposals for change can be assessed and the future of the area managed. It also identifies potential and existing threats to the character of the area and makes recommendations for action needed to address these issues.

2.3.2 The designation of an area as a Conservation Area has other benefits beyond the protection of buildings and the design of the area. It enables other policies such as biodiversity and smarter streets to be developed for the conservation area and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.

2.5.2 Haringey's programme of Conservation Area Appraisals, of which this forms part, supports the Council's commitment in its Local Plan (Strategic Policies 2013 – 2026) to *"ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment."*⁸⁷

2.4 Conservation Areas in Haringey

Haringey has 29 Conservation Areas designated over 41 years. The Tottenham High Road Historic Corridor forms a continuous area between Enfield to the north and Stamford Hill to the south, which is covered by 'outstanding' conservation area status. It comprises six conservation areas:

2.5.3 The assessment in the Appraisals of the contribution made by unlisted

- North Tottenham (CA No. 2)

2.0 INTRODUCTION AND BACKGROUND

buildings to the character of the Conservation Area is based on the criteria suggested in the English Heritage checklist to identify elements in a Conservation Area which contribute to the special interest (see Appendix 4).

- 2.5.4 In line with the guidance given by both the Government and English Heritage, this Appraisal will aim to define the character of the Conservation area on the basis of an analysis of all or some of the following criteria: -
- current and past land use;
 - social and economic background;
 - orientation;
 - archaeological and historic sites;
 - geological and topographical mapping;
 - density and types of building;
 - place names and earliest references;
 - communication types and patterns;
 - comprehensive and selective historic mapping;
 - aerial photographs;
 - documentary sources;
 - historic environment record (HER) data;
 - characterisation and extensive urban studies (EUS);
 - statutory and non-statutory designations.

2.5.5 The aims of this Appraisal are to:-

- set out the special architectural and historic interest of the section of the North Tottenham Conservation Area included in the THI scheme, and clearly describe the special character and appearance that it is desirable to preserve or enhance;
- identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to its character;

- identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;

- examine the existing boundaries of the conservation area and consider the potential for other areas to be included;
- identify areas subject to pressure for change that would be adverse to the character and appearance of the area as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.

2.5.6 It should be noted that this Appraisal does not represent an exhaustive record of every building, feature or space within the section of the Conservation Area under study, and an omission should not be taken to imply that an element is of no interest.

2.6 Cultural and strategic context

2.6.1 Haringey is one of the most diverse boroughs in London, and this diversity adds layers of cultural complexity and interest. Over 200 languages are spoken in Haringey and it contains immigrant populations from all over the world. Diversity in population contributes to the overall way of life in Haringey and nowhere is this more evident than within the Tottenham High Road Historic Corridor conservation areas. It is reflected in the street life, in the shops, cafes, restaurants, businesses and institutions all of which provide the wide variety of goods and services needed to serve this community. In addition, Haringey Council is committed to providing excellent services to the whole community.

2.6.2 The Haringey Local Plan states that:

“The Tottenham Regeneration Team, established during the Tottenham riots in August 2011, aims to fundamentally change and improve the Tottenham area and make the most of its geographical, cultural and economic potential”.

2.6.3 Haringey is strategically located in the London – Stansted – Cambridge Peterborough Growth Area, and has good transport links to the City, West End and Stansted Airport⁹.

2.6.4 Economic prospects for Tottenham appear positive. In addition to the anticipated economic benefits of the High Road West plan, The Haringey Local Plan sets out an optimistic outlook:

“By 2016 it is estimated that approximately 350,000 new London jobs will have been created within one hour commuting time of Haringey. These include the new job opportunities created at Stratford City and the Olympic 2012 site, accessible by rail in 15 minutes from Tottenham Hale, although currently there is only one train per hour, which limits the accessibility of Tottenham Hale to this part of east London”.

2.6.5 The value of the historic fabric of the North Tottenham Conservation Area (THI sub area), is shared by the whole community, and it is important that this is widely understood and communicated. There is great pressure for new homes and services in Tottenham, and in this regard, local people, with all their layers of cultural diversity and interests need to be aware of the planning, design and conservation issues in development. It is important that they understand that proposals for demolitions and

⁹ Haringey's Local Plan, page 14, Tottenham and Seven Sisters Neighbourhood 1.3.7

¹⁰ Haringey's Local Plan, page 8, Haringey in London and North London

¹¹ Haringey's Local Plan, page 8, Haringey in London and North London

development, including extensions and alterations to existing buildings, will affect the character and appearance of the conservation area.

2.7 Broader context: the North Tottenham Conservation Area and the Tottenham High Road Historic Corridor

2.7.1 This Appraisal is a detailed assessment of a smaller area within the greater North Tottenham Conservation Area. Other appraisals of the Tottenham High Road Historic Corridor were approved and adopted on 9th March 2009 and 26th February 2007, following public consultation.

2.7.2 The Tottenham High Road Historic Corridor covers an extensive area, stretching approximately 3.7km between Enfield to the north and Stamford Hill to the south. Accordingly, it is relatively diverse in character and appearance and is subdivided into the six conservation areas as set out in item 2.4.

2.7.3 The Tottenham High Road Historic Corridor conservation areas are adjoined on their west side by the Bruce Castle Conservation Area (No. 6) at Bruce Grove and the Clyde Circus Conservation Area (No. 19) at Tottenham Green. St Ann's Conservation Area is located a short distance to the south west. Close to the eastern side of the conservation areas runs the Upper Lee Valley and the Borough boundary with Waltham Forest.

2.7.4 The North Tottenham Conservation Area was originally designated on 28th March 1972 and covered the section of the High Road between Brantwood Road and Whitehall Street. The second, separate, southern section of the High Road between Brereton Road and Lordship Lane was designated on 26th March 1978. The small central section from Brereton Road to Whitehall Street that joined the two was subsequently

designated on 16th September 1991. Chapel Place, to the north west of the junction between the High Road and White Hart Lane was included in a further extension on 14th March 1995. The current conservation area boundary was further amended on 13th July 1998 to include the section of the High Road between the northern Borough boundary and Brantwood Road together with several other minor additions and deletions.

2.8 Boundaries to the THI sub area

It should be noted that the THI sub area includes the following buildings which are no longer extant:
2, 4, 6 Northumberland Park
784, 786, 788 High Road

2.9 Why are we providing this document?

- 2.9.1 This aim of this document is to support London Borough of Haringey's Heritage Lottery Fund Townscape Heritage Initiative Round 2 submission.
- 2.9.2 This document aims to provide clear and accessible information which can be used by both public and professionals, and is consistent with current national planning policy guidelines.
- 2.9.3 This Appraisal aims to give a clear assessment of the special interest, character, and appearance that justified the designation of the area as a Conservation Area. It is intended that this Appraisal will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers.

3.0 SUMMARY OF SPECIAL INTEREST

3.1 This appraisal is focused on the Townscape Heritage Initiative (THI) sub area, which is a fragment of the North Tottenham Conservation Area, itself part of the larger Tottenham High Road Historic Corridor

3.2 The Tottenham High Road Historic Corridor

The North Tottenham Conservation Area was originally designated in 1972, and is one of a sequence of six conservation areas, which form the Tottenham High Road Historic Corridor.

3.3 North Tottenham Conservation Area

The North Tottenham Conservation Area runs from the northern boundary of the borough to south of the junction with Lordship Land / Lansdowne Road.

3.4 A long established route

Tottenham High Road is now, and has been for many centuries, a main route into London from the north. The Roman road, known as Ermine Street followed parts of the High Road. In the Middle Ages, settlement was strung out along the road. During the 18th century, fashionable houses were built along the High Road, and later, as mass transport developed in the form of railways and trams, the High Road became infilled with houses, shops, and grand civic and commercial buildings.

3.5 Tottenham Hotspur

A major physical and cultural presence on the High Road is Tottenham Hotspur Football Club. The club's new stadium is planned immediately to the south east of the THI sub area, and this is seen as a catalyst for wider, high quality regeneration of the area. On match days, the huge volume of supporters has a significant influence on the area's character and appearance.

3.6 The THI sub area

The THI sub area focuses around the junctions with Northumberland Park and White Hart Lane, which form a historic village core with an intense and highly significant cluster of Statutorily Listed buildings (mainly grouped on the east side of the High Road), and Locally Listed buildings. The 18th century town houses on the eastern side of the High Road adjacent to this junction are vital and distinctive elements of this part of Tottenham. More generally, the eastern side of the High Road is lined with a range of buildings of varying scale, origin and form, in contrast with the relative consistency of the properties opposite.

3.7 Sense of Place

3.7.1 This part of the High Road has a distinctive, idiosyncratic quality, which stems from the interweaving of several narratives about this part of the city: the high quality (if shabby) Georgian architectural gems are checked by jowl with the enormous space for the new stadium; across the road there is a brightly rendered Victorian entertainment venue, and a half timbered Edwardian 'Tudor style' hybrid, all set within an urban grain of

3.0 SUMMARY OF SPECIAL INTEREST

3.10 Overall character and appearance

mainly two or three storey Victorian buildings with businesses on the ground floor. There is a low percentage of retail/commercial chains and branding present, and the overall texture is that of small individual businesses or larger one off destination venues.

3.7.2 The north south orientation of the High Road leads to a pleasant experience on a sunny day, as the sun brightly shines on one side of the road, then the other, temporarily revealing detail, texture and materiality on the buildings

3.8 Experience of Place

The High Road is undoubtedly wide and busy with traffic, giving the THI sub area an expansive urban quality, which could be experienced as both exciting and bleak. If countered by positive street level activity and environment, this "river of metal"¹ could be seen as a positive feature, as it reinforces the historical connection as a route to and from London.

3.9 Spatial Analysis

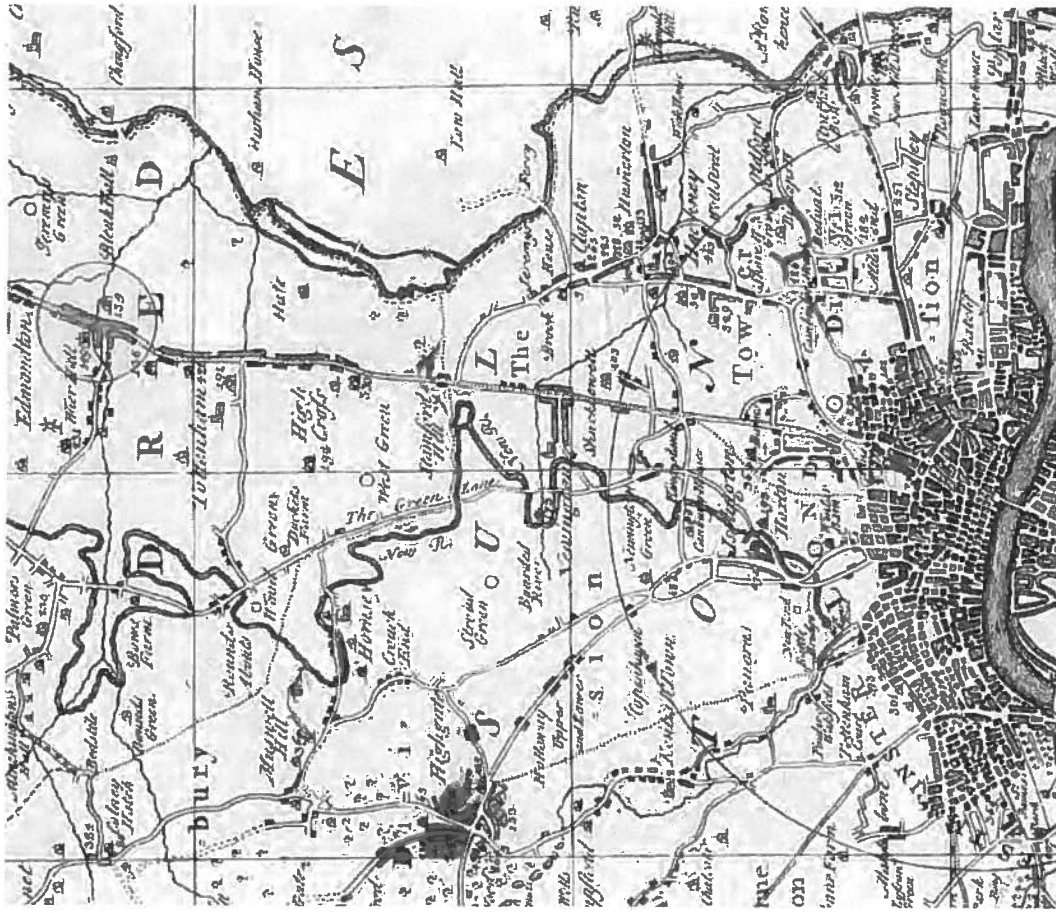
The High Road is experienced as both linear and pictorial space. As linear space, its perspectival vistas open to the north and south. As pictorial space, the width of the road allows a full visual experience of the elevations and architectural composition of the buildings on the opposite side.

Generally, the High Road within the THI sub area is fronted by a range of buildings of varying age, scale, materials and architectural form, including some important groups of substantial early Georgian properties that represent the most architecturally and historically noteworthy features of the area. The High Road is also fronted by Victorian terraces and groups of infill properties built in the late 20th Century. Most of the area's buildings are of architectural interest, but many have been unsympathetically altered, and now include poorly integrated shop frontages at ground floor level. However, these mixed commercial premises make positive contributions to the diversity and sense of vibrancy that influences the character of this area. The majority of buildings in the THI sub area front directly onto the High Road and create a strong sense of enclosure.

3.10.1 Within the THI sub area, the eastern side of the High Road south of Northumberland Park is fronted by some of the best-preserved groups of the substantial Georgian town house properties that characterize much of the area. These first class examples of Georgian architecture are all under threat and it is vital that their long term viability is sustained. They are interspersed with more recent infill properties, which are of limited interest.

3.10.2 White Hart Lane is a busy local road, which has connected North Tottenham with Wood Green to the west since the medieval period. Within the THI sub area, the western side of the High Road south of White Hart Lane is mostly fronted by three storey Victorian terraced buildings with projecting retail units at ground floor level, which give this section of the High Road a relatively uniform appearance.

¹ "river of metal" was a description given by a local resident to Holloway Road (See "Welcome to Holloway Road", Butler Hegarty Architects, 2008), but it equally applies to Tottenham High Road, or any of London's major highways



Map 02: Extract from John Warburton's 'Map of the City of London and Middlesex', 1749

4.0 CHARACTER ANALYSIS

4.0 CHARACTER ANALYSIS

4.1 Location and Setting

4.1.1 The London Borough of Haringey is on the outer edge of inner north London. It is bordered by Enfield, Waltham Forest, Hackney, Islington, Camden and Barnet.

4.1.2 The THI sub area is at the northern limit of the Tottenham High Road Historic Corridor, adjacent to the border with Enfield.

4.2 Topography

The THI sub area is at the highest and most northerly point of the Tottenham High Road Historic Corridor, which descends gradually to the south before rising towards Stamford Hill. The land to the east of Tottenham High Road, beyond the conservation area boundary, descends towards the Lea Valley, whilst the area to the west of the High Road is essentially flat.

4.3 Archaeology

Roman Ermine Street closely followed the route of Tottenham High Road through Haringey, and Roman features and artefacts have been recovered along this stretch of the road. The High Road was also flanked by a substantial medieval settlement which may have had Saxon origins, and several long standing coaching inns, farms and houses dating from the 16th Century are located throughout the area. The THI sub area is within the 'Roman Road and Medieval Settlement Area of Archaeological Interest'. Any proposed works involving excavations of a site within this area will require a prior archaeological assessment to be carried out. (See Map , showing Area of Archaeological Importance, page)

4.4 Historic development

4.4.1 The following section provides a brief overview of the social and historical development of the THI sub area, and is based on historic plans and the sources acknowledged within the Bibliography. An understanding of how and why the area has evolved helps the understanding of its present day character and appearance.

4.4.2 The historical development of Tottenham High Road, and the THI sub area has been structured by two factors: its proximity to London, and its position on the main north east route to and from the city, which has been earlier known as Ermine Street and Tottenham Street, and is now known as Tottenham High Road.

4.4.3 Before 1800 (see 1749 map, page 14, Rocque map, page 16)

Tottenham High Road has its origins in the Roman period as it forms the successor to Ermine Street, which connected London, via Bishopsgate, to Lincoln and York. Ermine Street, however, was situated to the west of contemporary Tottenham High Road. The road's current alignment was adopted during the 16th century because of its predecessor's proximity to the flood prone Moselle River. In later years, the road also became the main route between London and Cambridge. It is clear, therefore, that for centuries, Tottenham High Road has formed an important line of communication through north London, and that from as early as the 15th and 16th centuries, inns, almshouses and residential properties began to develop at strategic points along the highway.

4.4.4 The earliest reference to Tottenham is in the Domesday Book of 1086-7, when it is confirmed as a manor and village¹. Tottenham has, therefore, existed as a place name since pre-Norman times when it is likely to have

¹ Protz, Chrisine, *Tottenham, A History*, 2009, Chapter 2, page 7



Map 03: Rocque Map 1757

4.0 CHARACTER ANALYSIS

consisted of an isolated and sparsely populated farming community. Much of the High Road was largely undeveloped and large swathes of the land to the east and west of the highway remained open farmland until the 19th Century.

4.4.8 By the 18th Century a range of residential, commercial and philanthropic buildings lined Tottenham High Road, especially its eastern side. However, there were few significant buildings away from the ribbon development along the High Road.

4.4.5 By the 16th Century several affluent Londoners had developed country retreats in Tottenham, including Black House (later Ridley House) on the High Road opposite White Hart Lane.

4.4.9 **1800 - 1864** (see 1864 O.S. map, page 20)

As new roads were laid out and transportation to London improved and became more accessible during the first half of the 19th Century the population of Tottenham doubled in size. Large villas and houses for professional people were subsequently developed throughout Tottenham, and the area began to develop the characteristics of a middle class suburb. Northumberland Park was laid out during the first half of the 19th Century. Nonetheless, development remained largely modest until the subsequent arrival of the railways in Tottenham later in the 19th Century.

4.4.6 Several medieval inns and hostleries were also developed during the medieval period to cater for the travellers passing along Tottenham High Road.

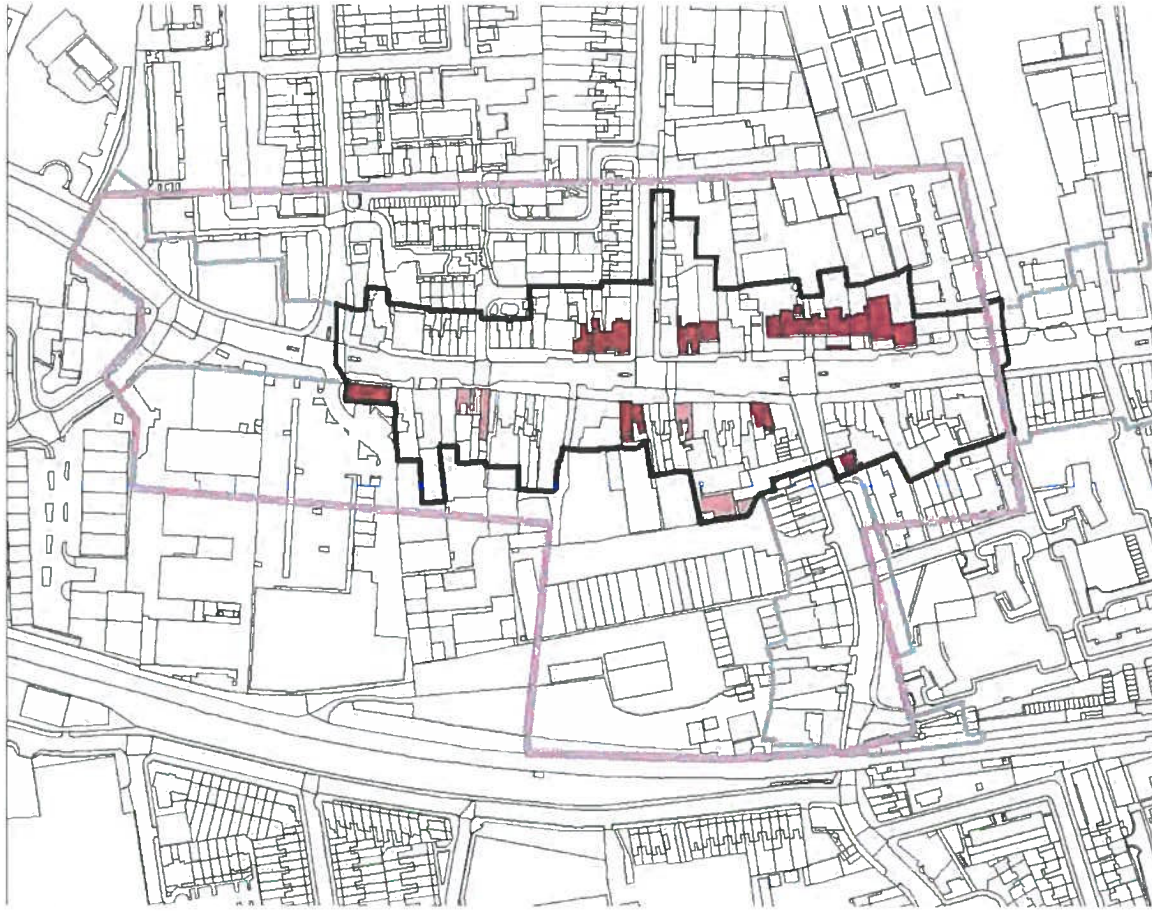
4.4.7 Tottenham's close proximity to London and relative ease of access, meant that it was attractive to emerging class of wealthy city merchants. As is noted in an article about the development of Tottenham High Road:

"Building continued along the High Road during the seventeenth and eighteenth centuries, though it tended to be concentrated along Tottenham Green and the east side of the High Road. The southern section still remains open, as did the west side between Lordship Lane and White Hart Lane, much of which was occupied by nursery grounds until the time of the Wyburd survey of 1798. However, the general impression was one of continuous development, which was remarked upon by Daniel Defoe in his 'Tours through England and Wales' of 1755, " the increase in building is so great in them all (the villages from Newington to Enfield) that they seem to the traveller to be one continuous street ... most of the buildings belonging to the middle sort of man grown wealthy by trade."

4.4.10 **1864 - 1894** (see 1894 O.S. map, page 21)

The population of Tottenham continued to grow steadily during the 1850s and 1860s by approximately 4,000 and 10,000 respectively, creating infrastructure problems relating to water supply and sewerage. However, following the introduction of the Great Eastern Railway in 1872 the area's population grew at an unprecedented rate. During the 1870s Tottenham's population doubled and by 1891 it had reached almost 100,000. The Great Eastern Railway line, which followed the route of the High Road along its western side, had stations at Seven Sisters, Bruce Grove and White Hart Lane, connected Tottenham to Enfield to the north and Liverpool Street in the City to the south. The introduction of affordable early morning tickets encouraged workers to commute. Accordingly, artisans and clerks began to move to Tottenham during this period and the area's streets became lined with terraced housing to accommodate the growing population of lower middle and skilled working class residents.

² Pamphlet " The development of Tottenham with particular reference to the High Road" ref 872/HIG, Bruce Castle Local History Archive



- THI (Sub Area)
- Area of Archeaeological Importance
- Principal Georgian Buildings
- Secondary Georgian Buildings

Map 04 : Extant Georgian buildings 2014

4.0 CHARACTER ANALYSIS

4.4.11 The growth of the population of Tottenham provided a market for new shops and a demand for public buildings, many of which were developed during this period on Tottenham High Road. In 1899 Tottenham Hotspur Football Club moved to the area between Paxton Road and Park Lane, just to the south of the THI subarea.

4.4.12 Industry within the area surrounding Tottenham High Road remained small scale during this period and was limited to traditional activities such as brick and tile manufacturing and brewing.

4.4.13 Despite the area's population growth and the associated development of shops, services and industry on Tottenham High Road, Tottenham remained in a state of transition from a rural settlement to suburbia throughout the 19th Century. Consequently, much of the area to the west of the High Road remained undeveloped well into the 20th Century.

4.4.14 **1894 - 1945** (see 1913 O.S. map, page 22)

By the turn of the 20th Century Tottenham High Road already existed as a ribbon development of commercial units interspersed with churches, schools, libraries and other public buildings, whilst most of the adjacent streets were lined with utilitarian terraced dwellings. Further to the west of the High Road, beyond the current conservation area boundaries, extensive areas of farm land were developed for housing by Tottenham District Council, whilst in the east industrial uses colonised land towards the Lea Valley.

4.4.15 During this period, the further improvements in public transport again had a significant influence on the development of Tottenham High Road and the surrounding area. The Tottenham High Road tramline was electrified in 1904-5 and a new route connecting the High Road with Wood Green was introduced in 1904. Towards the end of this period, in 1938, a trolleybus route was introduced to Tottenham High Road.

4.4.16 **1945 - Present Day** (see 1956 O.S. map, page 23)

The area surrounding Tottenham High Road suffered limited bomb damage during the Second World War. Resultant Post-War developments have, therefore, been isolated, most involving the replacement or conversion of earlier buildings to provide additional residential accommodation.

4.4.17 **Summary of Tottenham's development**

The wider story of Tottenham's development, as set out in the preceding paragraphs, informs an understanding of the particular issues for the THI sub area today. To briefly recap, as the maps of 1749 and 1757 show (see pages 14 and 15), the THI sub area was by the 18th century, the core of a fashionable and attractive rural settlement. The arrival of the railways set off a process of development and eventual economic decline as Tottenham evolved from rural village to wealthy suburb, to commuter suburb, to urban neighbourhood. The opportunity today is to conserve the high quality buildings within the THI sub area, and use them to enrich the future of the area.

4.4.18 **2014 - Regenerating North Tottenham**

Regenerating North Tottenham has long been a priority for the Council and as such, the Council has been developing a masterplan for the High Road West area. The masterplan aims to harness the opportunities and investment offered by the £430m Tottenham Hotspur Football Stadium and associated development and encourage regeneration across North Tottenham and beyond by creating a new, vibrant, attractive and sustainable neighbourhood and a new leisure destination for London. The emerging masterplan proposes moving White Hart Lane Station entrance south and creating a new public space linking the station with the High Road. The masterplan could deliver 1,600 new homes and 700 new jobs to the area, whilst retaining a significant amount of the building fronting the High Road.



Map 05: 1864 O.S Map,

- Boundary of North Tottenham Conservation Area
- THI (Sub Area)

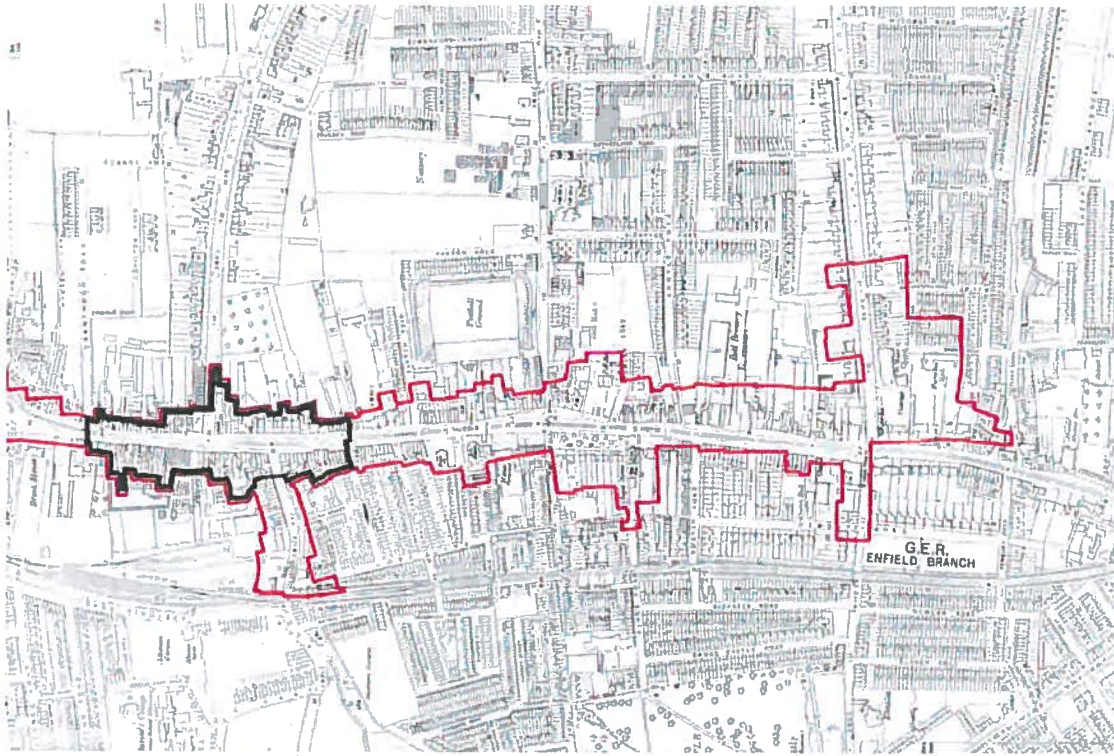


4.0 CHARACTER ANALYSIS



Map 06: 1894-96 O.S Map
 — Boundary of North Tottenham Conservation Area
 — THI (Sub Area)



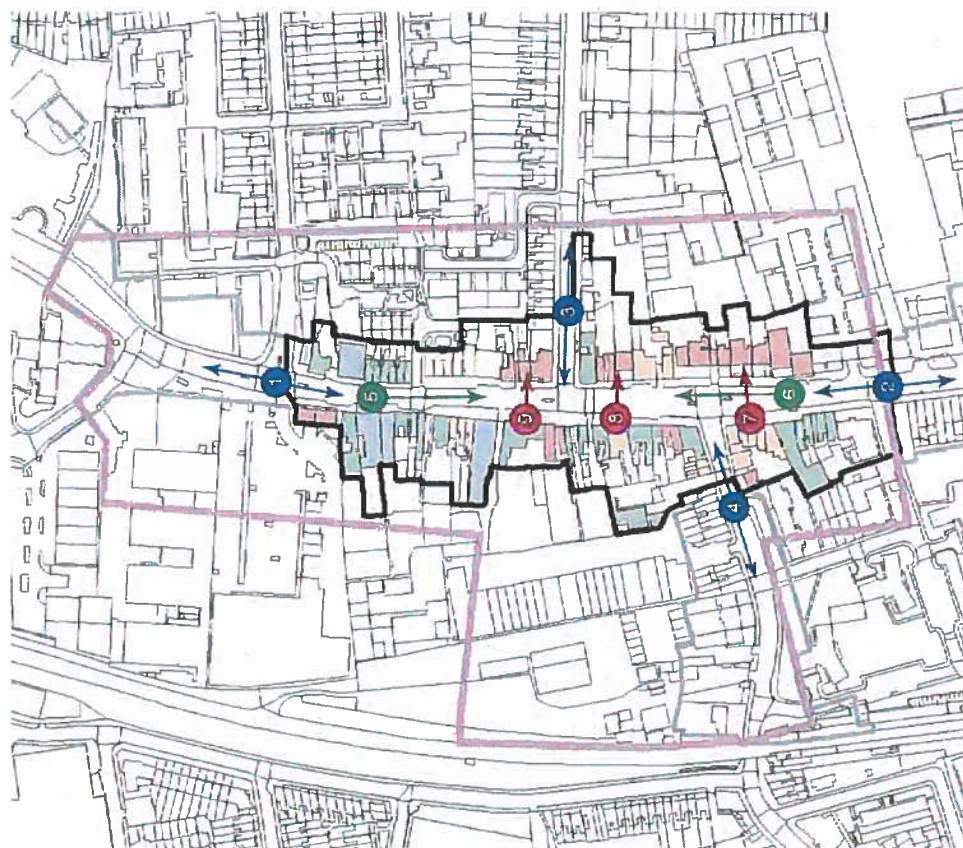


Map 07: 1913 O.S Map

— Boundary of North Tottenham Conservation Area

— THI (Sub Area)





1 **THRESHOLD VIEWS INTO/ OUT OF**

1. 'Threshold' view from North
2. 'Threshold' view from South
3. 'Threshold' view along Northumberland Park
4. 'Threshold' view along White Hart Lane

5 **LONG PERSPECTIVAL VISTAS**

5. Long perspectival vistas to South
6. Long perspectival vistas to North

7 **PICTORIAL VIEWS**

7. []
8. [] Indicative pictorial views across the High Road
9. []

— THI (Sub Area)
 — Area of Archeaeological Importance

Map 09: Key Views into, out of, and within the THI sub area

4.0 CHARACTER ANALYSIS

4.5 Urban Grain

4.5.1 The THI sub area is primarily focussed upon the High Road, but also includes the buildings on White Hart Lane immediately at the junction with the High Road. The buildings on the High Road form a continuous terrace two or three storeys high, fronting onto the wide, gently curving and busy road. The road width is greater than the building height, creating an expansive space of movement through the closely patterned urban grain. The buildings to the eastern side of the High Road are more varied in scale and type than those on the western side, which generally 19th century development.

4.5.2 The THI sub area has a highly significant group of 18th century buildings clustered around the junctions of the High Road with Northumberland Park and White Hart Lane (see Map 04 - Georgian buildings in the THI sub area). These Georgian buildings are interspersed with Victorian or later buildings. Currently, one individual building (No. 818) and two groups of Georgian buildings to the east of the High Road, (Nos. 792 - 802, and 808 - 810), are set back from the front edge of pavement behind walls and railings, creating dramatic breaks in the terrace.

4.6 Townscape

4.6.1 The townscape of the THI sub area is primarily an intense, clearly defined linear space (the High Road), with clear spatial boundaries to the north and south. Two major junctions interrupt the space of the High Road at White Hart Lane and Northumberland Park. A secondary "inner block" space within the THI sub area is Chapel Place, off White Hart Lane.

4.6.2 Map 03 shows the Key Views into, out of and within the THI sub area. This can be read alongside the text in the following paragraphs.

4.6.3 **See Key View 01 - threshold view at the northern boundary of the THI sub area.**

At the northern end of the THI sub area, the townscape becomes open and fragmented. A zone of post war and later 20th century housing, and supermarket, car park and industrial buildings, creates an abrupt shift towards a generic, modernist townscape zone which forms a transitional space between Tottenham and the Angel, Edmonton.

4.6.4 **See Key View 02 - threshold view at the southern boundary of the THI sub area.**

At the south end of the THI sub area, the continuous terraces of the High Road are interrupted. Currently, the cleared site for the new Tottenham Hotspur stadium, and the existing White Hart Lane stadium, are followed by an unfolding, episodic arrangement of buildings along the High Road, comprising mainly of late 20th century development set back from the street edge, Victorian terraces with shops on the ground level, and individual landmark buildings or groups of historic importance. There are episodes of retail activity along the High Road to the south of the THI sub area, but this is a more fragmented landscape, and the next significant spaces on the High Road are at the junctions with Scotland Green and Bruce Grove.

4.6.5 **See Key View 03 - threshold view at the Northumberland Park boundary of the THI sub area.**

The disjuncture in townscape between the High Road and Northumberland Park can clearly be understood as a result of the latter development of Northumberland Park in the 1850s, as a speculative development of salubrious villas, in contrast to the gradual evolution of the High Road over centuries.

4.6.5.1 The recent large scale retail development which fronts onto the south side of Northumberland Park, opposite a Victorian terrace with ground level shops, (both outside the boundary of the THI sub area), can be understood as part of the commercial life of the High Road area. Its position, to the rear of the Georgian buildings on the High Road, has the effect of compressing and reinforcing the fragility of the narrow linear zone of the historic fabric of the High Road. Further along Northumberland Park, the townscape becomes open and domestic in scale.

4.6.5.2 See **Key View 04 - threshold view at the White Hart Lane boundary of the THI sub area.**

This relationship of townscape and historical development is reinforced at the junction with White Hart Lane. At this point, the buildings curve around the corner, creating a continuity and relationship between the long established routes of the High Road and White Hart Lane. This relationship is further expressed by the intensification of the building density between the railway bridge and the High Road. This includes the inner block development of Chapel Place.

4.6.5.3 **Key Views 5 and 6** are the long 'perspectival vistas' to the north and south, along the gentle curve and incline of the High Road. The continuity and textured consistency of the building grain on either side emphasise the flow of movement along the High Road, reinforcing its deep historical roots as an ancient route to and from London.

4.6.5.4 **Key Views 7, 8 and 9** are indicative 'pictorial views' across the High Road, revealing the elevations of the buildings opposite. The map indicates the impressive 'pictorial views' of the Georgian buildings, but there are many other viewpoints along the road. The contrast between sun and shade as articulated in item 3.7.1 enriches these views.

4.7 Streetscape

4.7.1 East side of the High Road

The east and west sides of the High Road have differing streetscape qualities: generally, the streetscape to the eastern side of the High Road within the THI sub area is dominated by the principal Georgian groups, with Victorian and twentieth century buildings mainly grouped to the north of the junction with Northumberland Park. On the east side of the High Road, the Georgian buildings are complete and recognisable as such; their forms, proportions, brick elevations, box sash windows, and parapetted roofs create a particular streetscape, and a connection with the history of the High Road. Dial House (No. 790) and the Northumberland Terrace group (Nos. 792 - 802) are set back, clearly removed from the retail environment of the High Road.

4.7.2 West side of the High Road

On the west side of the High Road, the frontages are more regular in scale, origin and form, being mainly of Victorian groups, alongside which there are two Georgian pairs, and 20th century infill. From the south end of the THI sub area to the junction with White Hart Lane, there are three storey Victorian buildings with retail activity at ground level. At the north end of the THI sub area, the streetscape fragments, with modest, heavily altered Georgian buildings, and the gap in the street frontage between Nos. 853 and 865. Brick is used generally on the west side of the High Road in the THI sub area, which, alongside the consistent two to three storey height of the buildings, gives the streetscape a unified quality. However, the surface of Nos. 819 - 829 has been rendered and painted to create an excessively large, monolithic, building elevation which disrupts the rhythm of the streetscape.

4.0 CHARACTER ANALYSIS

4.8 General condition of the North Tottenham Conservation Area

4.8.1 The whole North Tottenham Conservation Area is in a fragile condition. it is currently designated a "Conservation Area at Risk" by English Heritage, and analysed as follows (EH Heritage at Risk Register 2014):

Condition	very bad
Vulnerability	medium
Trend	improving
New entry	no

4.8.2 The THI sub area, although it has within it some high quality and coherent groups of historic buildings, is also fragile.

4.8.3 English Heritage carried out a survey of Conservation Areas in 2009, which identified the top threats. The table below sets out the relevance of the identified threats to the THI sub area (note : this analysis is carried out by the authors of this report, not English Heritage)..

Threats to condition of CA	Relevance
Plastic windows and doors	Very High
Poorly maintained roads and pavements	Low
Street clutter	Low
Loss of front garden walls, fences and hedges	Low
Unsanitary satellite dishes	Very high
The effects of traffic calming or traffic management	Low
Alterations to fronts, roofs and chimneys of buildings	Very high
Unsympathetic extensions (shopfronts)	Very high
Impact of advertisements	Low
Neglected green spaces	n/a

4.9 General condition of the historic buildings

The historic buildings in the THI sub area are generally in a poor condition. The highest quality listed buildings, for example Nos. 792 – 802 (Northumberland Terrace), are undervalued, generally neglected, and poorly maintained. The setting around these buildings has also been allowed to deteriorate. (The setting includes the building forecourts, front boundary walls, railings, gates, and gate piers).

4.10 General condition of other heritage assets

The locally listed buildings in the THI sub area are generally in a poor condition, and elements such as windows and shopfronts have been crudely replaced.

4.11 General condition of the public realm

The streetscape of Tottenham High Road has benefitted in recent years from the upgrading and rationalization of necessary elements such as railings, bins, bicycle locks etc. The pavement is generally of good quality, and in parts is generous in width.

4.12 Traffic Management

The condition of the THI sub area is generally compromised by the heavy traffic flow, which creates a noisy, polluted and stressful environment. But it must be borne in mind that these circumstances apply to all of London's major arteries, and the heavy traffic is in one sense, part of Tottenham High Road's history as a main route into London.

5.0 DETAILED BUILDING CONDITION

5.0 DETAILED BUILDING CONDITION

5.1 Introduction

In this section, the buildings in the THI Sub Area are described, and the positive and negative attributes of each building are set out

5.1.1 This section is set out as follows:

1. **High Road, west side**
Nos. 761 - 869
panorama
followed by individual buildings or groups
pages 30 - 31
pages 32 - 55
2. **High Road, east side,**
Nos. 790 - 864
panorama
followed by individual buildings or groups
pages 56 - 57
pages 58 - 77

5.1.2 Non extant buildings

The THI sub area includes the following buildings which are no longer extant:

2, 4, 6 Northumberland Park
784 - 788 High Road

5.2 High Road (west side) nos. 761 to 869 (moving south to north)



White Hart Lane

5.0 DETAILED BUILDING CONDITION



NORTH →

5.2.1 Nos. 761 – 767

Contemporary apartments at Nos. 761 – 767 crisply define the corner at Moselle Place.



Designated Heritage Asset?: No

Overall Rating: Neutral

Positive Aspects: Height of building is sympathetic to context. High quality landscaping to front of building.

Negative Aspects: Form, massing and architectural syntax does not relate to context, which has the effect of fragmenting the streetscape.

5.0 DETAILED BUILDING CONDITION

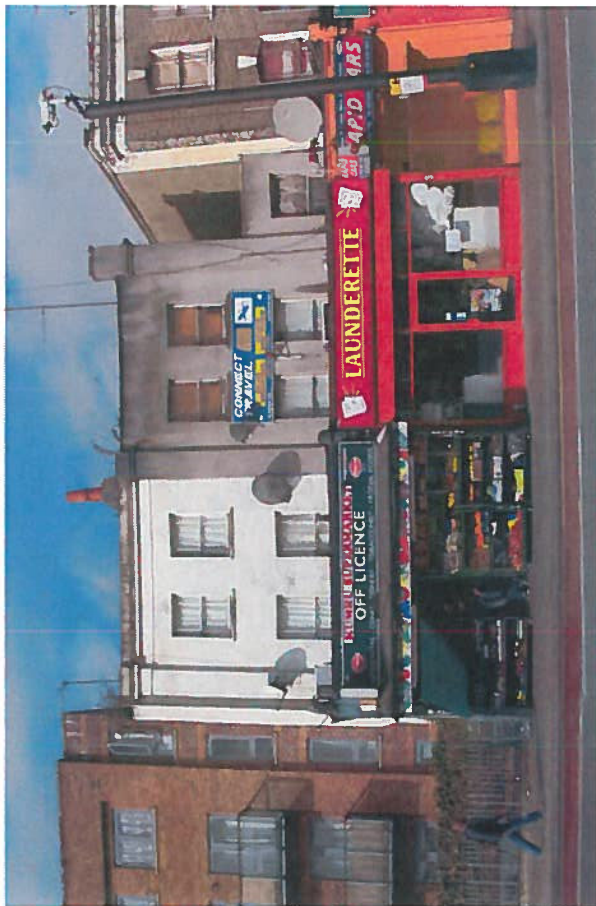
5.2.2 Nos. 769 – 771

Nos. 769 and 771 are separated from the adjoining group to the north by a single storey element, No.771a.

No. 769 (Kumru Supermarket) has a parapet cornice and original windows and painted elevation. The shopfront as a business has an attractive quality, in that it displays fresh fruit and vegetables, although the fascia and signage is generic and detrimental.

No. 771 / 771a (Launderette / Rapid Cars) has been rendered, and has poor quality replacement windows. The shopfronts are generic and detrimental.

The projecting shopfronts in this group were built in the original front gardens.



<p>Designated Heritage Asset? : Locally listed</p> <p>Overall Rating: Positive</p> <p>Positive Aspects: Typical of the buildings which lined the High Road from 1860s onwards.</p> <p>Negative Aspects: Painted / Rendered elevations, inappropriate signage, satellite dishes, detrimental shopfronts</p>
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5.2.3 Nos. 773 – 779

Nos. 773 to 779 form a coherent terrace that remains unpainted and incorporates prominent keystones and a largely consistent parapet cornice. In addition, the retail frontages to Nos. 773 & 775 retain their corbels, pilasters and stallrisers, although new detrimental signage and shopfront have been inserted.



<p>Designated Heritage Asset? : Locally listed</p> <p>Overall Rating: Positive</p> <p>Positive Aspects: Typical of the buildings which lined the High Road from 1860s onwards.</p> <p>Negative Aspects: Inappropriate signage, satellite dishes, detrimental shopfronts</p>

5.0 DETAILED BUILDING CONDITION

5.2.4 Nos. 781 - 791 High Road

No. 781 is a small single storey entrance to property behind, which breaks the group from the adjoining group to the south.

Nos. 783 - 791 are a coherent group, though in a poor state of repair. The visible slated pitched roofs are in poor condition, and the properties have missing chimney pots.



Designated Heritage Asset? : No

Overall Rating: Positive

Positive Aspects: Typical of the buildings which lined the High Road from late 19th century onwards. Consist scale and grouping.

Negative Aspects: Painted / rendered elevations (Nos. 783, 785, 787, 789) inappropriate signage, satellite dishes, detrimental shopfronts. Windows have generally been replaced with inappropriate uPVC windows.

5.2.5 Nos. 1 - 5 White Hart Lane

Nos. 1 - 5 White Hart Lane are a coherent group, though in a poor state of repair. The visible slated pitched roofs are in poor condition, and the properties have missing chimney pots.



Designated Heritage Asset? : No

Overall Rating: Positive

Positive Aspects: Typical of the buildings which lined the High Road from mid 19th century onwards. Consist scale and grouping. The group creates a positive presence at junction.

Negative Aspects: Rendered elevation (No.3) inappropriate signage, detrimental shopfronts. Windows have generally been replaced with inappropriate uPVC windows.

5.0 DETAILED BUILDING CONDITION

5.2.6 No 7 White Hart Lane

No. 7 White Hart Lane is a small two storey villa set back from the adjoining terrace. It has an attractive symmetrical stucco façade, with a distinctive relationship of solid to opening. The building has a low pitched hipped slate roof, with three six over six sash windows, and a panelled front door with patterned fanlight.



Designated Heritage Asset? : Yes

Overall Rating: Positive

Positive Aspects: Modest example of early nineteenth century domestic building with many surviving features.

Negative Aspects: Front garden wall creates a poor setting for the building. Windows require maintenance.

5.2.7 Nos. 2 and 4 White Hart lane

The northern side of White Hart Lane has three small early 19th Century two storey cottages at its eastern end.

Nos. 2 and 4 are a much altered originally symmetrical pair with a slate roof with eaves that unfortunately now have painted brickwork, and modern windows. No. 2 has a modern shopfront, but No. 4 still retains its original round headed residential entrance doorway.



<p>Designated Heritage Asset?: No</p> <p>Overall Rating: Positive</p> <p>Positive Aspects: Scale and massing typical of early 19th century cottages, pre arrival of the railway.</p> <p>Negative Aspects: Painted elevation, replacement windows, unsympathetic shopfront.</p>
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5.0 DETAILED BUILDING CONDITION

5.2.8 Chapel Place

Between Nos. 4 and 6A White Hart Lane, the entrance to Chapel Place leads to the courtyard to the local listed former Catholic Chapel and Pastor's House. The courtyard is formed from two storey yellow stock brick buildings with slate roofs, the chapel having a gable ended south elevation. The chapel, originally dedicated to St Francis de Sales, was built in 1826 by the Baroness de Montesquieu. It is described in Robinson's History of Tottenham as

"a plain building 45 feet in length, 25 in breadth and 19 in height."

The main interior feature is the round headed recessed altar place restored when the full height of the room was reinstated under the North Tottenham CAP scheme in 1997.



<p>Designated Heritage Asset? : No</p> <p>Overall Rating: Positive</p> <p>Positive Aspects: Chapel of historical significance</p> <p>Negative Aspects: Yard setting for chapel degraded by satellite dishes, CCTV cameras, bins. Unsympathetic windows to adjoining two storey brick building.</p>
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5.2.9 Nos. 793 and 795

The southern end of this section of the High Road, at the highly prominent corner location on the junction with White Hart Lane opposite Northumberland Terrace, are Nos. 793 & 795, a handsome Victorian building (formerly The Cockerel Public House and National Westminster Bank). This is a grand three storey locally listed building with an attic storey within a slate mansard roof set behind a raised parapet and includes dormer windows and ornate cast iron cresting decoration. The upper floors are yellow London stock brick with red brick banding and cambered window heads to white painted sash windows. The ground floor has rusticated stucco, currently painted blue, within a continuous shop surround with Tuscan pilasters, decorative corbels mounted at the ends of the slightly inclined Victorian fascia and traditional style cornice. The original ground floor entrances have hardwood doors with semi-circular fan lights over and the white painted windows have a tripartite sub-division, and rusticated arched heads. The building successfully defines the junction with White Hart Lane and makes a positive contribution to the streetscape of the High Road.



Designated Heritage Asset? : Locally listed

Overall Rating: Positive

Positive Aspects: Landmark building which strongly defines the junction. Attractive ornate roofscape.

Negative Aspects: ground floor obscured windows detract from streetscape.

5.0 DETAILED BUILDING CONDITION

5.2.10 Nos. 797 and 799

Nos. 797 and 799 are two early 19th Century buildings that are Grade II statutory listed. Although both have three storeys, No. 797 ("Moss") has a largely unadorned façade and appears diminutive because of its smaller floor to ceiling heights that suggest it possibly conceals the core of an older building. Unsympathetic replacement windows.

No. 799 ("Lilly Whites") has a parapet cornice and first floor arading around its sash windows. Unsympathetic replacement windows to second floor.

Both properties have modern unsympathetic shopfronts.



<p>Designated Heritage Asset?: Grade II listed</p> <p>Overall Rating: Positive</p> <p>Positive Aspects: Early date significant - typical of modest building which started to line the High Road from early 19th century onwards.</p> <p>Negative Aspects: Poor condition, unsympathetic shopfronts, satellite dishes. Replacement windows.</p>
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5.2.11 Nos. 801 and 803 - 805

Nos. 801 (First Call) and 803 - 805 (The Bricklayers Public House) form a symmetrical terrace of three storey buildings constructed of London stock brick with red brick window arches and aprons. The wider central building (No. 803) is defined by full height pilasters and has a parapet, while the flanking buildings have shallow slate roofs with eaves. All are linked by a continuous cornice. Unfortunately, the brickwork of the upper floors of the pub is now painted. The group retain their original timber sash windows with glazing bars and most of the decorative ground floor level shop surround and shopfront details including corbels and pilasters.



Designated Heritage Asset? : All locally listed

Overall Rating: Positive

Positive Aspects: Handsome symmetrical group, typical of the buildings which lined the High Road from mid 19th century onwards.

Negative Aspects: Unsympathetic shopfront (801), satellite dishes (803).

5.0 DETAILED BUILDING CONDITION

5.2.12 No. 807

No. 807 is a two storey Victorian red brick building with an attic storey with wide dormers in a slate roof. The building's appearance has been much altered by the introduction of poorly integrated modern windows, brightly painted ground floor level façade, including roller shutters to doors and windows.



<p>Designated Heritage Asset? : No</p> <p>Overall Rating: Positive</p> <p>Positive Aspects: Scale and form sympathetic to neighbouring building (809), creating continuity.</p> <p>Negative Aspects: Ground floor interventions extremely unsympathetic.</p>
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5.2.13 Nos. 809 and 811

On the southern side of Percival Court, Nos. 809 & 811 is a symmetrical three storey pair of early 18th Century local listed buildings with an attic storey within a tiled and pantiled mansard roof behind a parapet. It is constructed of London stock brick with flat red brick window arches, narrow blank windows at each end and has a central brick chimney stack. The ground floor level has a commercial frontage with good replica traditional shop surrounds and shopfronts with corbels, pilasters, clerestories and cornices, but has unsympathetic fascia signage.



Designated Heritage Asset? : Locally listed

Overall Rating: Positive

Positive Aspects: Scale and form sympathetic to No. 807, creating consistent urban grain. Distinctive roof form.

Negative Aspects: Signage detracts from shopfront. Satellite dish.

5.0 DETAILED BUILDING CONDITION

5.2.14 Nos. 813 to 817



Nos. 813 to 817 (odd) are an attractive three storey local listed terrace of Victorian properties constructed of London stock brick with prominent rendered lintels, keystones, quoins and parapets. However, like many of the buildings on the High Road, they now have unsympathetic modern shopfronts at ground floor level.

Designated Heritage Asset? : Locally listed

Overall Rating: Positive

Positive Aspects: Typical of the buildings which lined the High Road from mid 19th century onwards.

Negative Aspects: Unsympathetic shopfronts and replacement windows.

5. 2.15 Nos. 819 to 829

Nos 819 to 829 (odd) have been combined to form 'La Royale' restaurant and public house. The disparate group has had the brick façade of its upper floors painted cream and has substantial planting in boxes above ground floor shop fascias that aim to unify the group visually.



Designated Heritage Asset? : see individual designations on following pages.

Overall Rating: Positive

Positive Aspects: Intact original detail to windows, shopfronts.

Negative Aspects: Decorative painting scheme garish, and planting creates out of scale and homogenised block, neutralising the interest of individual buildings.

5.0 DETAILED BUILDING CONDITION

5.2.16 Nos. 819 and 821

Nos. 819 and 821 are early 18th Century Grade II statutory listed buildings with an ashlar rendered symmetrical façade and timber sashes with exposed box frames. Front, now rendered with incised lines, has tall, stone-coped parapet concealing roof. No. 821 retains attractive vertical tile panels on its pilasters and achantus leaf corbels above on either side of the building. Late nineteenth century shops on ground floor.



Designated Heritage Asset?: Grade II

Overall Rating: Positive

Positive Aspects: Distinctive retained box sashes.

Negative Aspects: Rendered elevation, decorative painting scheme garish. Satellite dish.

5.2.17 Nos. 823 - 829

Nos. 823 to 829 (odd), are two storey local listed buildings. Nos. 823 and 825 have a prominent parapet cornice with a decorative plaster frieze. No. 827 has a central forward projecting gable end and tiled roof with eaves. No. 829 has a simple façade with a parapet. The maroon painted ground floor façade of the group retains substantial original shop surround and shopfront elements including corbels, pilasters and stallrisers.



Designated Heritage Asset? : Locally listed.

Overall Rating: Positive

Positive Aspects: Substantial original shopfront retained throughout. Distinctive roofline.

Negative Aspects: Rendered elevation, decorative painting scheme garish. Satellite dishes.

5.0 DETAILED BUILDING CONDITION

5.2.18 Nos. 831 – 833

Nos 831 – 833 is a non-descript 1950s three storey building with red brick elevation. Its modest form has been problematized by a range of interventions; detrimental windows to the upper storeys, crude shopfronts, satellite dishes.



Designated Heritage Asset?: no

Overall Rating: Negative

Positive Aspects: sympathetic in scale to adjoining buildings

Negative Aspects: inappropriate and detrimental interventions, see above.

5.2.19 Nos. 835 – 839

Nos. 835 to 839 is a modest three storey group with parapet. The buildings have retained architectural features such as original pilasters and corbels on the shop surrounds dividing the properties. Nos 835 and 839 have been detrimentally altered by the introduction of modern windows at upper floor levels and prominent fascia signage at ground floor level. The elevation of 837 appears to have been rebuilt, with traditional six over six sash windows installed.



Designated Heritage Asset?: no

Overall Rating: Positive

Positive Aspects: Consistency of scale and rhythm.

Negative Aspects: inappropriate windows and signage. Satellite dishes.

5.0 DETAILED BUILDING CONDITION

5.2.20 Nos. 841 - 843

Sam's, the former Chequers Public House (Nos 841 – 843), is a three storey plus attic, Locally Listed Edwardian building with tall chimney stacks and a central gable end with Tudor style half timbered detailing and has a prominent role in the streetscene.



Designated Heritage Asset?: Locally Listed

Overall Rating: Positive

Positive Aspects: Landmark building which adds distinction to this section of the High Road.

Negative Aspects: Inappropriate signage to ground floor restaurant.

5.2.21 No. 845

No. 845 is a nondescript building. While its scale is sympathetic to surrounding noteworthy buildings, there have been crude interventions to its front elevation, which degrades the streetscape.



Designated Heritage Asset?: No

Overall Rating: Neutral

Positive Aspects: scale is consistent with Nos. 835 – 839 to the south, which surround the landmark “Tudor style” former public house.

Negative Aspects: rendered façade with inappropriate casement windows. crude generic shopfront, satellite dishes.

5.0 DETAILED BUILDING CONDITION

5.2.22 Nos. 847 – 853

Nos. 847 to 853 (odd) are two storey locally listed buildings of early 18th century origin with an attic storey with small dormer windows, but they have lost most of their traditional features and now have painted brick facades.



Designated Heritage Asset?: Locally listed

Overall Rating: Positive

Positive Aspects: Continuity of scale. Examples of the more modest buildings which formed ribbon development along Tottenham High Road in the 18th century.

Negative Aspects: Crude and unsympathetic signage and shopfronts. Intrusive satellite dishes.

5.2.23 No. 865

No. 865 is a locally listed red brick building. At the time of writing, the ground floor of the building is boarded up. It is adjoined to the south by a timber depot that includes a group of unattractive single and two-storey buildings that detract from the streetscene.



Designated Heritage Asset?: Locally listed

Overall Rating: Positive

Positive Aspects: Sympathetic to adjoining Nos. 867 and 869

Negative Aspects: Future of ground floor to be defined.

5.0 DETAILED BUILDING CONDITION

5.2.24 Nos 867 and 869



The northernmost dwellings on the west of the High Road, Nos. 867 and 869, form an attractive pair of Grade II statutory listed early 18th century properties of three storeys plus basement. The dwellings are constructed of London stock brick with red brick detailing and have a steeply pitched pantiled roof set behind a parapet. They retain multi-pane timber sash windows with architraves and early 19th Century entrance doors surmounted by timber bracketed hoods, No. 869 with a simple rectangular fanlight, No. 867 with by a decorative round headed fanlight, and have well modulated facades. The properties, which originally formed part of a group of four, have a long imposing façade which gives them a prominent role in the streetscene but their setting has been impaired by the loss of their rear gardens. At the time of writing, No. 867 is vacant and 'To Let.'

<p>Designated Heritage Asset?: Grade II listed</p> <p>Overall Rating: Positive</p> <p>Positive Aspects: Distinctive landmark buildings. Examples of the buildings which formed ribbon development along Tottenham High Road in the 18th century.</p> <p>Negative Aspects: Buildings appear to be poorly maintained. Intrusive satellite dish to front side wall of No. 865.</p>
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5.3 High Road (east side) nos. 790 to 864 (moving north to south)



5.0 DETAILED BUILDING CONDITION





5.3.1 Nos. 790 to 802

Nos. 790 to 802 (even) High Road is a significant group of statutory listed buildings that represent the finest assemblage of Georgian properties within the Tottenham High Road Historic Corridor. As a group, these consistent properties are of distinct architectural merit and make a positive contribution to the character and appearance of the High Road, Northumberland Terrace, Nos 794 – 782 High Road, was built circa 1740s in one phase. The group of buildings create the impression that they are, in fact, one significant building, which used the fashionable materials of a well proportioned villa of grander country residences. They are set back from the High Road and have substantial boundary walls surrounding their front gardens. Northumberland Terrace is adjoined to the south by No. 792, an early 19th Century Grade II listed building, which has similar materials, scale and massing to the adjacent properties. To the south of Northumberland Terrace, No. 790, a Grade 2* listed early 18th century house, projects forward, dramatically terminating the THI sub area.

Designated Heritage Asset?: see individual designations on following pages.

Overall Rating: Positive

Positive Aspects: Fine assemblage of Georgian properties, creating impression that they are one significant building.

Negative Aspects: generally undervalued and neglected.

5.0 DETAILED BUILDING CONDITION

5.3.2 No. 790



No. 790 (Dial House) is a grand late 17th Century Grade II* listed three storey Queen Anne property constructed from dark red brick with white banding and has a steeply pitched hipped tiled roof with end chimneys. The building, which fronts directly onto the High Road, has a well modulated, symmetrical façade that retains much of its original lime putty tuck pointing, with sash windows set below hood mouldings and a prominent doorcase with rusticated columns. A sundial, which is dated 1691, is mounted on the property's southern chimney.

1 A measured drawing of a conjectural reinstatement of the front elevations of these buildings forms the cover of "London: the Art of Georgian Building" by Dan Cruickshank and Peter Wyld: The Architectural Press Ltd: London 1975.
(See List Entry, Appendix 2).

Designated Heritage Asset?: Grade II* listed
Overall Rating: Positive
Positive Aspects: Landmark building in good condition
Negative Aspects: None

5.3.3 No. 792

No. 792 is a Grade II listed house consisting of three storeys plus basement, with five bays, mirrored about a central axis. Its front elevation is early 19th century, which may have earlier fabric behind. This building has been repaired in the recent past, and is currently subdivided into flats. Distinctive front door with cornice head, patterned radial fanlight and flanking pilasters.



Designated Heritage Asset?: Grade II* listed

Overall Rating: Positive

Positive aspects: building in good condition, which forms part of larger assemblage of Georgian properties, which creates the impression that they are one significant building.

Negative Aspects: None

5.0 DETAILED BUILDING CONDITION

5.3.4 No 794

No. 794 is a Grade II listed mid 18th century house consisting of three storeys plus basement, with five bays mirrored about a central axis. The building has been repaired in the recent past, and is currently subdivided into flats. The front elevation is of brown brick with distinctive red brick dressings. Crude and inappropriate secondary glazing has been fixed to the first floor windows



<p>Designated Heritage Asset?: Grade II* listed</p> <p>Overall Rating: Positive</p> <p>Positive aspects: building in good condition, which forms part of larger assemblage of Georgian properties, which creates the impression that they are one significant building.</p> <p>Negative Aspects: None</p>

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5.3.5 No. 796

No. 796 (Percy House) is a Grade II* mid 18th century house consisting of three storeys plus basement, with five bays mirrored about a central axis. Its late 17th century forecourt walls and railings have high streetscape importance. It is a fine example of a building of this date. At the time of writing, Percy House is empty and semi derelict, and is designated as a 'Building at Risk' by English Heritage.



Designated Heritage Asset?: Grade II* listed

Overall Rating: Positive

Positive aspects: Percy House is a fine building, which forms part of larger assemblage of Georgian properties, which creates the impression that they are one significant building.

Negative aspects: Building is empty and semi derelict.

6.0 DETAILED BUILDING CONDITION

5.3.6 798 – 802

Nos. 798 – 802 forms a mid 18th century Grade II listed terrace of 3 storeys plus basement. Nos. 7908 and 800 have five bays, No. 802 has three bays. The two left bays of No 798 have been rebuilt above carriageway leading to 'Gibson Business Centre' and the 2 right bays of No 800 have lost their cornice. Sash windows with glazing bars, some replaced, and with secondary glazing in places. Nos. 800 and 802 have modern doors. The signage to No. 798 "Jatko House" and No.800 "Gibson House", are crude and inappropriate. The walls and railings to this group are important for the settings of the buildings and the streetscape.



Designated Heritage Asset?: Grade II* listed

Overall Rating: Positive

Positive aspects: buildings forms part of larger assemblage of Georgian properties, which creates the impression that they are one significant building.

Negative aspects: Signage, especially at Nos. 798 and 800, is crude and inappropriate.

5.3.7 Nos. 804 and 806

Nos 804 and 806 is a terrace of three storey Victorian buildings fronting directly onto the High Road. The buildings, which are constructed of London stock brick and have hipped slate roofs and prominent white-painted lintels, include poorly integrated shopfronts at ground floor level. Nonetheless, they complement the adjoining groups of properties, which are of greater architectural merit, and make a positive contribution to the streetscene.



<p>Designated Heritage Asset?: No</p> <p>Overall Rating: Positive</p> <p>Positive Aspects: A coherent group, which is typical of the buildings which fronted the High Road from the mid 19th century onwards. Original sash windows.</p> <p>Negative Aspects: Unsympathetic shopfronts</p>
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5.0 DETAILED BUILDING CONDITION

5.3.8 Nos. 808 and 810



Nos. 808 and 810 comprise an imposing pair of four storey semi-detached Grade II* listed properties, dated to 1715, which are constructed of dark red brick.¹ Both Nos. 808 and 810 are rare splendid and important examples of Queen Anne style early Georgian houses. No. 808 has a doorcase with a bracketed canopy over a six-panelled door and an elaborately leaded fanlight and was restored and refurbished in the 1990s. The first phase of works at No. 810 was completed in 2009 and included the restoration and repair of external features including the entrance doorcase, canopy and fanlight. Removal of a single storey 20th Century shop unit that occupied the site of the original forecourt has once again revealed the original lower sections of the front elevation of the building and allowed for their reinstatement together with the forecourt, front boundary wall, gates and railings. The second phase of works will cover the restoration and refurbishment of the many superb and beautiful internal features.

<p>Designated Heritage Asset?: Grade II* listed</p> <p>Overall Rating: Positive</p> <p>Positive Aspects: Rare, splendid and important examples of early Georgian houses.</p> <p>Negative Aspects: Restoration and refurbishment fo interior of 810 remains to be carried out.</p>

5.3.9 No. 814

To the south of the junction with Northumberland Park, No. 814 High Road is a richly detailed two storey local listed building of Victorian origin. It is constructed of red brick and has white rendered fascia detailing, including a projecting cornice and prominent quoins. A decorative arched fanlight and an oversized projecting pediment surmount the main entrance, which is set within the corner of the building.



Designated Heritage Asset?: Locally listed

Overall Rating: Positive

Positive Aspects: Substantial landmark building with good detail,

Negative Aspects: Unsympathetic replacement windows to first floor.

5.0 DETAILED BUILDING CONDITION

5.3.10 Nos. 816 and 818, 820 and 822

Nos. 816 and 818, 820 and 822 at the junction with Northumberland Road, form an attractive group of Grade II listed properties. The buildings are of varying age and appearance, though all are constructed of London stock brick and retain their timber sash windows. In addition, they have late 19th Century shopfronts at ground floor level, albeit significantly altered.



Designated Heritage Asset?: Grade II listed

Overall Rating: Positive

Positive Aspects: Landmark group with distinctive details

Negative Aspects: Group generally appears neglected.

5.3.11 Nos. 816 – 818

Nos. 816 – 818 forms one mid 18th century Grade II listed building with 3 storeys and four bays, with a two storey, one window bay to the side. The sash windows have been replaced, with glazing bars in exposed frames, and metal grilles have been placed over the first floor windows. Projecting late 19th Century shop front on corner with Northumberland Park, and a shopfront appears to have been removed to the front of 818, which has a distinctive ionic doorcase.



Designated Heritage Asset?: Grade II listed

Overall Rating: Positive

Positive: Part of distinctive group. Current form of building expresses development pattern of 19th century shopfront added to earlier buildings.

Negative: Window grilles to first floor.

5.0 DETAILED BUILDING CONDITION

5.3.12 No. 820

No. 820 is a Grade II early 18th century house of two storeys with a one storey side bay with carriageway arch. On the ground floor, there is a late 19th century shop. Exposed box sash windows have recently been reinstalled under segmental rubbed brick arches.



Designated Heritage Asset?: Grade II listed

Overall Rating: Positive

Positive: Part of distinctive group. Current form of building expresses development pattern of 19th century shopfront added to earlier buildings.

Negative: Shopfront now seems incongruous with restored building and should be integrated.

5.3.13 No. 822

No. 822 is a Grade II early 19th century building of three storeys. The façade is largely unadorned, though includes elliptical arched recesses for the first floor windows. On the ground floor, there is a late 19th century shop front with dentill cornice to fascia.



Designated Heritage Asset?: Grade II listed

Overall Rating: Positive

Positive: Part of distinctive group. Solid elevation with relatively small windows.

Negative: Shop glazing unsympathetic.

5.0 DETAILED BUILDING CONDITION

5.3.14 No 824 - 828

Nos. 824 to 836 (even) High Road are a varied terrace of nondescript two and three storey buildings with unsympathetically designed commercial units at ground floor level. These buildings, most of which date from the mid 20th Century, have a neutral role in the streetscene.



Designated Heritage Asset?: No
Overall Rating: Neutral
Positive Aspects: Sympathetic in size and scale to context
Negative Aspects: Banal and generic

5.3.15 No 830

Mid 20th century building with unsympathetic shopfront.



Designated Heritage Asset?: No

Overall Rating: Neutral

Positive: Scale and form sympathetic to context.

Negative: First floor replacement windows crude and unsympathetic.

5.0 DETAILED BUILDING CONDITION

5.3.16 Nos 832 – 838

Modest modernist example of post war infill building, with shopfronts to ground floor.



Designated Heritage Asset?: No

Overall Rating: Neutral

Positive: Pleasant articulation of first and second floor windows.

Negative: Shopfronts unsympathetic.

5.3.17 No 840 – 850



Nos. 840 to 850 (even) High Road are locally listed buildings that form a consistent, essentially symmetrical group of two storey Edwardian buildings. They are constructed of red brick (now painted), with slate roofs, and have distinctive first floor bay windows, with a delicate three over three arrangement to the lights to the upper sashes. There are projecting retail units at ground floor level. Whilst several of the shopfronts retain their pilasters and corbels, the majority have unsympathetic signage and full width display windows. Nonetheless, the terrace, which provides this mixed section of the High Road with a degree of consistency, makes a positive contribution to the streetscene.

<p>Designated Heritage Asset?: Local listed</p> <p>Overall Rating: Positive</p> <p>Positive Aspects: Coherent, modest, symmetrical terrace. Some remaining features. First floor sash windows.</p> <p>Negative Aspects: Unsympathetic shopfronts and signage.</p>

6.0 DETAILED BUILDING CONDITION

5.3.18 No 852 – 858

Nos. 852 – 858 (Barclays Bank) is a late 20th century building of no particular merit.



Designated Heritage Asset?: No

Overall Rating: Negative

Positive: none

Negative: Contrasts with domestic scale of adjoining locally listed terrace to the south, both in height and footprint, fragmenting the streetscape.

5.2.19 No 860 - 862

To the south of the junction with Brantwood Road, Nos. 860 and 862, (The Coach and Horses Public House), is a three storey local listed Victorian building of London stock brick with a yellow painted ground floor level and stucco window surrounds and hood mouldings.



Designated Heritage Asset?: Locally listed

Overall Rating: Positive

Positive Aspects: Handsome landmark building, typical of the buildings which lined the High Road from the nineteenth century onwards.

Negative Aspects: Unsightly advertisement and gantry fixed to northern flank elevation.

5.0 DETAILED BUILDING CONDITION

5.3.20 No. 864

No.864 is an unattractive late 20th century two storey building, which is set back from the road and detracts from the streetscene.

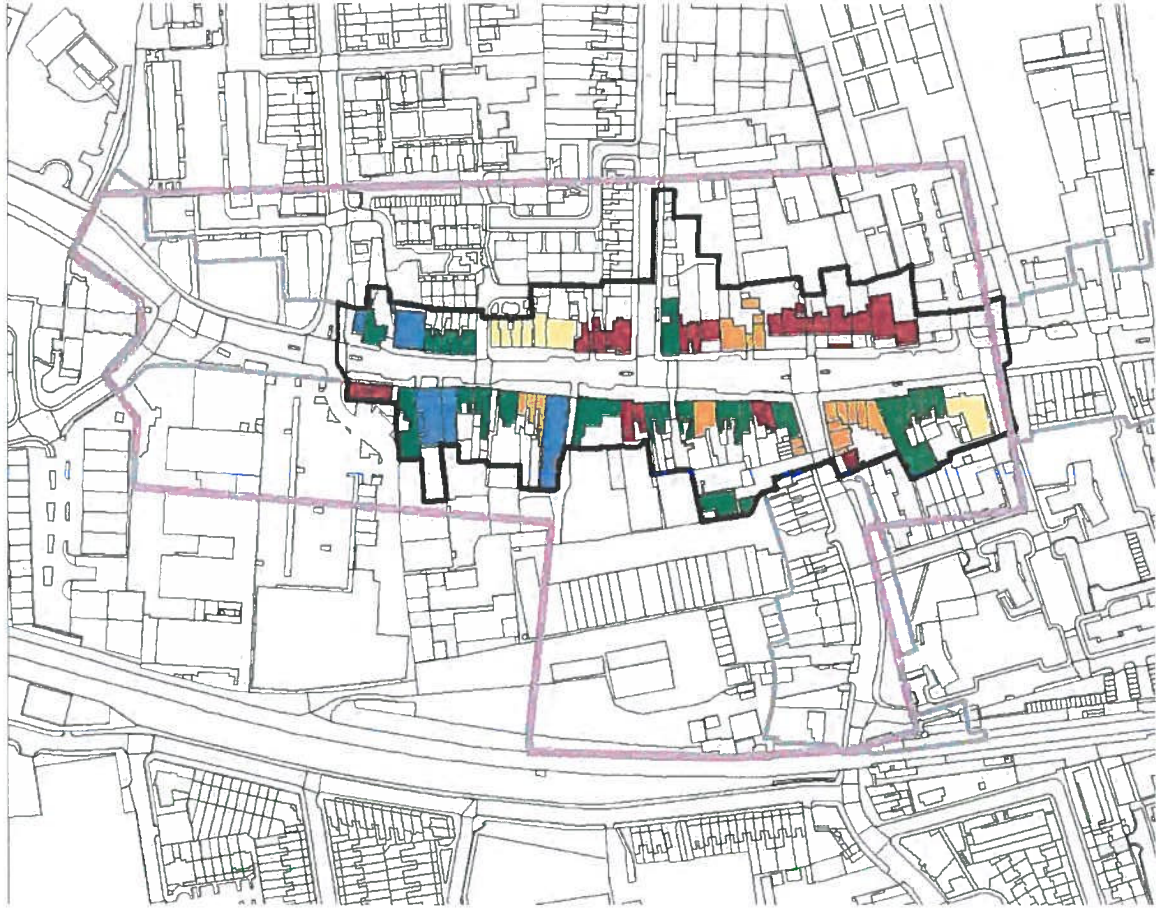


Designated Heritage Asset? No

Overall Rating: Negative

Positive Aspects: None

Negative Aspects: Weak threshold building to northern boundary of THI sub area. Form, massing and architectural syntax does not relate to context, which has the effect of fragmenting the streetscape.



- THI (Sub Area)
- Area of Archeaeological Importance
- Statutory Listed Buildings
- Locally Listed Buildings
- Positive Building
- Negative Building
- Neutral Building

Map 10: how the buildings contribute to the THI sub area

6.0 HOW THE BUILDINGS CONTRIBUTE TO THE THI SUB AREA

6.0 How the buildings contribute to the North Tottenham Conservation Area (THI sub area)

Building	Designated Heritage Asset	Rating
No. 761 - 869 High Road (West Side, South to North)		
761 - 767	No	Neutral
769 - 771	Locally Listed	Positive
773 - 779	Locally Listed	Positive
781 - 791	No	Positive
793 - 795	Locally Listed	Positive
797 - 799	Grade II	Positive
801	Locally Listed	Positive
803 - 805	Locally Listed	Positive
807	No	Positive
809 - 811	Locally Listed	Positive
813 - 817	Locally Listed	Positive
819 - 821	Grade II	Positive
823 - 829	Locally Listed	Positive
831 - 833	No	Negative
835 - 839	No	Positive
841 - 843	Locally Listed	Positive
845	No	Neutral
847 - 853	Locally Listed	Positive
865	Locally Listed	Positive
867 - 869	Grade II	Positive

Building	Designated Heritage Asset	Rating
White Hart Lane		
1-5	No	Positive
2-4	No	Positive
7	Grade II	Positive
Chapel Place	Locally Listed	Positive
No. 790 - 864 High Road (East Side, South to North)		
790 (Dial House)	Grade II*	Positive
792	Grade II	Positive
794	Grade II	Positive
796	Grade II*	Positive
798 - 802	Grade II	Positive
804 - 806	No	Positive
808 - 810	Grade II*	Positive
812 - 814	Locally Listed	Positive
816 - 818	Grade II	Positive
820	Grade II	Positive
822	Grade II	Positive
824 - 828	No	Neutral
830	No	Neutral
832 - 838	No	Neutral
840 - 850	Locally Listed	Positive
852 - 858	No	Negative
860 - 862	Locally Listed	Positive
864	No	Negative

7.0 PERMITTED DEVELOPMENT AND ARTICLE 4 DIRECTIONS

7.0 PERMITTED DEVELOPMENT AND ARTICLE 4 DIRECTIONS

- 7.1 'Permitted development' (PD) is the term used to describe those works that can be carried out to a property without needing specific planning permission. These detailed rules are set out in the Town and Country Planning (General Permitted Development) Order 1995, which has been subject to later amendments.
- 7.2 It must be noted that PD rights provide an automatic grant of planning permission only. There may still be property (e.g. ownership, covenants, rights of light) and health restrictions, for example Building Regulation approval may be required for building work. There may be other legal considerations such as the 'Party Wall Act 1996' to take into account. If the building is statutorily listed, it is likely that Listed Building Consent will also be necessary.
- 7.3 Permitted development (PD) rights are more restricted in conservation areas than elsewhere, for example, the insertion of dormer windows, the installation of satellite dishes, and the application of cladding are not permitted in conservation areas.
- 7.4 Directions authorised by Article 4 of the GPDO (commonly called "Article 4 directions) are used by Local Authorities to remove certain permitted development rights. Two types of Article 4 directions can be used. Article 4(1) applies to dwelling houses, flats and commercial buildings within conservation areas; Article 4(2) only applies to dwelling houses where change would be harmful to the character and appearance of an area. Article 4(1) requires the Secretary of State's approval.
- 7.5 There are currently no Article 4 Directions within the North Tottenham Conservation Area (THI sub area).

8.0 CHALLENGES, PRESSURES AND OPPORTUNITIES FOR DEVELOPMENT

8.0 CHALLENGES, PRESSURES AND OPPORTUNITIES FOR DEVELOPMENT

8.1 “High Road West” - future Change

In the context of the THI sub area, immediate future development pressures are likely to emerge in connection with the infrastructure development associated with Tottenham Hotspur’s new stadium and the regeneration of the area to the west of the High Road (“High Road West”).

8.2 Stopping the Rot - necessary and immediate actions

The current value of the historic fabric of the THI sub area is currently low, with many buildings effectively carrying a large conservation deficit. However, the changing nature of the context of the area will, in the medium to long term, mean that this situation is unlikely to continue. Precedents for this sort of change are Spitalfields and Stepney Green, which have similar high quality historic buildings, which have been catalysts for high quality regeneration. The problem and threat to the area in the short term is that historic fabric is lost through poor conservation or continued neglect. Therefore, everything possible should immediately be put in place to ensure that the fragments that do survive are maintained. All available tools should be utilized, ranging from an immediate comprehensive survey of all buildings in the THI sub area, to the use of Article 4(2) directions, to the process of issuing Repairs Notices as a first stage, and pursuing Compulsory Purchase Orders where buildings are subject to decay and neglect

8.3 Changes

8.3.1 Smaller, incremental and more immediate alterations to original shopfronts and building frontages are likely to continue to be the main patterns of

future change to the High Road. These alterations will inevitably lead to the further loss of the original features of both commercial premises and residential properties. A policy which initially actively informs shop owners, followed by enforcement of breaches of the controls in place, is likely to be necessary to change the current culture of gradual environmental deterioration.

8.3.2 There may also be a pressure to enlarge and extend existing buildings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets.

8.4 Opportunity Sites

Opportunity sites are areas where visual improvements are desirable and could be achieved through redevelopment or refurbishment. Where these sites are identified, the potential for development will be judged against criteria suitable for a conservation area. New buildings should contribute positively to the visual quality of the area, and preserve or enhance the character and appearance of the area. In considering proposals for new buildings in conservation areas, amongst the principal concerns should be the appropriateness of the mass, scale of the architectural elements and its relationship with its context. A good new building should be in harmony with, or complementary to, its neighbours, having regard to the pattern, rhythm, details and materials of the surrounding development in the conservation area.

APPENDIX 1: CONTACT DETAILS

For further information, please contact:

Nairita Chakraborty
Conservation Officer
Planning Policy & Transport Planning
6th Floor
River Park House
225 High Road
London
N22 8HQ

Tel: 020 8489 2841

Nairita.Chakraborty@haringey.gov.uk

LISTED BUILDINGS IN THE THI SUB AREA	
Grade II Listed Buildings	<p>East Side 792 High Road 794 High Road 798 - 802 High Road 816 - 818 High Road 820 High Road 822 High Road</p> <p>West Side 7 White Hart Lane 797 - 799 High Road 819 - 821 High Road 867 - 869 High Road</p>
Grade II * Listed Buildings	<p>East Side 790 High Road 796 High Road 808 - 810 High Road</p>

For each Listed Building in the above table, see following sheets for:

- List Entry
- Extract from "Images of England".

APPENDIX 2: LISTED BUILDINGS

LIST ENTRY EXTRACTS: EAST SIDE, GRADE II

Name: No name for this Entry

List entry Number: 1358834

Location

792, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County District Type Parish

Greater London

Authority Haringey London Borough

Grade: II

Date first listed: 22-Jul-1949

Details

1. 4415 HIGH ROAD N17 (East side) Tottenham ----- No 79 TO, 3391 7/99
22.7.49.
II GV

2. Early C19 front to probably older house. 3 storeys and basement, 5 windows. Stock brick with stone-coped parapet above stone cornice with brick dentils. Partly concealed high pitched hipped tiled, roof. Gauged flat brick arches to replaced recessed sash windows. Door of 6 fielded panels with cornice head, patterned radial fanlight and flanking pilasters.
Nos 790 to 802 (even) and walls and railing to No 796 form a group.

Name: No name for this Entry

List entry Number: 1188926

Location

794, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County District Type Parish

Greater London

Authority Haringey London Borough

Grade: II

Date first listed: 22-Jul-1949

Details

1. 415 HIGH ROAD N17 (East Side) Tottenham ----- No 794 TQ 3391
7/100 22.7.49.
II GV

2. Mid C18 house of 3 storeys and basement, 5 windows. Brown brick with red brick dressings including gauged flat window arches, 1st floor string and moulded parapet cornice. Recessed sash windows with glazing bars. Door of 6 fielded panels with rectangular fanlight. Tuscan doorcase with flat pilasters and pediment. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

Name: No name for this Entry

List Entry Number: 1294511

Location

798-802, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Grade: II

Date first listed: 22-Jul-1949

Details

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- Nos 798 to 802 (even) TQ 3391 7/103 22.7.49. II GV

2. Mid C18 terrace of 3 storeys and basement. Each house 5 windows. Brown brick with red brick dressings including gauged flat window arches, 1st floor string and parapet cornice. The 2 left bays of No 798 have been rebuilt above carriageway and the 2 right bays of No 800 have lost cornice. Sash windows with glazing bars, some replaced. No 798 has door of 6 fielded panels, with plain rectangular fanlight, in modern Doric doorcase of flat pilasters and pediment. No 800 has modern door with entablature surround. No 790 to 802 (even) and eared architrave under pedimented hood on brackets. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

Name: No name for this Entry

List Entry Number: 1188985

Location

816 AND 818, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Jul-1949

Details

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- Nos 816 & 818 TQ 3391 7/105 22.7.49. II GV

2. Mid C18 house of 3 storeys, 4 windows, with 2 storey, 1 window right bay. Yellow brick with red brick dressings. Replaced sash indows with glazing bars in exposed frames. Projecting late C19 shop front at right, flush modern shop front at left. Door of 8 fielded panels, in rusticated surround, with cornice head, impost string and mask on keystone. ionic doorcase with pulvinated frieze, modillioned cornice and pediment. Nos 816 to 822 (even) form a group.

APPENDIX 2: LISTED BUILDINGS

Name: No name for this Entry

List Entry Number: 1079244

Location

820, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-May-1974

Details

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- No 820 TQ 339I
7/106 II GV

2. 3 storey, 3 window early C18 house with 2 storey 1 window left bay over carriageway. Brown brick with red brick dressings, Moulded brick cornice and stone-coped parapet. Modern casements under segmental rubbed brick arches. On ground floor late C19 shop with dentilled cornice to fascia. Included for group value.

Name: No name for this Entry

List Entry Number: 1358836

Location

822, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-May-1974

Details

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- No 822 TQ 559I
7/107 II GV

2. Early c19 building of 3 storeys, 3 windows. Stock brick with stone-coped parapet. Gauged brick window arches, and floor segmental, 1st floor flat, in elliptical-arched recesses. 2nd floor sash windows with glazing bars, 1st floor windows modernised. Late c19 ground floor shop front with dentil cornice to fascia. Included for group value. Nos 816 to 822 (even) form a group.

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© Quentin Ball

IoE Number: 201384
 Location: 798-802 HIGH ROAD N17 (east side)
 TOTTENHAM, HARINGEY, GREATER LONDON
 Photographer: Quentin Ball
 Date Photographed: 07 January 2001
 Date listed: 22 July 1949
 Date of last amendment: 22 July 2049
 Grade: II

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415 HIGH ROAD N17

(East Side)
 Tottenham

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- Nos 798 to 802 (even) TQ 3391 7/103
 22.7.49. II GV 2. Mid C18 terrace of 3 storeys and basement. Each house 5 windows. Brown brick with red brick dressings including gauged flat window arches, 1st floor string and parapet cornice. The 2 left bays of No 798 have been rebuilt above carriageway and the 2 right bays of No 800 have lost cornice. Sash windows with glazing bars, some replaced. No 798 has door of 6 fielded panels, with plain rectangular fanlight, in modern Doric doorcase of flat pilasters and pediment. No 800 has modern door with entablature surround. No 802 has modern door in eared architrave under pedimented hood on brackets. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

Please note that the inclusion of a listed building on this website does not mean it is open to the public.

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IoE Number:	201386
Location:	816 AND 818 HIGH ROAD N17 (east side) TOTTENHAM, HARINGEY, GREATER LONDON
Photographer:	Quentin Ball
Date Photographed:	07 January 2001
Date listed:	22 July 1949
Date of last amendment:	22 July 2049
Grade	II

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415 HIGH ROAD N17
(East Side)
Tottenham

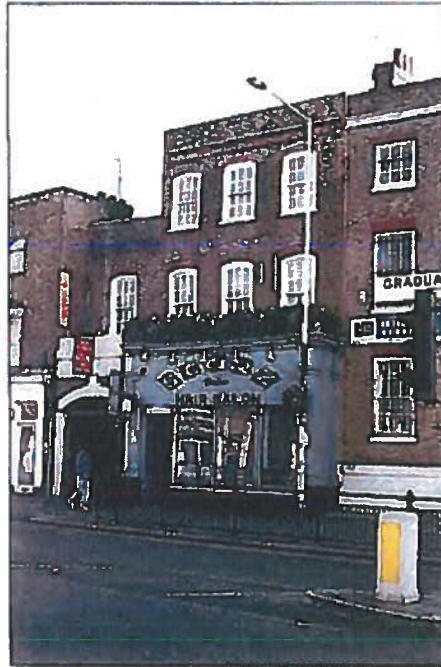
Nos 816 & 818

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- Nos 816 & 818 TQ 3391 7/105 22.7.49. II
GV 2. Mid C18 house of 3 storeys, 4 windows, with 2 storey, 1 window right bay. Yellow brick with red brick dressings. Replaced sash indows with glazing bars in exposed frames. Projecting late C19 shop

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© Ms Liz Devonshire

IoE Number:	201387
Location:	820 HIGH ROAD N17 (east side) TOTTENHAM, HARINGEY, GREATER LONDON
Photographer:	Ms Liz Devonshire
Date Photographed:	22 January 2005
Date listed:	10 May 1974
Date of last amendment:	10 May 1974
Grade	II

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415 HIGH ROAD N17

(East Side)
Tottenham

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- No 820 TQ 3391 7/106 II GV 2. 3 storey, 3 window early C18 house with 2 storey 1 window left bay over carriageway. Brown brick with red brick dressings, Moulded brick cornice and stone-coped parapet. Modern casements under segmental rubbed

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© Quentin Ball

IoE Number: 201388
 Location: 822 HIGH ROAD N17 (east side)
 TOTTENHAM, HARINGEY, GREATER LONDON
 Photographer: Quentin Ball
 Date Photographed: 07 January 2001
 Date listed: 10 May 1974
 Date of last amendment: 10 May 1974
 Grade: II

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415 HIGH ROAD N17

(East Side)
 Tottenham

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- No 822 TQ 5591 7/107 II GV 2. Early c19 building of 3 storeys, 3 windows. Stock brick with stone-coped parapet. Gauged brick window arches, and floor segmental, 1st floor flat, in elliptical-arched recesses. 2nd floor sash windows with glazing bars,

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List Entry Extracts: West Side, Grade II

Name: No name for this Entry

List Entry Number: 1079172

Location

7, WHITE HART LANE N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-May-1974

Details

1. 4415 WHITE HART LANE N17, (South Side), Tottenham -----
No 7, TQ 3391 7/264, II

2. Early C19 small villa of 2 storeys, 3 windows. Stucco with incised lines. Very low pitched hipped slate roof. Recessed sash windows with glazing bars. 4 stone steps, with wrought iron handrail, to door of 6 beaded panels, with patterned rectangular fanlight. Modern gabled hood over.

Name: No name for this Entry

List entry Number: 1079209

Location

797 AND 799, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County District Type Parish

Greater London

Authority Haringey London Borough

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-May-1974

Details

1. 4415 HIGH ROAD N17 (West Side) Tottenham ----- TQ 3391 7/124 Nos
797 & 799 II

2. 2 early C19 buildings, each 3 storeys, 2 windows. No 797 possibly conceals an older core. Red brick with stone-coped parapet. Gauged flat brick arches to sash windows, those on 2nd floor with glazing bars. Poor modern shop on ground floor. No 799 taller, of stock brick with stuccoed frieze, cornice and blocking course. Gauged flat brick arches to sash windows, those on 2nd floor with glazing bars. 1st floor windows in round-arched recesses. Modern shop on ground floor.

APPENDIX 2: LISTED BUILDINGS

Name: No name for this Entry

List entry Number: 1189026

Location

819 AND 821, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County District District Type Parish
Greater London

Authority Haringey London Borough

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-May-1974

Details

1. 4415 HIGH ROAD N17 (West Side) Tottenham ----- Nos 819 & 821 TQ
3391 7/126 II

2. Early C18 pair with alterations. Each 3 storeys, 3 windows. Symmetrical facade has segment-headed sash windows with glazing bars, in exposed box frames. Front, now rendered with incised lines, has tall, stone-coped parapet concealing roof. Late C19 shops on ground floor.

Name: No name for this Entry

List Entry Number: 1079211

Location

867 AND 869, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority
District: Haringey

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Jul-1949

Details

1. 4415 HIGH ROAD N17 (West Side) Tottenham ----- Nos 867 & 869 TQ
3391 7/129 22.7.49. II

2. Early C18 with alterations. 3 storeys and basement plinth. 5 windows each. High pitched roofs, that of No 867 renewed in corrugated asbestos, that of No 869 in Welsh slate. Brawn brick with red brick dressings, including bands at 1st and 2nd floors, and at cornice level; and segmental window arches. Stone coped parapet partly renewed in stock brick. Early-mid c19 sash windows, some with glazing bars. Early C19 doors, that of No 867 with patterned fanlight, reeded pilasters with lion masks and hood on carved corbels, that of No 869 with plain rectangular fanlight.

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IoE Number:	201505
Location:	7 WHITE HART LANE N17 (south side) TOTTENHAM, HARINGEY, GREATER LONDON
Photographer:	Ms Liz Devonshire
Date Photographed:	22 January 2005
Date listed:	10 May 1974
Date of last amendment:	10 May 1974
Grade	II

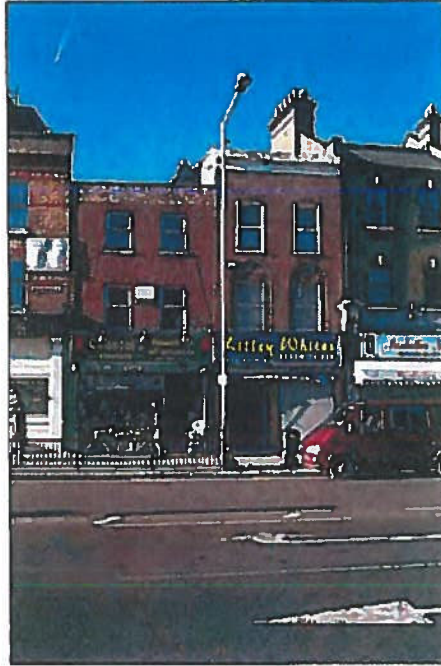
The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

1. 4415 WHITE HART LANE N17 (South Side) Tottenham ----- No 7 TQ 3391 7/264 II 2.
Early C19 small villa of 2 storeys, 3 windows. Stucco with incised lines. Very low pitched hipped slate roof. Recessed sash windows with glazing bars. 4 stone steps, with wrought iron handrail, to door of 6 beaded panels, with patterned rectangular fanlight. Modern gabled hood over.

Please note that the inclusion of a listed building on this website does not mean it is open to the public.

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IoE Number:	201403
Location:	797 AND 799 HIGH ROAD N17 (west side) TOTTENHAM, HARINGEY, GREATER LONDON
Photographer:	Quentin Ball
Date Photographed:	14 January 2001
Date listed:	10 May 1974
Date of last amendment:	10 May 1974
Grade	II

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415
(West Side)

HIGH ROAD N17

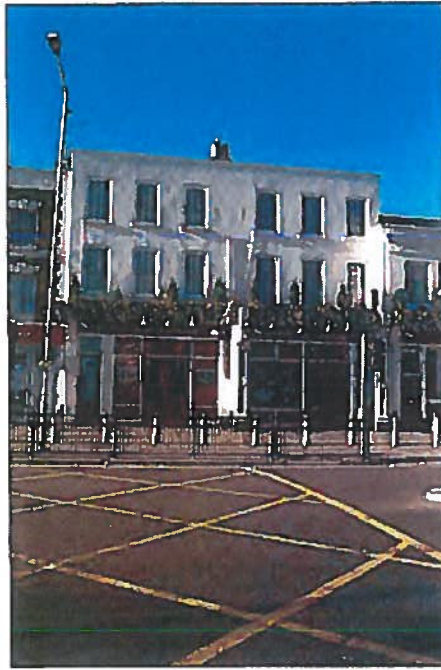
Tottenham

1. 4415 HIGH ROAD N17 (West Side) Tottenham ----- TQ 3391 7/124 Nos 797 & 799 II 2. 2 early C19 buildings, each 3 storeys, 2 windows. No 797 possibly conceals an older core. Red brick with stone-coped parapet. Gauged flat brick arches to sash windows, those on 2nd floor with glazing bars. Poor modern shop on ground floor. No 799 taller, of stock brick with stuccoed frieze, cornice and blocking

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IoE Number:	201404
Location:	819 AND 821 HIGH ROAD N17 (west side) TOTTENHAM, HARINGEY, GREATER LONDON
Photographer:	Quentin Ball
Date Photographed:	14 January 2001
Date listed:	10 May 1974
Date of last amendment:	10 May 1974
Grade	II

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415 HIGH ROAD N17

(West Side)
Tottenham

1. 4415 HIGH ROAD N17 (West Side) Tottenham ----- Nos 819 & 821 TQ 3391 7/126 II 2. Early C18 pair with alterations. Each 3 storeys, 3 windows. Symmetrical facade has segment-headed sash windows with glazing bars, in exposed box frames. Front, now rendered with incised lines, has tall, stone-coped parapet concealing roof. Late C19 shops on ground floor.

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IoE Number:	201406
Location:	867 AND 869 HIGH ROAD N17 (west side) TOTTENHAM, HARINGEY, GREATER LONDON
Photographer:	Quentin Ball
Date Photographed:	14 January 2001
Date listed:	22 July 1949
Date of last amendment:	22 July 2049
Grade	II

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415 HIGH ROAD N17

(West Side)
Tottenham

1. 4415 HIGH ROAD N17 (West Side) Tottenham ----- Nos 867 & 869 TQ 3391 7/129 22.7.49. II
 2. Early C18 with alterations. 3 storeys and basement plinth. 5 windows each. High pitched roofs, that of No 867 renewed in corrugated asbestos, that of No 869 in Welsh slate. Brawn brick with red brick dressings, including bands at 1st and 2nd floors, and at cornice level; and segmental window arches. Stone coped parapet partly renewed in stock brick. Early-mid c19 sash windows, some with glazing bars. Early C19 doors, that of No 867 with patterned fanlight, reeded pilasters with lion masks and hood on carved corbels, that of No 869 with plain rectangular fanlight.

Please note that the inclusion of a listed building on this website does not mean it is open to the public.

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APPENDIX 2: LISTED BUILDINGS

LIST ENTRY EXTRACTS: EAST SIDE, GRADE II*

Name: DIAL HOUSE

List entry Number: 1079241

Location

DIAL HOUSE, 790, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County District Type Parish

Greater London

Authority Haringey London Borough

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 22-Jul-1949

Details

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- No 790 (Dial House)
TQ 3391 7/98 22.7.49.
II* GV

2. Late C17 house of 3 storeys, 5 windows. High pitched hipped tiled roof with end chimneys built out from ridge. Sundial on the southern chimney above eaves level, with inscription not legible and date 1691. Coved stuccoed eaves cornice. Replaced plain sash windows in flush box frames under segmental brick arches. Dark red brick. Stuccoed 2nd and 1st floor bands, the latter stepped up over central doorcase of attached rusticated columns, with medallions and friezes above, and mutated side cornices and open pediment. 2 side flights of 3 stone steps to door terrace with cast iron railing. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

Name: PERCY HOUSE

List entry Number: 1079242

Location

PERCY HOUSE, 796, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County District Type Parish

Greater London

Authority Haringey London Borough

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 22-Jul-1949

Details

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- No 796 (Percy House)
TQ 3391 7/101 22.7.49.
II* GV

2. Mid C18 house of 3 storeys and basement, 5 windows. Brown brick with red brick dressings, including gauged flat window arches, Tat floor string and moulded parapet cornice. Recessed replaced sash windows. Handsome Doric doorcase with frieze of triglyphs and metope, and mutated cornice and pediment. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

APPENDIX 2: LISTED BUILDINGS

Name: No name for this Entry

List Entry Number: 1358835

Location

808 AND 810, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 22-Jul-1949

Details

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- Nos 808 & 810 TQ
3391 7/104 22.7.49.
II*

2. Early C18 pair, each 3 storeys and basement, 3 windows; with 2 storey one window side extensions. Handsome "Queen Anne" facade. Half hipped tiled roof. Brown brick front with red brick dressings and stone coped parapet, some brickwork replaced. Gauged segmental brick arches with triple keystones to C19 sash windows, some with glazing bars. Brick moulded and dentilled parapet cornice. Central chimney with red brick quoins to deeply rebated angles. No 808 has flushed door, with patterned radial fanlight, and cornice hood on brackets over narrow panelled pilasters. No 810 has door of 6 fielded panels with plain rectangular fanlight under similar hood. Small modern shop projects in front.

AP3.1 HIGH ROAD (WEST SIDE) NOS. 761 TO 869 (MOVING SOUTH TO NORTH)



793 - 795 High Road



797 - 799 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



801 - 805 High Road



807 High Road



819 - 829 High Road



813 - 817 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



831 - 833 High Road



835 - 839 High Road

10.0 APPENDIX 3: RECORD PHOTOGRAPHS



841 - 843 High Road



845 - 849 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



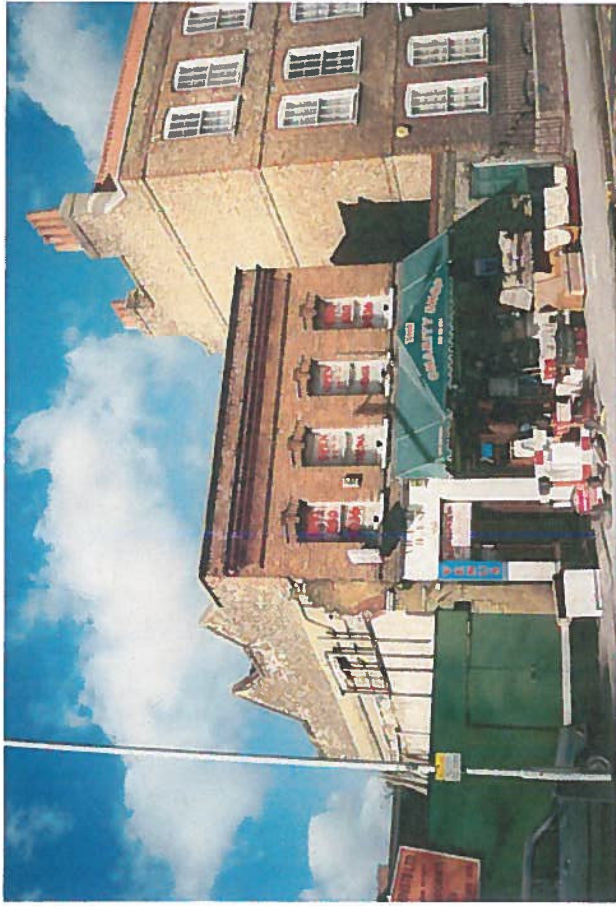
847 - 853 High Road



Timber Yard

10.0 APPENDIX 3: RECORD PHOTOGRAPHS

APPENDIX 3: RECORD PHOTOGRAPHS



865 High Road

10.0 APPENDIX 3: RECORD PHOTOGRAPHS

AP3.2 HIGH ROAD (EAST SIDE) NOS. 790 TO 864 (MOVING NORTH TO SOUTH)



790 High Road 'Dial House'



792 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



794 High Road



794/796 High Road

10.0 APPENDIX 3: RECORD PHOTOGRAPHS



796 High Road 'Percy House'



798 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



798 - 802 High Road



804 - 806 High Road

10.0 APPENDIX 3: RECORD PHOTOGRAPHS



806 - 808 High Road



808 - 810 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



814 High Road



816 - 818 High Road

10.0 APPENDIX 3: RECORD PHOTOGRAPHS



816 - 822 High Road



824 - 828 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



830 - 832 High Road



832 - 836 High Road

10.0 APPENDIX 3: RECORD PHOTOGRAPHS



840 - 846 High Road



846 -852 High Road

APPENDIX 4: ENGLISH HERITAGE CHECKLIST

English Heritage checklist to identify elements in a Conservation Area which contribute to the special interest.

(from Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, March 2011)

A positive response to one or more of the following may indicate that a particular element within a Conservation Area makes a positive contribution provided that its historic form and values have not been eroded.

- *Is the building the work of a particular architect or designer of regional or local note?*
- *Does it have landmark quality?*
- *Does it reflect a substantial number of other elements in the Conservation Area in age, style, materials, form or other characteristics?*
- *Does it relate to adjacent designated heritage assets in age, materials, or in any other historically significant way?*
- *Does it contribute positively to the setting of adjacent designated heritage assets?*
- *Does it contribute to the quality of recognizable spaces, including exteriors or open spaces with a complex of public buildings?*
- *Is it associated with a designed landscape eg. a significant wall, terracing or a garden building?*
- *Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?*
- *Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?*
- *Does it have historic associations with local people or past events?*
- *Does it reflect the traditional functional character or former uses in the area?*
- *Does its use contribute to the character or appearance of the area?*

APPENDIX 5: PLANNING POLICY FRAMEWORK

A5.0 PLANNING POLICY CONTEXT

A5.1 National Policy

A5.1.1 Localism Act 2011

The Localism Act decentralizes a wide range of decision-making responsibilities to give communities and local government greater powers and freedoms. The Act places greater emphasis on public and third sector involvement in assets and decision-making. The Act makes provision for the preparation of Neighbourhood Plans, which will encourage people to have a say in influencing the places where they live.

A5.1.2 National Planning Policy Framework, 2012

Implementing the spirit of the Localism Act, in March 2012, the Government published the National Planning Policy Framework (NPPF). This superseded Planning Policy Statement 5 (PPS5) as Government Policy on the management of change to the historic environment in England. The NPPF replaces all previous Planning Policy Statements, and aims to streamline and integrate all planning guidance in England.

A5.1.3 The central theme of the NPPF is the '*presumption in favour of sustainable development*'. A key dimension of sustainability is set out as protecting and enhancing the historic environment.

A5.1.4 English Heritage

English Heritage offers guidance through their document "*Understanding Place: Conservation Area Designation, Appraisal and Management*". This document was published in March 2011, since when there have been significant legislative and policy development

as set out above. This document is under revision to reflect:

- Changes resulting from NPPF, Localism and other government initiatives
- Reforms in the Local Authority Planning System.

A5.1.5 Implications for Local Authorities

In response to the NPPF, local authorities are required to have a flexible Local Development Framework (LDF). In recognition of the NPPF, the Council has redefined its submitted Core Strategy as Haringey's Local Plan: Strategic Policies 2013 – 2016. The Proposals Map has been redefined as the Policies Map.

A5.2 Regional Policy - The London Plan

Haringey's planning policies operate within the broad framework of The London Plan, produced by the Mayor of London (published 2011). The broad objectives of the plan are¹:

- To ensure that London is a city that meets the challenges of economic and population growth.
- To ensure that London becomes a world leader in improving the environment.

A5.2.1 Chapter 2 of The London Plan, 'London's Places', sets out specific policies for areas of London which have distinctive parts to play in the capital's development. Tottenham High Road's location within the

¹ London Plan Chapter 2, London's Places, item 2.1

London-Stansted-Cambridge-Peterborough corridor, and its proximity to the Olympic Park are addressed in item 2.18:

*“The Olympic investment in east London, and the recognition arising from association with the Games should be used to effect a positive, sustainable and fully accessible economic, social and environmental transformation for one of the most diverse and most deprived parts of the capital. It is likely to provide lessons and approaches that can be applied to other strategic regeneration projects in the future”.*²

A5.2.2 Chapter 7 of The London Plan, sets out policies about the places and spaces where Londoners live work and visit, aiming for London to be:

- A city of diverse, strong secure and accessible neighbourhoods.
- A city that delights the senses³

A5.2.3 A range of policies within Chapter 7 of The London Plan apply to the North Tottenham Conservation Area (THI sub area). These are: Policy 7.4 Local Character, Policy 7.6 Architecture, Policy 7.8 Heritage Assets and Archaeology, Policy 7.9 Heritage Led Regeneration, have relevance to the North Tottenham Conservation Area (THI sub area).

A5.2.4 Policy 7.4 Local Character, sets out how the physical character of a place should be identified, and the positive elements built upon to foster “a sense of meaning and civility”⁴.

*“Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings”.*⁵

A5.2.5 Policy 7.6 Architecture, sets out the positive contribution which architecture should make to the public realm and streetscape:

*“Architecture should contribute to the creation of a cohesive built environment that enhances the experience of living, working or visiting in the city. This is often best achieved by ensuring new buildings reference, but not necessarily replicate, the scale, mass and detail of the predominant built form surrounding them, and by using the highest quality materials. Contemporary architecture is encouraged, but it should be respectful and sympathetic to the other architectural styles that have preceded it in the locality. All buildings should help create streets and places that are human in scale so that their proportion and composition enhances, activates and appropriately encloses the public realm, as well as allowing them to be easily understood, enjoyed and kept secured. The building form and layout should have regard to the density and character of the surrounding development and should not prejudice the development opportunities of surrounding sites”.*⁶

A5.2.6 Policy 7.8 Heritage Assets and Archaeology, describes the importance of caring for and highlighting historic assets due to their intrinsic value, and promotes the process of “identify, record, interpret, protect”⁷ where historic assets are concerned in new development. It notes that, ‘Ensuring the identification and sensitive management of London’s heritage assets in tandem with promotion of the highest standards of modern architecture will be key to maintaining the blend of old and new that gives the capital its unique character’.⁸

A5.2.7 Policy 7.9 (Heritage Led Regeneration) focuses on the potential for historic assets to positively affect their surrounding area and act as

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- 2 London Plan, Chapter 2, item 2.18
 - 3 London Plan Chapter 7, London’s Living places and spaces, item 7.1
 - 4 London Plan, Policy 7.4, item 7.14
 - 5 London Plan, Policy 7.4A
 - 6 London Plan, Policy 7.6, item 7.21
 - 7 London Plan, Policy 7.8 B
 - 8 London Plan, Policy 7.8, item 7.29

APPENDIX 5: PLANNING POLICY FRAMEWORK

catalysts for regeneration.

*'Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.'*⁹

A5.2.8 The Tottenham Corridor is identified as part of the Upper Lee Valley 'Opportunity and Intensification Corridors (Annex One, London Plan)

A5.3 Haringey: Policy and Guidelines

A5.3.1 Haringey's Local Plan (Strategic Policies 2013 – 2026) was introduced in 2013. This is the central document in the Local Development Framework, which also holds Development Plan Documents (DPD), Supplementary Planning Documents (SPD), and other documents such as Statement of community involvement (SCI).

A5.3.2 Haringey's Local Plan and The London Plan

Haringey's Local Plan summarises commitments in The London Plan which are of particular relevance to Haringey LDF (page 11, items 2.2.16 and 1.2.17)

A5.3.3 Changes to Haringey's Policies

Haringey's Local Plan has been through a number of stages of consultation and amendment before its adoption in 2013. Amendments from previous strategic policy are set out below:

A5.3.4 Policies SP4, SP5, SP6, SP7 have replaced the former Policy G1: Environment. (All policy references are in Haringey's Local Plan)

Policy SP4: Working Towards a Low Carbon Haringey

"Over the lifetime of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey."

Policy SP5: Water Management and Flooding

"The Council will require all development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk."

Policy SP6: Waste and Recycling

"The Council supports the objectives of sustainable waste management set out by the Government in PPS10, Planning for Waste Management and the Mayor's London Plan."

Policy SP7: Transport

"SP7 focuses on promoting sustainable travel and making sure all development is properly integrated with all forms of transport, in line with the Government's transport objectives set out in section 4 of the NPPF and the Mayor of London's strategic transport approach in the London Plan."

Policies SP1 and SP11 have replaced Policy G2: Development and Urban Design.

9 London Plan, Policy 7.9 Item 7.32B

Policy SP1: Managing Growth

"The Council will focus Haringey's growth in the most suitable locations, and manage it to make sure that the Council delivers the opportunities and benefits and achieves strong, healthy and sustainable communities for the whole of the borough."

regeneration and as the basis for good design and positive change".

A5.3.7 Policy SP12 has also replaced Policy CSV1: Development in Conservation Areas, Policy CSV2: Listed Buildings, and Policy CSV3: Locally Listed buildings and Designated Sites of Industrial Heritage Interest. In addition to the quote above (3.3.1.3), SP12 states:

Policy SP11: Design

"All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use."

" 6.2.2 The borough's built heritage, which includes locally distinctive landmarks, creates a sense of place and stability. It also supports local economic competitiveness by providing places for people to live and work), and promotes community cohesion through shared culture and identity."

A5.3.5 Policy SP11 has replaced Policy UD4: Quality Design.

In addition to the quote above (3.3.1.2), SP11 also states

" ..all development shall:

Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity."

A5.3.8 Saved Policies

The following policies have been saved following the Local Plan adoption in March 2013:

Policy CSV4: Alterations & 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;
- c) do not adversely affect the setting of a listed building."

A5.3.6 Policy SP12 has replaced Policy G10: Conservation:

SP12: Conservation

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

Policy CSV5: Alterations & Extensions in Conservation Areas:

"The Council will require that alterations or extensions to buildings in Conservation Areas:

APPENDIX 5: PLANNING POLICY FRAMEWORK

a) preserve or enhance the character of the Conservation Area;

b) retain or reinstate characteristic features such as doors, windows or materials of buildings.

Policy 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."

Policy 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."

Policy 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 their 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 it is considered that preservation in situ is not appropriate."

A5.3.9 The Supplementary Planning Guidance documents below are available, though updating is eventually planned:

Adopted SPG 1a 'Design Guidance and Design Statements' (2006)

Draft SPG 2 Conservation and Archaeology (2006)

Draft SPG 6a Shopfronts, Signage and Security (2003)

A5.3.10 Strategic Planning in the Tottenham Area

Haringey Council considers development in Tottenham to be highly significant. The Strategic Regeneration Framework and the Physical Development Framework for Tottenham provide a strategic overview of the Council's and Mayor's ambitions for the area. Specific area proposals are also contained within documents currently under preparation - the High Road West Masterplan, and the Tottenham Area Action Plan.

AP 6 DEVELOPMENT CONTROL: POLICY AND GUIDANCE

AP 6.1 Design Guidance

Haringey provides the following design guidance:

Adopted SPG 1a 'Design Guidance and Design Statements' (2006)

Draft SPG 2 Conservation and Archaeology (2006)

Draft SPG 6a Shopfronts, Signage and Security (2003)

Tottenham High Road Shopfront Design Guide (1989).

AP 6.1.2 This design guidance should be taken into account when devising and agreeing proposals for development in the North Tottenham Conservation Area (THI sub area). These guidelines generally set out the principles by which the London Borough of Haringey will assess applications for Planning Permission and Conservation Area Consent.

AP 6.1.3 Haringey Council, through its Local Plan policies and planning guidance, seeks to encourage high quality development to preserve and enhance the character and appearance of the North Tottenham Conservation Area.

AP 6.1.4 Haringey Council, through its policies and planning guidance, encourages the retention of original architectural features, their proper repair where damaged, and their restoration, if they are lost. Their significance is important where they are either a specific townscape element or contribute to the architectural integrity or proportions of a building or group of buildings. Regrettably, loss of original architectural

APPENDIX 6: DEVELOPMENT CONTROL POLICY AND GUIDANCE

features, materials and details is evident throughout the North Tottenham Conservation Area (THI sub area).

- inappropriately proportioned fascias (too wide, too deep or covering original features)
- inappropriate signage on the fascias (internally illuminated boxes, over sized lettering/signboards);
- a visual clutter of advertisements
- prominent shopfront security (externally fixed roller shutters)
- fixed plastic canopies

AP 6.1.5 These guidelines are not an attempt to limit the creativity of architects and designers: on the contrary, the THI sub area would benefit from high quality and landmark individual buildings and elements of contemporary design and of appropriate form and use, as well as less spectacular but equally well designed contemporary interventions which respond to their context.

AP 6.6 Shopfronts

AP 6.8 Traditional Facing Materials, Painting, Render and Cladding

AP 6.6.1 The council believes that good quality shopfronts can contribute to the interest of the street scene at ground level, and contribute to the economic vitality of the THI sub area.

The loss or replacement of traditional facing materials, such as stonework or red and yellow stock facing brickwork, and the painting, rendering and cladding of these elevations, has adversely affected buildings within the originally consistent streetscape. Other changes which have affected the consistent appearance of the frontages include the re-cladding of roofs in non-original materials. The cumulative effect of these alterations diminishes the visual cohesion of buildings, groups of buildings and terraces within the North Tottenham Conservation Area (THI sub area).

AP 6.6.2 Planning permission is required for the alteration of shopfronts, and the Council, through its policies and planning guidance, encourages the retention of traditional shopfronts in conservation areas. Traditional shopfronts are a townscape feature that should be protected, maintained in good repair and restored if damaged.

AP 6.6.3 Haringey Council, through its policies and planning guidance, seeks to ensure that new shopfronts and fascias should be sympathetic to the proportions and balance of the overall front elevation of the host building. To preserve and enhance the character and appearance of the North Tottenham Conservation Area (THI sub area), the shopfronts of merit and other elements of interest should be retained wherever possible

AP 6.7 Replacement shopfronts

Many replacement shopfronts detract from the overall quality of their frontages because they have:

This document has been based on:

London Borough of Haringey, Tottenham High Road Historic Corridor, Conservation Areas No. 2, No. 9, No.18, No. 22, No. 26, No. 27, Conservation Area Appraisal, Adopted March 2009 (produced for Haringey by Nathaniel Lichfield and Partners Ltd, Planning Design Economics, 14 Regent's Wharf, All Saints Street, London N1 9RL)

REFERENCES

National Policy

National Planning Policy Framework, 2012, Department for Communities and Local Government

Regional Policy

The London Plan, Spatial Development Strategy for Greater London, 2011, with later revisions

Borough Policy

Haringey's Local Plan, Strategic Policies, 2013 – 2026
High Road West – Creating a Plan for Change, Haringey Council, 2013
Tottenham High Road Shopfront Design Guide, 1989

Local History

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CONSERVATION AREA
MANAGEMENT PLAN
NORTH TOTTENHAM THI SUB AREA



produced by Butler Hegarty Architects
commissioned by the London Borough of Haringey

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CONSERVATION AREA MANAGEMENT PLAN
NORTH TOTTENHAM THI SUB AREA

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THE THI SUB AREA

1.0 INTRODUCTION

1.0 INTRODUCTION

The London Borough of Haringey has commissioned this Conservation Area Management Plan, to be read alongside the Conservation Area Appraisal, as project documentation for a Heritage Lottery Fund (HLF) Townscape Heritage Initiative (THI) second round submission.

This Conservation Area Management Plan provides management proposals for the Tottenham High Road THI sub area, which is a fragment of the North Tottenham Conservation Area.

This document has been closely informed by the Conservation Area Appraisal carried out on the THI sub area, and the two documents should be understood alongside one another. Together, the Conservation Area Appraisal and Conservation Area Management Plan aim to set out a sustainable foundation for the lasting legacy of the THI scheme.

This Conservation Area Management Plan will be in place for 10 years after completion of the THI scheme, and will be regularly reviewed.



2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

SECTION 2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

No.	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
2.1	BOUNDARY OF CONSERVATION AREA Map of Conservaton Area to be updated	2.8 Boundaries to the Conservaton Area Buildings included which are no longer extant	Currently, within the boundaries of the North Tottenham Conservation Area , and the THI sub area, the following buildings are included, which are no longer extant: 2.4.6 Northumberland Park 784, 786, 788 High Road The boundaries should be reviewed and redrawn accordingly.	Boundary review to be programmed within 1 year and then every 5 years
2.2	IMPROVEMENT SITES Existing buildings / sites that need repair, enhancement, major intervention			
2.2.1	Improvement sites - protection and enhancement of statutorily listed buildings	Section 5.0 Detailed Building Condition (see individual sheets for information on buildings). 4.9 General condition of the historic buildings	Within the THI sub area, there are high quality statutorily listed buildings (see page 84, Conservation Area Appraisal). If these are not addressed through the THI scheme then all powers should be used to ensure that these high quality buildings are protected, including Planning Enforcement measures and Repair Notices as part of the threat of Compulsory Purchase.	Ongoing
2.2.2	Improvement sites - setting of Heritage Assets	4.5.2 Urban grain 4.7.1 Streetscape - east side of the High Road 4.9 General condition of the historic buildings	The setting of Heritage Assets should be preserved and enhanced. Particular attention should be given to the situations where Georgian buildings are set back from the pavement edge (No.808), or behind railings and walls. (Nos. 818, 792 - 802, 808 - 810). All appropriate efforts should be made to ensure that repairs to railings and walls are carried out to a high standard. Samples of materials to be used should be agreed, and fully detailed drawings of all repair proposals should be required. Signage on brick piers (e.g. at No.808) should be removed.	Ongoing

2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

SECTION 2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

No.	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
2.2.3	Improvement sites - improving lower status buildings which contribute to the character of the THI sub area.	Section 4.4 Historic development 4.5.2 Urban grain 4.6.1 Townscape	Some 'lower status' (ie. not listed or locally listed) groups of buildings along the High Road should be targeted for improvement, as they enhance the historic character of the THI sub area. The groups of 19th century buildings at the southern side of the junction of the High Road with White Hart Lane are significant as they demarcate the junction of these ancient routes. These buildings could be improved by improvements to shopfronts, removal of inappropriate signage, replacement of inappropriate uPVC windows, and removal of satellite dishes.	5 years
2.2.4	Improvement sites - 'negative contribution' buildings	Section 6.0 of the CAA identifies the contribution which buildings make to the THI sub area.	Buildings / sites identified as 'negative' are as follows, and are sites where high quality improvements are to be encouraged: Nos. 831 - 833, Nos. 852 - 858, No. 864	5 years
2.3	OPPORTUNITY SITES Major sites where redevelopment is likely/desirable: may need development or design brief			
2.3.1	Opportunity Site - The former timber yard, Nos. 855 - 863 High Road is currently a significant gap in the streetscape of the THI sub area.	Negative buildings/sites are identified in section 6.0 How the Buildings Contribute to the North Tottenham Conservation Area 4.7.2 Streetscape - west side of the High Road 4.6.5.1 Key view 03 - threshold view at the Northumberland Park boundary of the THI sub area.	Ensure that the design of any future development is in accordance with the design principles contained within the High Road West Master Plan and the emerging Tottenham Area Action Plan. In particular, design, form and layout should be sympathetic to the historic fabric of the High Road and respect the scale and rhythm of the adjoining buildings.	1 year

2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

SECTION 2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

No.	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
2.3.1 cont.	(continued from page 5)	(continued from page 5)	(continued from page 5) Proposals should have a frontage onto the High Road, and should not "turn the corner" (as at junction with White Hart Lane). Proposals should maintain the rhythm and grain of the west side of the High Road, and avoid an excessively large monolithic elevation, as has been created by surface treatment at 819 - 829.	1 year
2.3.2	Opportunity Site - impact of High Road West development.	8.1 High Road West - future change	High Road West is partly within the boundary of the THI sub area, and its impact must be considered. The principles set out in the High Road West Master Plan and the emerging Tottenham Area Action Plan should be referred to and future development (as stated in section 2.3.1 above) should be sympathetic to the historic fabric of the THI sub area as well as the wider conservation area.	1 year
2.3.3	Opportunity Site - impact of new stadium for Tottenham Hotspur football club	1.7 State of transformation	The development of Tottenham Hotspur Football Club's new stadium is outside the boundary of the THI sub area, but its impact must be considered. While planning consent has already been granted, there should be ongoing dialogue between the Conservation and Regeneration teams to ensure that detailed design proposals along the boundary between new stadium development and the THI Sub Area (eg. lighting, signage, hard and soft landscaping), are sensitive to the context and appropriate in scale.	1 year

2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

SECTION 2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

No.	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
2.4	PROTECTION OF VIEWS			
2.4.1	Protection of views - consolidating the threshold views into the THI sub area and strengthening the sense of character and place	4.6.3 Key view 01 threshold view at the northern boundary of the THI sub area (See Map 09, page 24)	The view south, into the THI sub area, at this point, is important. Within the THI sub area, the streetscape is fragmented partially due to the lack of coherent relationships between the buildings on the east side of the High Road (Nos. 852 - 858, 860 - 862, 864). An achievable short term improvement would be to remove the unsightly advertisement and associated gantry fixed on the north flank elevation of No. 860 - 862 ('The Coach and Horses').	1 year
2.4.2	Protection of views - consolidating the threshold views into the THI sub area and strengthening the sense of character and place	4.6.4 Key View 02 threshold view at the southern boundary of the THI sub area (See Map 09, page 24)	The view north, into the THI sub area, would be enhanced by supporting and improving the modest 19th century terraces south of the junction with White Hart Lane. Any future development should refer to the principles contained in the High Road West Master Plan and the emerging Tottenham Area Action Plan and should enhance this view. The view north, into the THI sub area, would be enhanced by improving the setting (railings, walls, hard landscaping) of the Northumberland Terrace group of buildings.	3 years 5 years
2.4.3	Protection of views - consolidating the threshold views into the THI sub area and strengthening the sense of character and place	4.6.5 Key view 03 threshold view at the Northumberland Park boundary of the THI sub area (See Map 09, page 24)	This view, and sense of arrival from Northumberland Park is of arriving via a 'secondary route' to a 'primary route'. Improvements to the flank elevations of Nos. 814 and 816 High Road would support and enhance this relationship.	3 years
2.4.4	Protection of views - consolidating the threshold views into the THI sub area and strengthening the sense of character and place	4.6.6 Key view 04 threshold view at the White Hart Lane boundary of the THI sub area (See Map 09, page 24)	This view would be enhanced by supporting and improving the modest 19th century terraces which curve around the corner at the junctions of High Road and White Hart Lane. Any future development should refer to the principles contained in the High Road West masterplan and the emerging Tottenham Area Action Plan and should enhance this view.	3 years

3.0 PLANNING GUIDANCE

SECTION 3.0 PLANNING GUIDANCE

No.	Issue	How identified in Conservation Area Appraisal	Management Proposals	Timescale
3.1	SPECIFIC ISSUES SUCH AS REPLACEMENT WINDOWS AND DOORS	For specific examples, see Section 5.0 Detailed Building Condition	Generally, replacement windows should be resisted, and existing joinery repaired. Where replacement windows are necessary, traditional single glazed box sash windows will generally be most appropriate. Care should be taken to ensure that glazing bar sections and details generally match existing. Fully detailed workshop drawings of replacement windows should be required. Carefully detailed internal secondary glazing could be considered.	Ongoing
3.2	PARAMETERS FOR EXTENSIONS	1.9 Radical Steps Needed 4.6.3 - 4.6.5 Key Views	Generally, extensions other than ground floor, in exceptional circumstances should not be approved. Key views into and within the THI sub area would be damaged by inappropriately large rear extensions.	1 - 5 years
3.3	DESIGN OF SHOPFRONTS	For specific examples, see Section 5.0 Detailed Building Condition	The repair of original shopfronts will be encouraged, or the repair or re-establishment of the traditional architectural frame of the shopfront. Haringey's "Tottenham High Road Shopfront Design Guide" (1989) should still be referred to. In some circumstances, carefully proportioned and high quality contemporary design will be permitted, if it refers to the proportions and form of adjacent shopfronts, and is well designed in high quality materials from the traditional palette of materials - painted timber, glass, steel, render, stone, glazed tiles.	1 - 5 years
3.4	OUTDOOR ADVERTISEMENTS	See 5.2.19 No 860 - 862 High Road ('The Coach and Horses')	Outdoor advertisements are detrimental to the character of the THI sub area and should not be permitted. Item 2.4.1 of this document refers to a particularly problematic advertisement on the north flank wall of Nos. 860 - 862, 'The Coach and Horses'. The advertisement, and associated gantry should be removed.	1 year

3.0 PLANNING GUIDANCE

SECTION 3.0 PLANNING GUIDANCE

	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
3.5	ROLLER SHUTTERS	For specific examples, see Section 5.0 Detailed Building Condition	Solid Roller shutters are detrimental to the streetscene and should not be permitted. They create a threatening environment, and are destructive to the nighttime economy. Acceptable alternatives are internal open grille type shutters, which sit behind the shopfront, and , if used alongside security glass in the shopfront, provide high levels of security. External roller shutters are less appropriate but may be acceptable if they are of the open grille type allowing vision through, and the housing and runners are carefully integrated into the design of the shopfront.	5 years
3.6	SATELLITE DISHES	For specific examples, see Section 5.0 Detailed Building Condition	Satellite dishes are detrimental to the character of the THI sub area and should not be permitted. Enforcement action should be taken against existing satellite dishes.	3 years

4.0 ENFORCEMENT AND REMEDIATION STRATEGIES

SECTION 4.0 ENFORCEMENT AND REMEDIATION STRATEGIES

	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
4.1	URGENT AND IMMEDIATE MEASURES needed to protect historic assets in the short term	<p>1.8 Short term protection generally</p> <p>1.9 Radical steps needed immediate and urgent steps are needed to protect historic fabric.</p> <p>8.2 Stop the rot - necessary and immediate actions to prevent the loss of historic fabric through poor conservation, or neglect.</p>	<p>An Immediate comprehensive full measured survey of all buildings in the THI sub area should be carried out to create a best practice exemplar of historic asset protection. This will provide a complete and comprehensive database for ongoing monitoring.</p> <p>Immediate detailed photographic survey of the exterior of all buildings in the THI sub area. This would record extant detail and fabric and would complete the photographic survey begun in the Conservation Area Appraisal. This will provide a complete and comprehensive database for ongoing monitoring.</p>	1 year
4.2	SATELLITE DISHES	Intrusive satellite dishes are installed in several properties (see Chapter 5: Detailed Building Condition, pages 29 - 77, Conservation Area Appraisal)	Publicise the fact that the installation of satellite dishes requires planning permission in the North Tottenham Conservation Area. This could be implemented through the production of posters, leaflets, and advertisements in local press. This should be integrated with proposals for 6.2 Rebranding exercise. <p>Use negotiation to remove existing satellite dishes.</p>	1 year
4.3	DETRIMENTAL SHOPFRONTS GENERALLY WITHIN THI SUB AREA	Detrimental shopfronts are installed in several properties (see Chapter 5: Detail building Condition, pages 29 - 77, Conservation Area Appraisal).	<p>Identify shopfronts which would benefit from shopfront improvements, and draw up priority list for THI grant.</p> <p>Engage with shopkeepers. Publicise the fact that alterations to shopfronts in the North Tottenham Conservation Area require planning permission. Publicise the opportunity presented by the THI grant scheme.</p> <p>Ensure awareness of existing shopfront Design Guide. Update existing Shopfront Design Guide</p>	1 year 1 year 1 year 1-3 years

4.0 ENFORCEMENT AND REMEDIATION STRATEGIES

SECTION 4.0 ENFORCEMENT AND REMEDIATION STRATEGIES

No.	Issue	How identified in Conservation Area Appraisal	Management Proposals	Action by
4.4	DETRIMENTAL SHOPFRONTS GENERALLY WITHIN THI SUB AREA	Detrimental shopfronts are installed in several properties (see Chapter 5: Detailed Building Condition, pages 29 - 77, Conservation Area Appraisal).	Commitment of adequate resources to implement short term measures set out above, in order to alter the prevailing culture of neglect.	5 years

6.0 REGENERATION STRATEGIES

SECTION 6.0 REGENERATION STRATEGIES

No.	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
6.1	REGENERATION: develop and strengthen the strategies for conservation of the historic environment as set out in the Tottenham Strategic Regeneration Framework	8.1 'High Road West' - future change Awareness of immediate future and the proposals contained within the agreed High Road West Master Plan. 4.4.18 2014 - Regenerating North Tottenham 1.9 Radical steps needed	Policies contained within the High Road West Master Plan and the emerging Tottenham Area Action Plan strengthen the need for understanding the significance of Heritage Assets and their potential to add value to regeneration. This needs to be integrated holistically so that Tottenham's historic buildings are perceived as adding unique value to the regeneration of the wider area.	1 year
6.2	REGENERATION: MARKETING STRATEGY emphasise the character of the THI sub area while making the broader argument for the cultural, economic and social benefits of built heritage.	1.7 State of transformation It is important that the value of the historic fabric of the THI sub area is embedded in regeneration proposals	Aligning the marketing to reflect the unique character of the THI sub area which could include: <ul style="list-style-type: none"> • giving it a clear identity • communications to raise its profile • publicise the commercial life, and education, outreach and cultural events and activities in the area. • promoting the THI sub area as a key component of the regeneration of the broader area (See Appendix 1: 'You Wont Find This Anywhere Else!')	5 years
6.3	REGENERATION: OUTREACH STRATEGY develop broad community engagement	1.5 Cultural diversity and built heritage	Commission an inclusive arts and activities programme, in partnership with other organisations and stakeholders, which explores the relationships between local communities and the history and heritage assets of the THI sub area.	5 year

6.0 REGENERATION STRATEGIES

SECTION 6.0 REGENERATION STRATEGIES

	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
6.4	REGENERATION: precisely target candidates for THI grants	Section 4.0 Character Analysis	Identify groups of buildings which, if repaired and enhanced, would benefit and support conservation of the THI sub area in a coherent manner.	1 year
6.5	REGENERATION: address the interface between specific regeneration pressures and historic fabric.	1.9 Radical steps needed immediate and urgent steps are needed to protect historic fabric.	In order to protect its character and urban grain, it is important that large openings and unsympathetically designed interventions are avoided throughout the historic fabric of the THI Sub Area. Future proposals for large scale developments should refer to design guidelines within the emerging Tottenham Area Action Plan. (See also item 2.3.1, page 5 of this document)	1 year

7.0 EDUCATION AND TRAINING

SECTION 7.0 EDUCATION AND TRAINING

Category	Issues identified in Conservation Area Appraisal	Management Proposals	Timescale
7.1 VALUING AND UNDERSTANDING THE THI SUB AREA	1.5 Cultural Diversity and Built Heritage 1.8 Short term protection	High quality and accessible educational material on the THI sub area (postcards, printed material, digital media) to be made available at libraries, public spaces, Bruce Castle Museum etc. Generate teaching resources for National Curriculum Key Stages 1 - 5, which explores the history, heritage and contemporary experience of the THI sub area.	1 - 5 years 1 - 5 years
7.2 UNDERSTANDING THE RESPONSIBILITIES AS OWNERS AND TENANTS OF HISTORIC ASSETS	8.2 Stopping the Rot 8.3 Changes	Provide high quality information and support for owners, tenants and businesses within THI sub area	1 - 5 years
7.3 VALUING AND UNDERSTANDING THE THI SUB AREA	1.5 Cultural Diversity and Built Heritage	Develop an education and interpretation programme, which focusses on the relationships between built heritage and multicultural communities.	5 years
7.4 TRAINING AND APPRENTICESHIPS	1.5 Cultural Diversity and Built Heritage	In all conservation projects in the THI sub area, employ skilled and experienced contractors, who can commit to incorporating high quality skills training, and the creation of apprenticeships within their project organisation.	5 years

8.0 RESOURCES NEEDED TO MANAGE AND MAINTAIN THE THI SUB AREA

SECTION 8.0 RESOURCES NEEDED TO MANAGE AND MAINTAIN THE THI SUB AREA

No.	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
8.1	RESOURCING: INTEGRATING HERITAGE AND REGENERATION	1.9 Radical steps needed	Additional resourcing to enable good communication and exchange of information integrating heritage and regeneration in the THI sub area.	5 years
8.2	RESOURCING: 'HERITAGE CHAMPIONS'	1.5 Cultural diversity and built heritage	Resourcing to train and support for 'Heritage Champions' - Local Councillors, local people, arts, built environment, and education professionals	3 years
8.3	RESOURCING: INFORMATION AND SUPPORT FOR LOCAL BUSINESSES	8.3 Changes	Resourcing to provide information and support for local businesses, in parallel with updated guidelines on how to conserve their historic buildings.	5 years
8.4	RESOURCING: REGENERATION PROPOSALS	1.9 Radical steps needed	Funding for regeneration proposals identified in , see Section 6.0 Regeneration, items 6.1 - 6.6, above.	5 years
8.5	RESOURCING: EDUCATION AND TRAINING PROPOSALS	1.5 Cultural diversity and built heritage	Funding for education and training see Section 7.0 Education and Training, items 7.1 - 7.6, above.	5 years

APPENDIX 1

You Won't Find This Anywhere Else!

references for rebranding the North Tottenham TH1 Sub Area
references for interpretative media

1. LOGO - BRAND IDENTITY

Harry Barlow

(www.harrybarlow.com)

Issue based communication in advertising, design, events and lobbying.

Has experience with the GLC, GLA, Local Authorities, Trade Unions, Charities and Pressures Groups.

Could develop graphic identity, set up a website etc.

2. ENGAGING PEOPLE

Discover Hackney

(www.discoverhackney.co.uk)

A group of 10 partner organisations who "share common goals around increasing the use and knowledge of the borough's rich heritage and its built environment"

One of the partners is The Building Exploratory - see Listed

Haggerston Project (working with volunteers to record built heritage).

3. BOOK

Welcome To Holloway Road (2005)

(www.butlerhegartyarchitect.co.uk)

Butler Hegarty Architects produced a book, designed for the general public, about the history and culture of Holloway Road. This was funded by Islington Council and English Heritage within the Holloway Road HERS Scheme. The book was successful in raising interest in the heritage of Holloway Road and the HERS scheme.

4. DIGITAL MEDIA

Interactive Places

(www.interactiveplaces.co.uk)

Ideas agency making apps and other digital and analogue forms of interaction. Perhaps an App for "Historic Tottenham?"

5. WEBSITE

SKINN

(www.skinn.org.uk)

A development agency for Shalesmoor, Kelham Island & Neepsend in Sheffield.

Very different from North Tottenham (a much bigger area), but draws together the relevant information in an engaging and inclusive way.

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