Cabinet Report Appendices

15. ADOPTION OF CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS FOR NORTH TOTTENHAM, SCOTLAND GREEN, BRUCE GROVE, TOTTENHAM GREEN, SEVEN SISTERS/PAGE GREEN AND SOUTH TOTTENHAM (PAGES 1 - 516)

16. ADOPTION OF ALTERATIONS TO THE STRATEGIC POLICIES (2013), SITE ALLOCATIONS DPD, DEVELOPMENT MANAGEMENT DPD, AND TOTTENHAM AREA ACTION PLAN DPD (PAGES 517 - 630)

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Consultation Statement

On the draft Conservation Area Appraisals for the Tottenham High Road Historic Corridor, including North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters and South Tottenham Conservation Areas.

January 2017

1. Consultation Overview

1.1 In 2016 the Council produced new Conservation Area Appraisal and Management Plans for the six Conservation Areas making up the Tottenham High Road Historic Corridor, as part of our ongoing programme to renew Conservation Area Appraisals across the borough. The new documents, researched and written by heritage consultants, include detailed design guidelines and a review of conservation area boundaries, recommending that Conservation Area designation is removed in certain areas.

1.2 The council approved a six-week consultation on the draft document in November 2016, aimed at gauging public support for the adoption of the documents and giving residents the opportunity to comment in detail on the documents and make suggestions.

1.3 A total of 63 responses were received – the majority from local resident but also including responses from Tottenham Conservation Area Advisory Committee, Page Green Residents Association, Historic England, and Tottenham Hotspur Football Club. Among those respondents who did not support the adoption of the documents, the overwhelming majority sighted concerns relating to the proposed boundary changes.

1.4 The consultation was carried out in line with relevant statutory requirements and the Council's statement of community involvement (SCI)**.**

2. Methodology

2.1 The consultation took place between 10th November 2016 and 22nd December 2017. Letters were sent to all addresses on the Council's database within each conservation areas explaining the purpose of the consultation, the proposed boundary changes, summarising how the changes would affect residents, and detailing how to take part. The letters included a questionnaire to be returned to the Council as well as a colour map showing the proposed boundary changes for that Conservation Area.

2.2 A notice was placed in the Haringey Independent on the 11th November stating the dates of the consultation, where to view the document and how to respond. Relevant information was made available on the Council's website where the documents were available to download.

2.3 Paper copies of the document were made available to view at Coombe's Croft Library, Marcus Garvey Library, River Park House, and Haringey Civic Centre.

2.4 Consultees were invited to submit comments either through an online questionnaire accessed from the council's website, through a printed questionnaire submitted by post, by email, or in person at one of the public meetings.

2.5 Section 71 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that proposals for the preservation and enhancement of Conservation Areas (such as the new Appraisals and Management Plans that were the subject of this consultation) are submitted for consideration to a public meeting in the area to which they relate. Two public drop in meetings were held in the area: On 24th November at Tottenham's Living Room (639 Enterprise Centre) and on 8th December at N17 Design Studio. Council officers were available to discuss issues and answer questions. There were 18 attendees in total.

3. Summary of responses

3.1 Following the consultation, all comments received were analysed. There were a total of 63 responses. 29 were submitted by post, 5 by email, and 29 via the online survey.

3.2 13 respondents supported the adoption of the draft documents in their current form; 44 respondents objected. The majority of this second group raised specific concerns related to some of the proposed boundary changes and their possible impact on the character of the area, including a strong response from members of the Page Green Residents Association objecting to some of the proposed boundary alterations to the Seven Sisters/Page Green Conservation Area. There were no objections to the proposed removal of Conservation Area designation from South Tottenham.

3.6 The table on the next page summarises the main issues arising from consultation responses, and the Council's response to them.

Theme	Council response and amendments
General	
A number of general statements of support for the conservation of historic buildings, and protection for local character and views. Comments to the affect that more should be done to protect the Conservation Area.	It is hoped the new document will be a valuable tool in the proper management of the area, including the protection of significant buildings, enforcing against inappropriate changes, and ensuring that new development does not cause harm to the character of the area. Amendment to all townscape maps to indicate the positions of important views within each Conservation Area.
Concerns related to enforcement, especially signage and shop fronts along the high road. Suggestions that council could/should do more to enforce planning rules. Suggestions that the new documents could be more explicit about what we will do in the future to enforce rules. Support for the new shop front guidelines.	The new design guidelines contain very detailed guidance on shop fronts and signage, setting out exactly what will and will not be considered appropriate in the future. Amendment to 2.5.1 To clarify commitment to enforcement against unauthorised signage and shop front alterations, in line with our enforcement charter.

Generalised concern about the impact of recent and future development on the conservation area. Comments refer to tall buildings, height, density, and general loss of character. General concern that the new documents might be used as a tool to facilitate inappropriate development.	We believe that development in the Conservation Area, as well as development affecting its setting, must enhance the area through high quality appropriate design and a good understanding of local character. This has not always been the case in the past, but this document will be a valuable tool to achieve this going forward. Additionally, the council's emerging local plan policies DM9 (in the emerging Development Management DPD) and AAP5 (in the emerging Tottenham Area Action Plan) set out our approach to development proposals affecting heritage assets or their setting.

Seven Sisters Conservation Area Boundary Alterations

A number of concerns about the removal of the conservation Area designation from the open space on Rangemoor Road. Comments included details of its value to the local community, and claims that it is a historic open space and therefore of special significance.	The Council recognises the importance of green space/open space. These spaces are protected and their importance recognised by local plan policies DM20 in the emerging Development Management DPD, and SP13 in the Strategic Policies, Rangemoor Road open space is not a historic open space. Historic maps (p12) and photographs (p13) show a terrace of houses on the site between 1894 and 1961. The space is not considered to be of historical significance and therefore should not be part of the conservation area.
A number of concerns about the removal of the conservation area designation from houses on Wakefield Road. Comments suggest; that the terrace contributes to views from Page Green Common; that the properties were previously included in the conservation area and it is not clear what has changed.	The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to comments pointing out that these houses contribute to views from Broad lane and Page Green, and broad support among the local community for the inclusion of these buildings in the Conservation Area. A further site visit confirmed the contribution these buildings make to views from the green.
Concerns over the effect of proposed boundary alterations, especially that they might allow for redevelopment of the areas excluded from the Conservation Area, or cause other damage to character or the local community. Concerns over the rationale behind the proposed boundary alterations, especially that they may have been proposed to facilitate development proposals or plans for future development.	The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements. These changes have not been made in response to development proposals and should not be taken as an indication that development proposals for these areas are likely to come forward. Any development adjacent to conservation areas also needs to satidfy NPPF requirement that development affecting the setting of heritage asets should enhance them.
Concerns that poor past enforcement of planning rules, and a lack of clear information about what is appropriate have lead to the current poor condition of some areas. Support for greater use of enforcement powers, rather than removal of Conservation Area Designation.	Amendment to all management plans (paragraph 2.5.1 or equivalent) to clarify commitment to enforcement in line with our enforcement charter. The new document includes detailed design guidelines aimed at clarifying what changes are considered appropriate, and communicating this in an accessible way.

North Tottenham Conservation Area Boundary Alterations	
A number of different suggestions for various amendments to the proposed boundary alterations.	The proposed boundary has been amended in a number of places in response to consultation comments: To include St Francis de Sales Church and presbytary, based on its contribution to special historic character; to exclude the ramp leading to Lilywhite house; and to exclude forecourt areas on the south side of White Hart Lane.

Concerns over the rationale behind the proposed North Tottenham boundary alterations, especially that they have proposed to facilitate development proposals or plans for future development. Concerns that the changes will lead to further rloss of character/historic buildings in this area.	The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements. In some cases the proposals reflect the fact that special character has been lost due to development which has already taken place. The changes have not been proposed in response to proposals for future development and should not be taken as an indication that development proposals for these areas are more likely to come forward.
Consultation Procedures	
Some concerns raised over how the consultation was organised. Suggestions that the Council's decision to organise drop-in meetings as part of the consultation did not comply with statutory requirements.	Section 71 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that proposals for the preservation and enhancement of Conservation Areas (such as the new Appraisals and Management Plans that were the subject of this consultation) are submitted for consideration to a public meeting in the area to which they relate. Two public drop in meetings were held in the area: On 24th November at Tottenham's Living Room (639 Enterprise Centre) and on 8th December at N17 Design Studio. Council officers were available to discuss issues and answer questions. Drop-in meetings are considered to be an inclusive approach to public engagement, as set out in the Council's Statement of Community Involvement. In addition to this statutory requirement, a number of approaches were used to publicise the consultation and facilitate engagement in line with the council's Statement of Community involvement.

4. Next steps

4.1 We have considered all comments and where appropriate, have suggested amendments to the document to reflect consultation comments (detailed in the table on page 7).

4.2 The consultation exercise is considered to be successful, demonstrating engagement from local community groups, support for the broad aims of the document and conservation aims in general, and providing useful input so that the final document and reviewed Conservation Area Boundaries will better reflect the needs and outlook of the local community.

4.3 The final amended Appraisal and Management Plans will be referred back to the cabinet for adoption in April 2017.

5 Schedule of Amendments

	Amendment	Rational
2.5.1 in the North Tottenham Management plan and equivalent paragraph in the other four management plans.	The Council has an adopted Planning Enforcement Charter and will investigate and, where necessary, take enforcement action against unauthorised works in the Conservation Area. Advertisement and signs: The Council is committed to taking enforcement action against inappropriate signage and advertising. Where this is not historic, appropriate notices are being served and actions have been taken. The Council will continue to do so in the future. Section 215 Notices: These have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate in a case by case basis and in line with the provisions of the legislation.	Additional text to clarify commitment to enforcement
Section 2.8 in the North Tottenham document. Paragraph 2.7.8	However, the NPPF states in Paragraph 127 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." In this case it is doubtful whether the buildings on the west side of the High Road would, on their own, be considered of sufficient special interest to justify continued Conservation Area designation. Therefore the second option, which is recommended here, is to remove the Conservation Area designation from this subsection (sub-area C) consolidating the Conservation Area into two sections consisting of sub-areas A and B, and sub-areas D and E. Sub-area C would still form part of the setting of the Conservation Area and, in considering proposals within sub-area C, the Council would consider possible impacts on the character and appearance of the Conservation Area. Proposals would be expected have regard to the linearity the High Road which is an important aspect of its character.	Text to clarify the management of the central section of N Tottenham Conservation Area following boundary alterations, in response to consultation comments.
Section 2.8 in the North Tottenham document. Paragraph 2.8.9	~~The possibility of including St Francis de Sales Church (on west side of the road) as part of sub-area D and therefore allowing it remain a part of the conservation area was considered. However the church (and adjacent presbytery) is separated from the frontage to the south by a large open playground which does not make a positive contribution to character, and does not properly form part subsection D, therefore this option is not recommended.~~ It is recommended that St Francis de Sales Church and adjacent Presbetery (on the west side of the road) are included in the Conservation Area as part of sub-area D.	Alteration to proposed Conservation Area boundary in response to consultation comments

	The position of the Conservation Area boundary on the south side of White hart Lane has been adjusted to exclude forecourt areas, as these do not contain any buildings and make no contribution to architectural or historic interest.	
Map 16. In the North Tottenham document	Map altered to reflect the changes detailed above.	
Map 16. In the North Tottenham document	The following minor mapping errors are corrected: - A number of Statutory listed buildings were not indicated as such on Map 16. This has been corrected. - The ramp leading to Lilywhite house was mistakenly included in sub-area A. The boundary has been amended to include it in sub-area C, which will be removed from the Conservation Area.	Correction of minor errors pointed out at consultation
Section 2.8 in the Seven Sisters/Page Green document	~~**B Modification of the eastern boundary to exclude part of Wakefield Road, Rangemoor Road and Harold Road**~~ ~~The terraced houses in these streets follow a typical pattern seen in the wider area, and their modest architectural quality has been significantly undermined by piecemeal alterations and loss of original features. As a group they also have little or no visual relationship with Page Green Common.~~ **B Modification of the eastern boundary to exclude Priscilla Wakefield House and the open space on Rangemoor Road** The Rangemoor Road open space is not a historic open space and has little or no visual relationship with Page Green Common. Priscilla Wakefield House does not make a contribution to arechitectural or historic interest.	Alteration to proposed Conservation Area boundary so that the houses on Wakefield Road are not excluded, in response to consultation comments.
Map 12. in the Seven Sisters/Page Green document	Map altered to reflect the changes detailed above.	
All Townscape maps for North Tottenham, Scotland green, Bruce Grove, Tottenham Green and Seven Sisters/Page Gren	All maps altered to show important views within each conservation area.	Alteration in response to comments emphasising the need to protect views within the conservation area.

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Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
Jane Bourdillon	Resident, owner	Seven Sisters	Green Space	Plus we are supposed to be working towards a greener and less polluted environment as advertised on TV/national news. We need green spaces for you to cut out boredom and crime.	Each appraisal sets out the significance of historical open spaces, and trees (paragraph1.3 location and setting). The Council recognises the importance of green space/open space. These spaces are protected and their importance recognised by local plan policies DM20 in the emerging Development Management DPD, and SP13 in the Strategic Policies,
Sophie Ceneda	Resident, owner	Tottenham Green	Enforcement, shopfronts	Please ensure that the suggested recommendations re: guidance for shop fronts are being implemented and enforced. Out of all the suggestions, this is the one that can make the biggest difference to the High street in Tottenham at a relatively minor cost and radically change the character of that street that has been let down by so many business owners. I totally agree with the appraisal of negative contribution made by the buildings highlighted in the area I am concerned with i.e. Tottenham Green (- the housing near opposite the police station, the housing block at corner of High cross, the one further down at corner of High road and Green (west side). How on earth did the Council allow these to happen in the first place??	Noted. It is hoped the new document will be a valuable tool in the proper management of the area, including enforcement. Amendment to 2.5.1 To clarify commitment to enforcement against unauthorised signage and shop front alterations, in line with our enforcement charter.
S. Coogan			Consultation	Firstly, I would like to notify yourselves that I have never received any communication regarding any proposed changes. I have been handed this form by a neighbour!!	The Council wrote to the respondent's stated address prior to the start of the consultation.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
S. Coogan			General	I disagree with any changes within this area. I have lived here for 35 years. We have a local community which could be destroyed.	It is hoped the new document will ensure the proper management of the Conservation Area going forward and help prevent harm to the character of the area. Some alterations to Conservation Area boundaries have been proposed which will affect permitted development rights and the way planning applications are assessed in these areas, but the documents do not propose any large scale changes likely to have a negative impact on the local community. Residents should be reassured that the proposed changes are not development proposals and should not be taken as an indication that development proposals are likely to come forward in these areas.
Lucile Desblanche and Robin Scobey	Resident, owner	Seven Sisters	Boundary Review, general	Tottenham has contributed greatly to the development of many high rise buildings. In particular, the Tottenham Hale Village was much denser than the plans we had received for the development. The charm of Tottenham is linked to its low rise architecture and a conservation area is a way to ensure this. We therefore oppose the change to a reduced conservation zone.	The Council will consider the impact of development affecting the character or setting of the Conservation Area, in line with emerging local plan policies DM9 (in the emerging Development Management DPD) and AAP5 (in the emerging Tottenham Area Action Plan), which set out the approach to development proposals affecting heritage assets. Additionally, local plan policies AAP6 and DM6 set out the Council's approach to when and where tall buildings will be considered appropriate.
C. Djatmika	Private Tenant	Seven Sisters	Consultation	The Council could be more transparent in regards to what the new changes entail. The community need to know exactly we are objecting (or not) to.	Consultation was carried out in line with our Statement of Community involvement, with information available across a variety of platforms, and with staff available to answer question at public meetings or by phone or email.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
Audrey Droisen	Resident, owner	Seven Sisters	Seven Sisters/Page Green boundary review	I object to the proposed changes to the Seven Sisters/Page Green area for the following reasons: 1. Rangemoor Open Space is an historic open space; therefore, I don't want it taken out of the Page Green Conservation Area. Haringey Council itself has created all the detrimental additions to it, without any reference to it being part of a conservation area. (All the improvements to it have been initiated by Page Green Residents Association). Furthermore, Open Spaces can be and, in this case are, part of a conservation area. I, therefore, suggest that Rangemoor Open Space stay within the conservation area.	Rangemoor Road open space is not a historic open space. Historic maps (p12) and photographs (p13) show a terrace of houses on the site between 1894 and 1961. The space is not considered to be of historical significance. Detrimental additions to the space are not an issue.
Audrey Droisen		Seven Sisters	Seven Sisters/Page Green boundary review	2. In the 2009 Haringey Conservation Review, the Wakefield Road houses were deemed to be worthy of being in a conservation area. Nothing since then has changed about these houses that warrants their being taken out of the conservation area. I therefore suggest that these houses stay in the conservation area.	The Conservation Area boundary was not reviewed in 2009. The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.
Audrey Droisen		Seven Sisters	Seven Sisters/Page Green boundary review	3. Haringey Planning has said that the Wakefield Road Houses are being taken out of the conservation area because they are not along the High Road or the Top of Broad Lane. Nothing within the criteria for being in a conservation area suggests that a conservation area should or needs to be along a main road. Therefore, the houses and green Open Space between Wakefield Road and Rangemoor Road should remain in the conservation area	The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.
Audrey Droisen		Seven Sisters	Consultation	4. Haringey's Conservation Officer has stated that the boundary line running from Page Green Terrace back to the High Road is unclear. Page Green Residents Association has asked for a new map to be issued, which will clarify this boundary. However, Haringey Planning has refused to issue another map. Residents, therefore, are unfairly being asked to comment on the de-selection of part of our conservation area, without adequate information on the area being de-selected	The original map was correct. The confusion arises because the existing Conservation Area boundary was drawn before the Stephenson house site was redeveloped and now includes the forecourt/parking and part of the frontage of Stephenson House but excludes the bulk of the building. We have proposed that the boundary is amended to exclude the entire Stephenson House site, and this is clearly shown on the map. Neither the building nor its forecourt/parking area has any historic or

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
					architectural interest.
Audrey Droisen		Seven Sisters	Seven Sisters/Page Green boundary review, enforcement	5. 19A Wakefield Road has an unfortunate fence along its border. It has had the same fence for over 30 years. It had that fence in 2009, when the upper end of Wakefield Road was judged to be part of our conservation area. What the Conservation Officer needs to do now is to finally issue an enforcement order on the homeowner in order to replace the fence. Most Page Green Residents would agree with this enforcement. Instead, the 2016 conservation review wrongly uses this fence as another reason to disqualify the whole of the Wakefield Road area. This doesn't make sense or good governance.	Section 215 notices have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate in a case by case basis and in line with the provisions of the legislation. The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.
Audrey Droisen		Seven Sisters	Boundary review general	6. Haringey should be improving and enhancing their conservation areas rather than deselecting them.	It is hoped the new document will be a valuable tool in the proper management of the area, including the protection of significant buildings, enforcing against inappropriate changes, and ensuring that new development does not cause harm to the character of the area. The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements.
Audrey Droisen		Seven Sisters	Seven Sisters/Page Green boundary review, enforcement	7. I object to the houses on Wakefield Road being taken out of the Conservation area because they meet conservation criteria on the grounds that: They can be seen from Broad Lane walking up towards the High Road, and therefore protect the view and vista of our conservation area; They are part of the Historic Rangemoor Open Space view and Vista; They are in important part of the view and vista surrounding the historic Earlsmead School and form part of the character and architectural style and social/historic associations	The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
				with that school; They are part of local distinctiveness and the sense of place which make Earlsmead School and Rangemoor Open Space area unique	
Audrey Droisen		Seven Sisters	Consultation	8. A drop in session is not a public meeting. Section 71 of the Planning (listed buildings and conservation areas) Act 1990 requires the local authority to submit proposals for changes to its conservation area for consideration to a public meeting in the area to which they relate. A drop in session is designed for information not consideration of proposals. This consultation is therefore an infringement of section 71 and could be taken to the local ombudsman for appeal.	Consultations were carried out in line with the Council's statement of community involvement. Drop-in meetings are considered to be an inclusive approach to public engagement.
Simon Finn	Resident, owner		Seven Sisters/Page Green boundary review	I do not support the proposed changes to Wakefield Road N15, these have been included in the Conservation Area for many years and removing them will reduce the protection the area receives. The Council should be expanding not reducing the conservation area. The properties currently covered are of value and should not be removed they also form part of the boundary to the conservation area at the Wakefield Road end. Any remedies that may be needed to bring them into line should be pursued and not simply to remove them from the area.	The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.
Javeria Gilmore-Khan	Resident, owner	Seven Sisters	Seven Sisters/Page Green boundary review	A. Requirement in legislation and national planning policies to preserve and/or enhance. It is a shame that the council instead just want to de-select it. They should be proud of Haringey's Conservation Areas and should be doing their job in protecting it. There is a need for additional protection and restraint. The documents talk about how areas have been spoilt with certain amendments but surely a de-selection would open the doors to developers who would actually take	It is hoped the new document will be a valuable tool in the proper management of the area, including the protection of significant buildings, enforcing against inappropriate changes, and ensuring that new development does not cause harm to the character of the area. The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
				away from the historic nature of the area.	thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements.
Javeria Gilmore-Khan		Seven Sisters	Boundary Review, general concerns about development	B. With appropriate management procedures in place, the character and appearance of a Conservation Area should not change rapidly. Unfortunately, based on the approval of Apex Tower I do not have trust or faith in the Council that by deselecting they are making a sound decision for the community. This is commercially geared with the emphasis and importance put on developers rather than the community who live here.	It is hoped the new document will be a valuable tool in the proper management of the area, including the protection of significant buildings, enforcing against inappropriate changes, and ensuring that new development does not cause harm to the character of the area.
Javeria Gilmore-Khan		Seven Sisters	Consultation	C. I do not feel the Council has followed due process in allowing residents to talk and discuss their views. A drop in session is not a public meeting. Section 71 of the planning (Listed Buildings and Conservation Areas) Act 1990. Act requires the local authorty to submit the proposals for consideration to a public meeting in the area to which they relate. A drop in session is designed for information not consideration of proposals. This infringement of section 71 should be taken to local ombudsman. This feels disingenuous and you have to wonder why they will not have an open forum that is minuted if they care about the views of the residents.	Consultations were carried out in line with the Council's statement of community involvement. Drop-in meetings are considered to be an inclusive approach to public engagement.
Javeria Gilmore-Khan			Views, Enforcement, Boundary review	D. By deselecting you are not allowing the protection of important views and vistas. As far as I am aware there has been no use of a section 215 notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the Conservation Area; In addition for the houses that have been selected for deselection; it would be good to know if at any point conservation officers have been in touch with the owners to inform them that their property has not been repaired adequetly? If not, why not? How would these owners know that they are not conserving a property properly if they have not been informed? Instead they have just been informed via the draft Seven Sisters/Page Green	Section 215 notices have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate in a case by case basis and in line with the provisions of the legislation. Important views and vistas have been added to townscape maps in all six appraisals in order to ensure they are protected and taken in to account in the assessment of planning applications.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
				Consultation Area Appraisal which seems unfair.	
Javeria Gilmore-Khan		Seven Sisters	Boundary review	The Conservation Area must be protected as it is in other areas of Haringey such as Highgate, Noel Park. It feels as though Seven Sisters is the area within Haringey that no one seems to care about conserving. From the draft appraisal it is also unclear the benefits of deselecting the area for conservation. I also worry about the precedent this will set for other houses in the Page Green Terrace area. The Page Green Terrace area is a wonderful enclave and peaceful oasis away from the main high road. I can't understand why this would be compromised and the lives of tenants and residents threatened for no upgain. It has not been communicated what I, as a resident will get from this.	It is hoped the new document will be a valuable tool in the proper management of the area, including the protection of significant buildings, enforcing against inappropriate changes, and ensuring that new development does not cause harm to the character of the area. The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements. There are no proposals at to alter the Conservation Area designation of Page Green Terrace.
Javeria Gilmore-Khan		Seven Sisters	Boundary review	I note in the draft appraisal that Haringey Council has an issue with the way some residents have repaired their properties (drives being made in to parking spaces, aluminium windows, etc). However, there is no acknowledgement that these repairs surely firstly reflect their time. Aluminium windows were popular in the 90s to keep heat in, drives have been paved over as some residents may not be able to afford a parking permit. It is a shortsided view of the council to not understand the underlying issues for the look/appearance of a property or why certain decisions have been made - it is therefore also unfair to penalise a whole conservation area for this too.	The Council recognises these issues. The detailed new design guidelines included in the Management Plans represent what we consider to be the best and most practical approach to preserving and enhancing the character of historic buildings, while taking into account other issues such as cost, energy efficiency, etc. In many cases, small scale alterations such as changes to gardens cannot be controlled through the planning process, but the council is committed to taking enforcement action where appropriate.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
Javeria Gilmore-Khan		Seven Sisters	Appraisal methodology	There has also been no discourse from councillors themselves or leafleting asking for how we as a neighbourhood interact with the area which is crucial in conservation decisions. Without exploring the areas below how can a decision be made? Key areas in defining the special interest are likely to be: a) the relationship of the conservation area to it's setting and the affect of that setting on the area. b) The still visible effects/impacts of the area's historic development on its plan form, character and architectural style and social/historic associations. c) How the places within it are experienced by the people who live and work there and visitors to the area (including both daily and seasonal variations if possible). e) Designated and other heritage assets, their intrinsic importance and the contribution they make to the townscape. f) Local distinctiveness and the sense of place which make the area unique.	The documents were researched and written by experienced heritage consultants, in line with the latest Historic England guidance, and in consultation with the Tottenham Conservation Area Advisory Committee. The documents contain comprehensive appraisals setting out key aspects of each area's special interest.
Javeria Gilmore-Khan		Seven Sisters	Open space	The park and open spaces are wonderful addition to our neighbourhood and offers a great respite away from the main road. If this is deselected I can only assume this is because yet another development will be built that will affect the light/space/and community who live here. It would be lovely if the council who we elect could engage genuinely and responsibly with us and not only care about our opinions around election time.	The Council recognises the importance of green space/open space. These spaces are protected and their importance recognised by local plan policies DM20 in the emerging Development Management DPD, and SP13 in the Strategic Policies, The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements. These changes have not been made in response to development proposals and should not be taken as an indication that development proposals for these areas are likely to come forward.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
Yannick Grelet	Resident, owner		Seven Sisters/Page Green Boundary Review	I am responding specifically in relation to Seven Sisters/ Page green. As a home owner I am deeply concerned about what this means for the green space in the area which is regularly used and much needed. I am also concerned about the repercussions of over building in the area. My comment is that I strongly disagree with this change.	The Council recognises the importance of green space/open space. These spaces are protected and their importance recognised by local plan policies DM20 in the emerging Development Management DPD, and SP13 in the Strategic Policies,
Mr.Has	Business owner	Seven Sisters	Boundary Review, general	I do not want Conservation Area boundaries to be changed. There is no reason. All you want is to support football club planned changes to happened. We want character of high road to be keep as it is.	The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance, assessed against the requirements of national policy and legislation relating to Conservation Areas.
Lee HIggins	Other Worked in the area for Years and grew up with family locally .		General concerns over new development	Heritage buildings in particular in and around the high road must not be sacrificed for new development. We already lose too many heritage buildings for the sake of developing new homes when the area is already over populated. The traditional look & face of Tottenham high Road & it's surroundings should not be sacrificed for what is the hidden agenda that is enhancing Tottenham Hotspur football club. How can we encourage local businesses to flourish to help the British economy when we also put them at risk by yet more development?	We believe that development in the Conservation Area, as well as development affecting its setting, must enhance the area through high quality appropriate design and a good understanding of local character. This has not always been the case in the past, but this document will be a valuable tool to achieve this going forward.
Toby Hilder	Resident, Owner		Boundary review, green space	I am happy with the proposed changes in the conservation zone however I am saying no to supporting it as I believe the council should retain the conservation orders on trees and any green spaces. This is an important part of any urban landscape not only for air quality but for the psychological well-being of those that live around it.	Each appraisal sets out the significance of historical open spaces, and trees (paragraph1.3 location and setting). Trees within the Conservation Area enjoy additional protection and there are no proposals to change this. It is proposed that a small open space on Rangemoor Road is excluded from the Conservation Area designation as it does not contribute to special historic character, however all green spaces/open spaces are protected and their importance recognised by local plan policies DM20 in the emerging Development Management DPD, and SP13 in the Strategic Policies,
Charles Howard	Resident,	Seven	Not Specified	In addition to the attached sheet I would comment	The Council has a statutory duty to review

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
	owner	Sisters		that the proposed changes do not seem to stem from any genuine concerns about the character of the area but are simply designed to ease development in line with council plans.	Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements. These changes have not been made in response to development proposals and should not be taken as an indication that development proposals for these areas are likely to come forward.
Charles Howard	Resident, owner	Seven Sisters	Consultation	The planning department refused to carry out a proper consultation but hold 'drop-in sessions' instead of public meetings.	Consultations were carried out in line with the Council's statement of community involvement. Drop-in meetings are considered to be an inclusive approach to public engagement.
Guy Kewish	Resident, owner		Seven Sisters/Page Green Boundary Review	As a home owner on Wakefield Road I've always been surprised that around 9 or 10 of us are included in the conservation area, but Earlsmead Road, Pembroke Road, Colless Road, Townsend Road and High Road are not included. To include a small subsection of page green and leave the remainder out weakens the legitimacy of the conservation area. I think this is a good decision to strengthen the legitimacy of the zone by keeping in it what gives it conservation appeal and removing what does not.	Noted. The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green,
S. Maxwell	Resident, owner	Seven Sisters	Not Specified	I have grown up in this area. There are scores of neighbours that I have known since I was born. I love the houses all around. It is like looking at history of Tottenham. Please do not destroy everything I know here. This is REAL TOTTENHAM.	It is hoped the new document will ensure the proper management of the Conservation Area going forward and help prevent harm to the character of the area. Some alterations to Conservation Area boundaries have been proposed which will affect permitted development rights and the way planning applications are assessed in these areas, but the documents do not propose any large scale changes likely to have a negative impact on the local community. Residents should be reassured that the proposed changes are not development proposals and should not be taken as an indication that development proposals are likely to come forward in these areas.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
S. D. Maxwell	Resident, owner	Seven Sisters	Not Specified	Conservation Areas are there for a reason. This is an area of historical significance and should not be developed over.	Agreed. We hope the new documents will be valuable tools in the proper management of the Conservation Areas in order to preserve and enhance their historic character.
Page Green Residents Association		Seven Sisters	Seven Sisters boundary review	Rangemoor Open Space is a historic green space; therefore, I don't want it taken out of the Page Green Conservation Area. Haringey Council itself has created all the detrimental additions to it, without any reference to it being part of the Conservation Area. All the improvements to it have initiated by Page Green Residents Association.	Rangemoor Road open space is not a historic open space. Historic maps (p12) and photographs (p13) show a terrace of houses on the site between 1894 and 1961. The space is not considered to be of historical significance. Detrimental additions to the space are not an issue.
Page Green Residents Association		Seven Sisters	Seven Sisters boundary review	In the 2009 Haringey conservation review, the Wakefield Road houses were deemed to be worthy of being in a Conservation Area. Nothing since then has changed about these houses that warrants them being taken out of our Conservation Area.	The Conservation Area boundary was not reviewed in 2009. The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.
Page Green Residents Association		Seven Sisters	Seven Sisters boundary review	Haringey planning has said that the Wakefield Road Houses are being taken out of the conservation area because they are not along the High Road or the top of Broad Lane. Nothing within the criteria for being in a Conservation Area suggests that a Conservation Area should or needs to be along a main road.	The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
Page Green Residents Association		Seven Sisters	Consultation	Haringey's Conservation Officer has stated that the boundary line running from Page Green Terrace back to the High Road is unclear. Page Green Residents Association has asked for a new map to be issued, which will clarify this boundary. However, Haringey planning has refused to issue another map. Residents, therefore, are unfairly being asked to comment on the deselection of part of our conservation area, without adequate information on the area being deselected.	The original map was correct. The confusion arises because the existing Conservation Area boundary was drawn before the Stephenson house site was redeveloped an now includes the forecourt/parking and part of the frontage of Stephenson House but excludes the bulk of the building. We have proposed an amendment to the boundary to exclude the entire Stephenson House site, and this is clearly shown on the map. Neither the building nor its forecourt/parking area has any historic or architectural interest.
Page Green Residents Association		Seven Sisters	Seven Sisters/Page Green appraisal and boundary review	19A Wakefield Road has an unfortunate fence along its border. It has had that same fence for over 30 years. It had that fence in 2009, when the upper end of Wakefield Road was judged to be part of our Conservation Area. What the Conservation Officer needs to do now is to finally issue and enforcement order on the homeowner in order to replace the fence. Most Page Green residents would agree with this enforcement. Instead, the 2016 conservation review wrongly uses this fence as another reason to disqualify the whole of the Wakefield Road area. This doesn't make sense or good governance.	The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green. The boundary treatment at 19A Wakefield Road has not been altered and is therefore not subject to planning control.
Richard Parish obo. Historic England		South Tottenham	South Tottenham Boundary Review and Management	In respect of South Tottenham, the arguments set out in the consultants' appraisal are clear and I would agree that the townscape is in general of a relatively fragmentary significance and quality than the earlier and older corridor to the north. The statutory and local protection identified, and migration of the north east corner of the CA into the Seven Sisters CA, would offset some of the potential loss of the broader positive strategy that conservation area might provide. This could be to some degree further offset by local guidance on character and distinctiveness, which could help to define how local landmarks and views might be enhanced whilst acknowledging that the area does not possess the cohesive historic character and appearance sufficient to warrant CA status. To a certain extent CA status is a local	Noted. With regard to further local guidance on character and distinctiveness, the Council has already undertaken the Urban Characterisation Study that identifies certain views and local landmarks within the area. This document has informed current DMDPD policies as well Tottenham Area Action Plan that incorporates recognition of views and landmarks.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
				designation delivered under national legislation, it is therefore to some extent the role of the LPA to define the required significance through comprehensive evidence. However, this needs to be framed in the wider London and national historic context to be valid. In the instance of South Tottenham I am therefore relatively happy that the changes can be considered justified when considered against evidential, historic and aesthetic and communal values, and when set against the NPPF requirements.	
Richard Parish obo. Historic England		North Tottenham	North Tottenham Boundary Review and Management	North Tottenham is more problematic as it proposes bisecting the North Tottenham CA. Whilst the section proposed for de-designation does not contain buildings of consistent quality as those to the north and south and is undergoing relatively seismic change in respect of redevelopment on the east side, we would not consider the removal of a connecting section of conservation area (noted for historic interest lying in the ribbon development of one of London's principal historic thoroughfares) as good practice. A better approach would be to take a closer management of how change in the conservation area can ensure that this linear nature and the ability to understand the development of the different historic layers that comprise it can be reinforced through sensitive new development and the enhancement of those positive elements of the historic environment. Whilst the NPPF states that CA's and areas within CA's should demonstrate sufficient historic character to warrant designation that it is fundamental to the character that it is an "area" defined by a common set of heritage values. Our guidance does state that ideally CA's should encompass both sides of a street to ensure appropriate management regimes. When dealing with busy and wide thoroughfares this is not	The comments from Historic England have been considered carefully. Whilst their group value in maintaining the linearity and continuity of the High Road is acknowledged, their architectural quality and integrity has been compromised to such an extent that their inclusion will undermine the quality and integrity of the rest of the conservation area which is of much higher quality. This would be against NPPF paragraph 127 (see paragraph 5.3) and it is therefore proposed to remove this section of the High Road from the Conservation Area. Amendment to 2.8.8 to clarify that sub-area C would be part of the Conservation Area's setting, and proposals would need to have regard to the linearity of the High Road. Following comments from the Tottenham CAAC, it is proposed to retain St Francis de Sales Church and grounds within the Conservation Area based on their special historic character.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
				always practical and a judgement of whether the boundary should realistically cover both sides of the street must be made (there are plenty of instances where this is not the case). The principal reason for doing so is often to ensure that traffic management issues within the CA are dealt with in a consistent and transparent way. In the instance of North Tottenham I would suggest that the boundary change would be best served by retaining the west side of the street within the CA and a set of positive strategies and guidance set out to manage change in a positive way	
Iry Pretararo	Council tenant	North Tottenham	Not Specified	More Greenery and space is always welcome	Noted.
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	Preamble	These representations are made primarily in the context of the Club's Northumberland Development Project (NDP), but also having regard to the Council's High Road West regeneration scheme on the opposite side of Tottenham High Road, where the Club also has property interests. As such, these representations are confined to the North Tottenham Conservation Area. Context The NDP comprises the development of a new 61,000 seat stadium together with retail; education; office; hotel; recreation; community; and residential uses. The scheme also includes over a hectare of high quality new public realm, which amongst other things, will provide an important link between the Council's Northumberland Park regeneration scheme, High Road West and the redeveloped White Hart Lane Station. The NDP is regarded in both existing and emerging strategic and local planning policy as the primary catalyst for the regeneration of North Tottenham – an area that still exhibits some of the highest levels of	Noted

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
				deprivation in London. The NDP occupies a 9.2ha site bounded by Northumberland Park to the north; Worcester Avenue to the east; Park Lane to the south; and Tottenham High Road to the west. The current North Tottenham Conservation Area (NTCA) boundary takes in western edge of the site; generally following the rear boundary of buildings currently or previously lining the High Road. It excludes the Club's current White Hart Lane Stadium. The NTCA and the buildings within it – many of which are either statutorily or locally listed – constituted one of the principal planning constraints to the design development of the NDP and the subsequent determination of the applications. Whilst acknowledging that the NDP caused some harm to elements of the NTCA, it will deliver significant public benefits overall and in the balancing of these elements by the Council, the Mayor of London and the Secretary of State, all weighed in favour of the scheme. The Club has already begun its considerable investment in the historic environment. The new stadium is due to open in time for the 2018-19 football season at the same time as the Tottenham Experience, which will encompass the Club's new museum and merchandise shop. The Tottenham Experience includes as its centerpiece, the renovation and conversion of the Grade II listed Warmington House. Work is also underway on the Grade II* listed Percy House, which is also being renovated and converted into the new headquarters of the Tottenham Hotspur Foundation. Percy House is one of a number of Grade II* listed buildings within the historic Northumberland Terrace. The Club has also recently been granted planning permission and listed building consent for the Paxton Building scheme which includes the renovation and conversion of Grade II listed 792 High Road. The Club is also intending to complete this scheme in time for the stadium opening. The Club strongly believes therefore that the completion of the NDP and the regeneration it will	

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
				facilitate in North Tottenham will result in a significant improvement to the High Road historic environment and streetscape overall. The character of the NTCA within the proximity of the NDP will however change significantly, both as a result of the implementation of NDP but also through the eventual implementation of High Road West. The Club therefore recognises the need for the Council to review the extent of the NTCA. The following representations are made in this context.	
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	North Tottenham Audit map	General Comments 1. Map 16 (North Tottenham, Proposed Boundary Alterations) does not correctly identify all statutorily and locally listed buildings, which do appear correctly identified on Maps 9, 11, 13 and 15.	Mapping error – now corrected
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	Enforcement	2. The Club would like to see the enforcement of unauthorised signage explicitly referred in paragraph 2.4.1 as part of the Council's Planning Enforcement Charter.	Agreed – Amendment to 2.5.1 To clarify commitment to enforcement against unauthorised signage and shop front alterations, in line with our enforcement charter.
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	Boundary review, Scale and form of development in the setting	3. The NDP application scheme was designed, considered and approved in the context of the NTCA as a principal planning constraint. For example, the architectural treatment of the stadium's west elevation and the Tottenham Experience in particular have been designed to relate to the scale and linearity of the High Road as essential components to its character. In the event that the Council does resolve to de-designate Sub Area C, the Club would still expect any development fronting the High Road to relate to form, scale and character of the High Road.	The new appraisals set out how the scale and linearity of the high road contribute to its character. Sub-area C would still be considered part of the setting of the Conservation Area, and as such the Council would expect any development to relate to the form, scale and character of the High Road, in line with emerging local plan policies DM9 (in the emerging Development Management DPD) and AAP5 (in the emerging Tottenham Area Action Plan), which set out the approach to development proposals affecting heritage assets. Amendment to 2.8.8 to clarify that sub-area C would be part of the Conservation Area's setting, and proposals would need to have regard to the linearity

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
					of the High Road.
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	Safety	4. The Club would like the inclusion of a reference to the need for any new development within Sub Areas A, B, C and D to take cognisance of the safety and security requirements of the new stadium.	This is not a conservation issue and does not fall within the scope of this document.
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	N Tottenham Boundary Review	Specific Comments The following comments should be read in conjunction with the attached plan. ① (Paragraph reference 2.7.5). The Sub Area boundary should run along the southern edge of 790 High Road (Dial House) and exclude the Lilywhite House access road, which does not contribute special interest to the NTCA and so should be removed with the rest of Sub Area C for consistency.	Agreed. The map has been amended accordingly.
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	N Tottenham Boundary Review	② (Paragraph reference 2.7.5 - 2.7.8). The map should be updated to reflect the demolition of Nos. 746-750 High Road. The reasoning to omit sub Area C (paras. 2.7.7 and 2.7.8) applies equally to the northern section of Sub Area D, which also has substantial gaps or areas of recent poor townscape between occasional, widely spaced buildings of interest.	Ordnance Survey are yet to update maps following demolition works. The document maps will be updated as soon as updated OS maps are available to us. The northern section of sub-area B is considered to retain its significance – see 1.5.44.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	N Tottenham Boundary Review	③ (Paragraph reference 2.7.7 – 2.7.8). The reasoning in the second part of 2.7.7 and in 2.7.8 to omit sub Area C applies to the section of White Hart Lane (Sub Area B), which has substantial gaps and intermittent buildings of interest on the northern edge and a substantial gap with an open frontage that lacks any special interest on the southern side. The two statutorily listed and two locally listed building are afforded their own protection individually. Sub Area B should either be removed completely or amended only to include groups of building worthy of inclusion.	Although it is acknowledged that character of this area has been diminished, it is still considered significant because of the group value of buildings. Agree that areas to the south of White Hart lane which do not contain any buildings have no significance. Boundary amended accordingly.
Sevki	Resident, owner			We do not agree that this is going to be used on a way to distroy community for New development. The heritige community must be renamed	
Jeremy Somers	Resident, owner		Seven Sisters/Page Green boundary review	As a resident of the Page Green area (Townsend Road) I am very concerned at the changes being made to the conservation area near my house specifically the Rangemoor open space and play area next to it and to the area on the high road next to Page green terrace. I have concerns that once these conservation areas have been altered they will be vulnerable to planning applications and as such mean that the park areas could be affected. I would like to think that the reason these areas are in the conservation area is that they are vital to maintain green areas in my neighbourhood. Rangemoor Open space is used on a daily basis by local residents indeed the local residents association have taken up planting there creating a more welcome atmosphere. The play area next to Rangemoor open space is used by local youths playing football and basket ball also on a daily basis. We should be protecting places like this not putting them at risk off being developed. In the last few years there have been a series of planning applications in my area which	The Council recognises the importance of green space/open space. These spaces are protected and their importance recognised by local plan policies DM20 in the emerging Development Management DPD, and SP13 in the Strategic Policies. Rangemoor Road open space is not a historic open space. Historic maps (p12) and photographs (p13) show a terrace of houses on the site between 1894 and 1961. The space is not considered to be of historical significance. The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance. The proposed boundary amendments are based solely on this assessment, and the requirement that Conservation Area designations accord with national legislation and policy requirements. They should not be taken as an indication that development proposals

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
				have been totally out of proportion to the existing buildings. More importantly these applications offer nothing to improve the local infrastructure or give anything to the local community. These areas must be protected. I see this removing of these areas from the conservation area a gateway to building proposals. The Rangemoor open space MUST be protected. Tottenham is going to be changing a lot over the next decade but we must be sure that the green areas dotted around the residential areas are protected as a legacy for future genrations. Regards Jeremy Somers Page Green Residents Association Treasurer and local resident.	for these areas are likely to come forward.
Ben Stroud	Resident, owner		General support	I think it's a great idea.	Noted
Tottenham CAAC	other			Tottenham Conservation Area Advisory Committee has considered the changes to the proposed Conservation Area boundaries in detail over the course of several meetings, including discussion with Council officers, other local residents and the Council's advisors. We are broadly in agreement with the changes that have been proposed. In general, we believe the proposals are logical and will result in more rational and carefully bounded, distinct conservation areas. We hope that the revised boundaries will lead to improved appreciation of the conservation areas and control of development within them. We regret the loss of the South Tottenham Conservation Area but understand the rationale for this. The inclusion of some of the area within	Noted. Conservation boundary amended to include St Francis De Sales to reflect these concerns.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
				the Seven Sisters/Page Green CA is noted. Regarding the North Tottenham CA, we understand that the development area of the Tottenham Hotspur FC ground on the east of the High Road is no longer viable for inclusion in the CA, given that only one historic structure (Warmington House) survives. However we strongly believe that the area to the immediate north of the junction with Church Road, including St Francis de Salles RC Church, should be retained in the Conservation Area (sub area C in the draft appraisal document). In our view this is vital to protect the setting of both sides of Church Road which is the historic route to All Souls Church and other historic buildings including Bruce Castle. While the open space of the playground does break up the historic built corridor, it is an important environmental and aesthetic contributor in its own right. We believe that there are no strong arguments to remove this important area of land from the conservation area, despite the loss of heritage assets on the eastern side of the High Road.	
Elizabeth Walker	Resident, owner		Enforcement, shopfronts	I would like to know how changes to shop-fronts will be managed - I'm doubtful many shop owners will read these resources ahead of changing their shopfronts. So often they don't seem to have gone for the more sympathetic/tidiest option, but clearly whatever was cheapest. How will compliance be enforced?	It is hoped the comprehensive new design guidelines will be an accessible resource to encourage the preservation and enhancement of historic buildings through shop front design. The guidelines will be used to guide our assessments of planning applications, and where alterations are made without the appropriate planning consents, the Council is committed to taking enforcement action. The management plan documents have been amended to clarify the Council's commitment to taking enforcement action.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
S. Wolchover				Stop allowing large scale development of the area by multi national development organisations. Reduce number of corporate chain stores bookies and pound shops. Promote engagement of local community with the environment and allow genuine community interest groups more say in and control of development. Better management of the environment including tree management to reduce the incidence of subsidance and the subsequent need for tree removal. Better management of litter, waste and fly tipping. Empower the community to create opportunity for local income generation. Improve safety by creating lively local streetscapes and reducing anti social behaviour associated with an over abundance of bookmakers and run down/under used properties. Stop allowing developers and commercial property owners to let their holdings fall into disrepair. More pedestrian friendly improvements to shopping clusters. Improvement to station environments. Much more consultation at micro development level. Stop the demolition and social cleansing of council estates.	Most of these issues fall outside the scope of this document.
No name given			Enforcement, shopfronts	Please ensure that the suggested recommendations re: guidance for shop fronts are being implemented and enforced. Out of all the suggestions, this is the one that can make the biggest difference to the High street in Tottenham at a relatively minor cost and radically change the character of that street that has been let down by so many business owners. I totally agree with the appraisal of negative contribution made by the buildings highlighted in the area I am concerned with i.e. Tottenham Green (- the housing near opposite the police station, the housing block at corner of High cross, the one further down at corner of High road and Green (west side). How on earth did the Council allow these to happen in the first place??	It is hoped the comprehensive new design guidelines will be an accessible resource to encourage the preservation and enhancement of historic buildings through shop front design. The guidelines will be used to guide our assessments of planning applications, and where alterations are made without the appropriate planning consents, the Council is committed to taking enforcement action. The management plan documents have been amended to clarify the Council's commitment to taking enforcement action.

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
No name given			General concerns over new development	I support that Tottenham heritage and character must be kept.The buildings in the area gives Tottenham unique and must be looked after. They must not be sacrificed for new developments	It is hoped the new document will be a valuable tool in the proper management of the area, allowing us to protect significant buildings and ensure that new development does not cause harm to the character of the area.
No name given			General concerns over new development	i do not support because i feel it is being usedas a tool by haringey council to demolish buildings with heritage with its one direction view of new development. Buildings on tottenham high road near new the spurs ground is a good example of hypocisy of this consultation & council. #shamefulness	
No name given				the historic buildings of Tottenham must be retained. The council quest for new buildings must end.The high road has Beautiful buildings and are the longst established in London.we as a area should embrace these buildings and support the local community that already exists	It is hoped the new document will be a valuable tool in the proper management of the area, allowing us to protect significant buildings and ensure that new development does not cause harm to the character of the area.
No name given			Seven Sisters/Page Green Boundary review, Enforcement, Views	I've lived in the Page Green area next to Rangemoor Open Space for 13 years. No-one I have ever spoken to was aware that it was a conservation area, there has been no enforcement whatsoever. The council's own changes and additions to the area including the Open Space have not taking the conservation area aspect into account. These have included removing the original fencing around the park and adding ugly modern fencing, and the choice of additional concreting and benches etc. Also, the council houses in the area under consideration have not been managed to be in-keeping with conservation guidelines (which no-one here has easy access to presently) Rangemoor Open Space is a historic green open space and the last	The Council recognises the importance of green space/open space. These spaces are protected and their importance recognised by local plan policies DM20 in the emerging Development Management DPD, and SP13 in the Strategic Policies, The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements. These changes have not been made in response to development proposals and should not be taken as an indication that development proposals for these

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
				remnant of the old manor house gardens that stretched around the area. It's also one of the only green areas in this inner city area, adding a impossible to quantify element which only natural spaces can offer. And once gone cannot be replaced. Open spaces can be and, in this case are, part of a conservation area, and it should remain so for the well-being of the community. The basketball courts are also used daily, and often until late at night by various youth's for healthy sports, it would be tragic for this to be lost in the future too. Although in the consultation meeting it was mentioned that the houses (first block on Wakefield up to 19) were not visible from the main road - why ever this is a key issue - they 100% are very visible from Broad Lane and in my humble opinion they look good from there too. Although perhaps close-up there are elements that could have been kept in better historic standards had 19A does have the old gates from it's time as a local metal yard, which in other areas could be seen as historic in some senses. The other walls and new temporary fencing to replace a wall should be tidied and improved now that the conservation area element has been noted. I will pass this message to the owner and help tidy as I have already done. Overall it feels like this is being pushed through with minimal formal interaction with the community who could be affected by it in the long term. The irony of the council never doing anything in-keeping with conservation guidelines or informing tennants of their duty is quite stark. Of course it is not meeting criteria presently, the council can take responsibility for that... rather than potentially aiding construction pressures in the future to find it easy to remove these areas it would be far better to aid their improvement for the good of the community and future generations appreciation of our historic London and shared spaces.	areas are likely to come forward. Rangemoor Road open space is not a historic open space. Historic maps (p12) and photographs (p13) show a terrace of houses on the site between 1894 and 1961. The space is not considered to be of historical significance. Detrimental additions to the space are not an issue. The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green,

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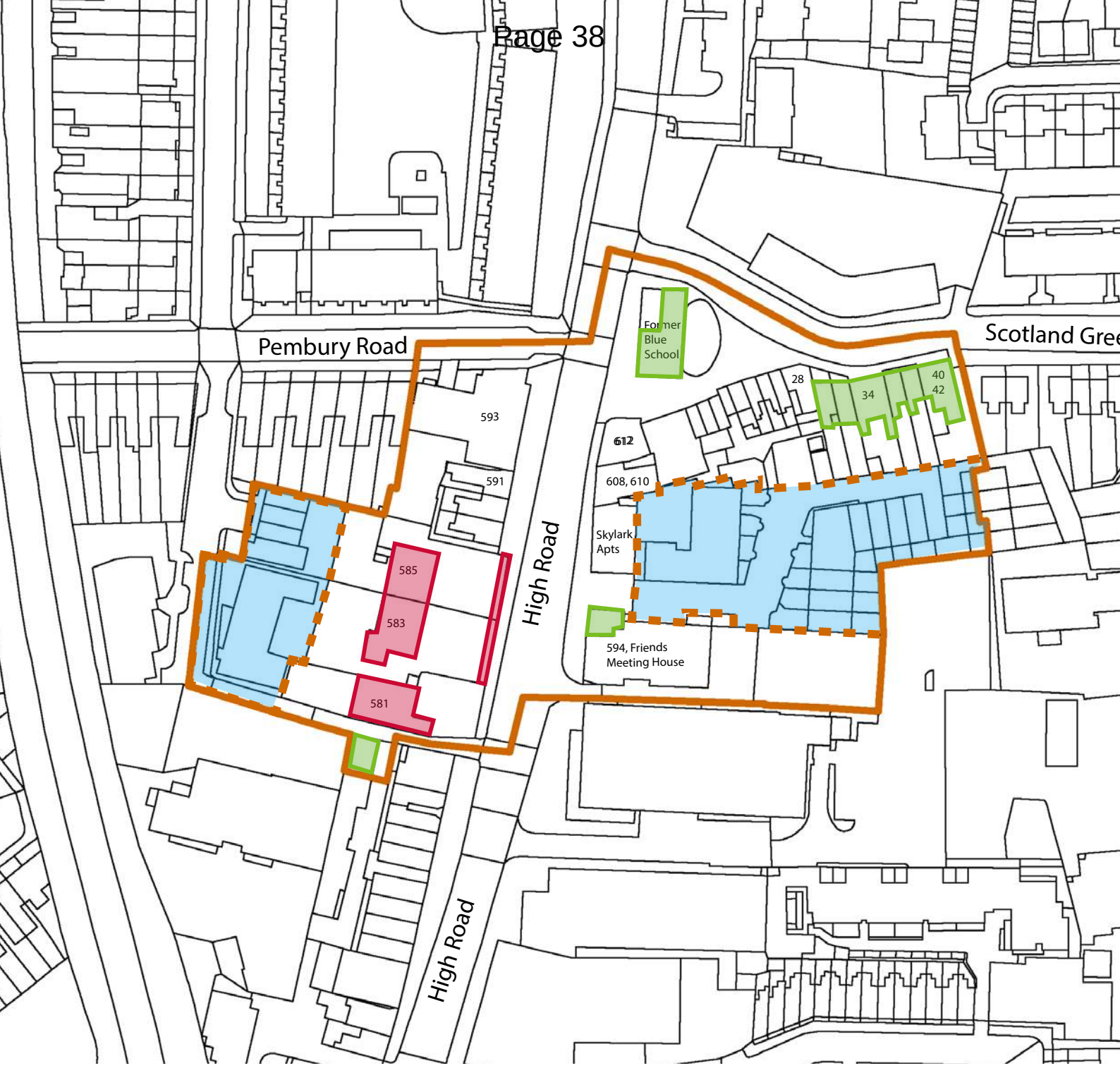
Map 1. **North Tottenham, Proposed Boundary Alterations**

Proposed area to be excluded from the conservation area

Existing Conservation Area Boundary

Statutory Listed Building

Locally Listed Building



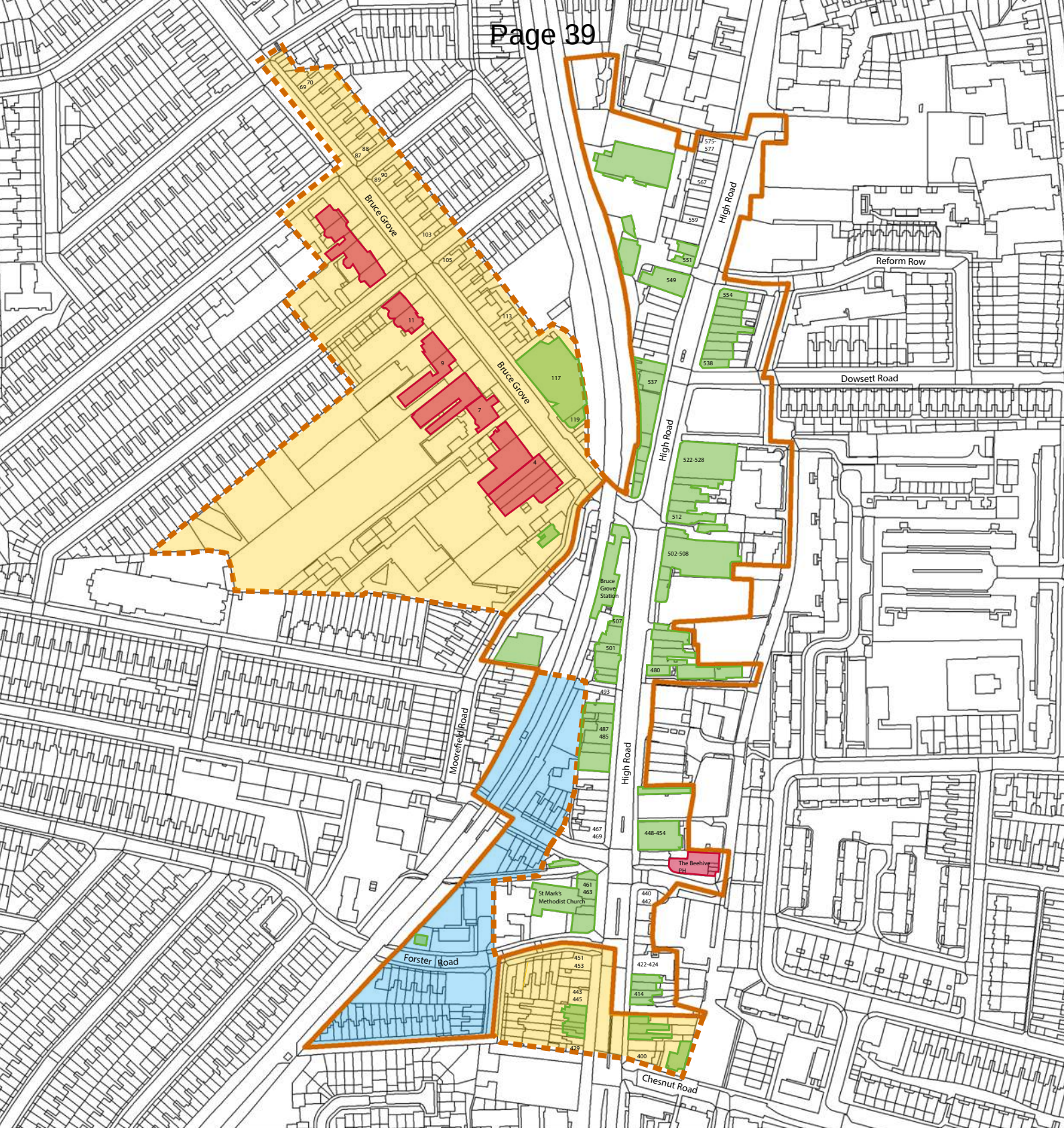
Map 3. **Scotland Green, Proposed Boundary Alterations**

Proposed area to be excluded from the conservation area

Existing Conservation Area Boundary

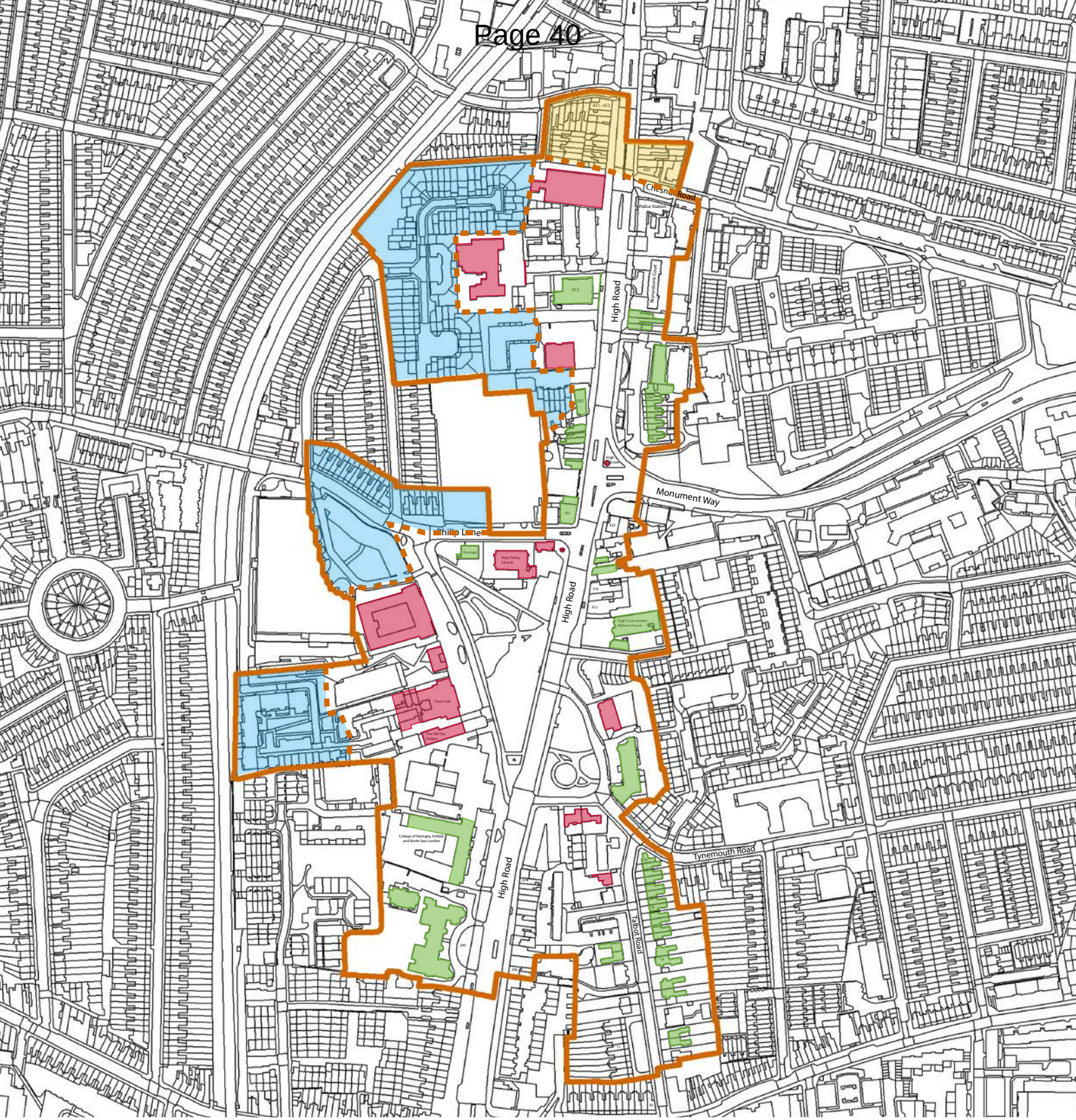
Statutory Listed Building

Locally Listed Building



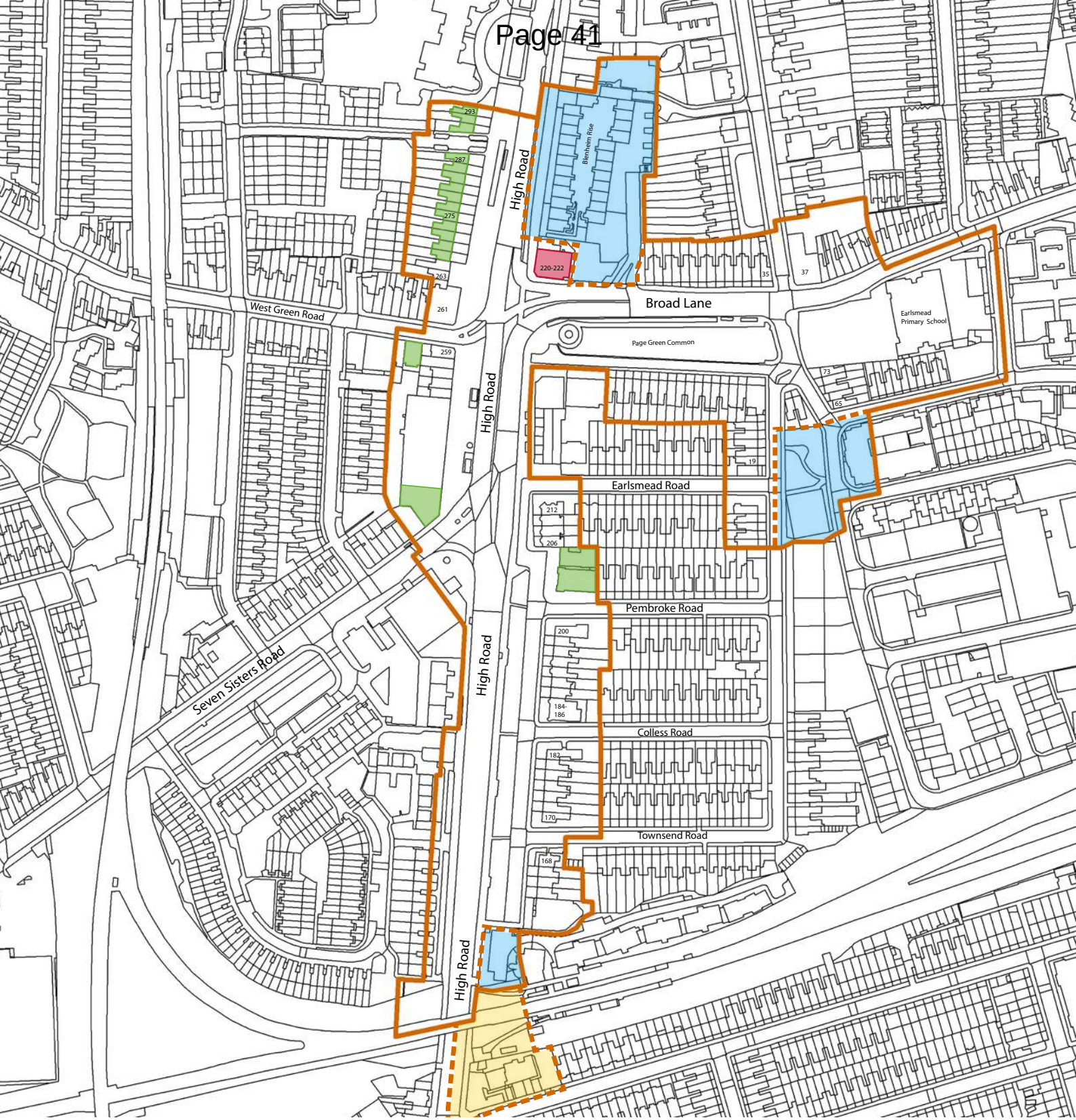
Map 4. **Bruce Grove, Proposed Boundary Alterations**

- Proposed area to be included in the conservation area
- Proposed area to be excluded from the conservation area
- Existing Conservation Area Boundary
- Statutory Listed Building
- Locally Listed Building



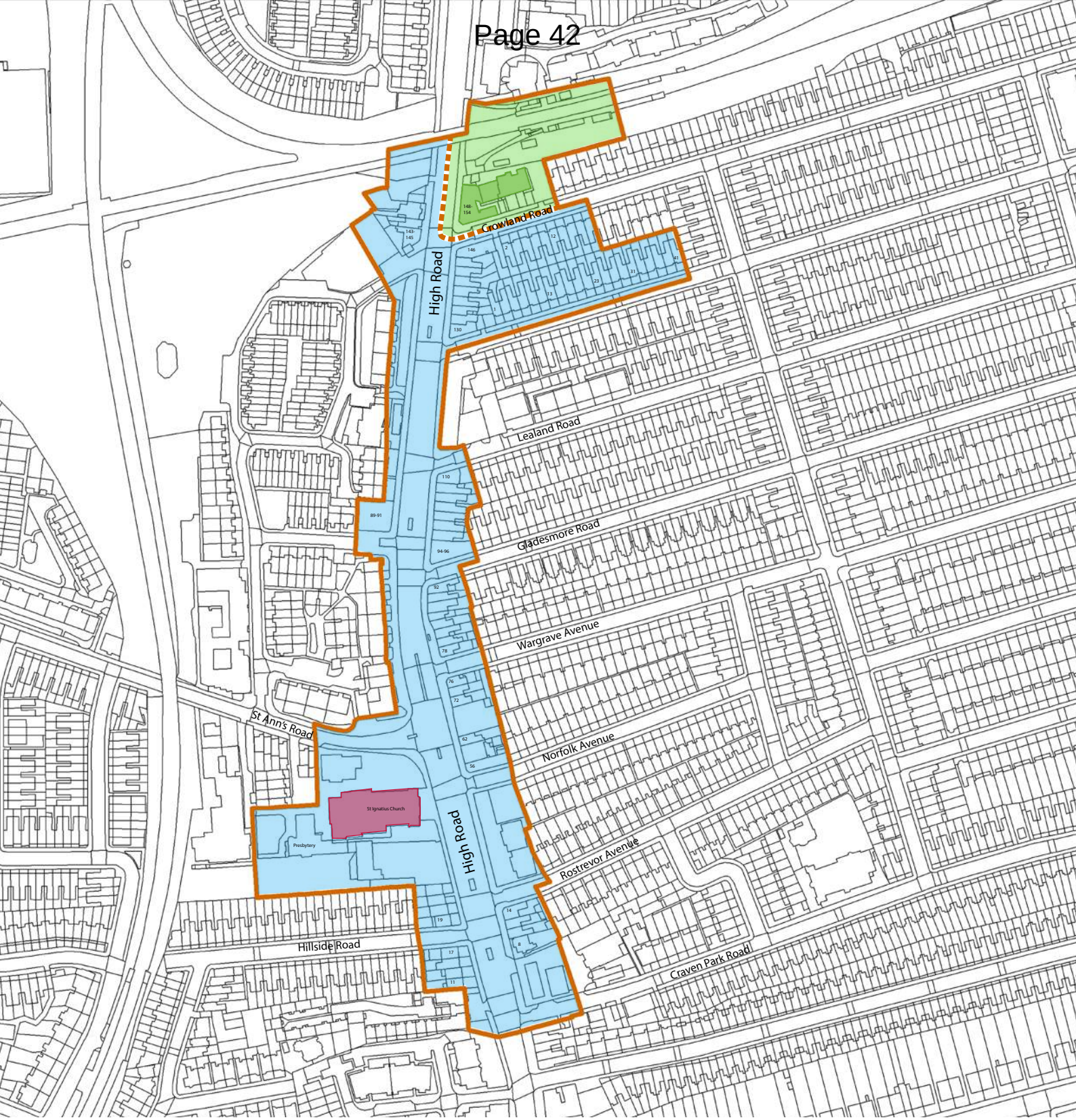
Map 5. **Tottenham Green, Proposed Boundary Alterations**

- Proposed area to be included in the conservation area
- Proposed area to be excluded from the conservation area
- Existing Conservation Area Boundary
- Statutory Listed Building
- Locally Listed Building



Map 6. **Seven Sisters/Page Green, Proposed Boundary Alterations**

- Proposed area to be included in the conservation area
- Proposed area to be excluded from the conservation area
- Existing Conservation Area Boundary
- Statutory Listed Building
- Locally Listed Building



Map 7. **South Tottenham, Proposed Boundary Alterations**

- Proposed area to be included in Seven Sisters conservation area
- Proposed area to be excluded from the conservation area
- Existing Conservation Area Boundary
- Statutory Listed building
- Locally Listed building

NORTH TOTTENHAM CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Haringey LONDON

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FOREWORD

It is with great pleasure that I am able to present the draft North Tottenham Conservation Area Appraisal and Management Plan. We hope this document will play a significant role in the positive future management of North Tottenham Conservation Area and be a guide for developers, residents and planners.

The Conservation Area is part of the Tottenham High Road Historic Corridor, which represents a valuable part of the borough's heritage and makes a central contribution to Tottenham's local character. The townscape is illustrative of the historic development of the area and boasts a great many buildings of historical and architectural interest of a variety of ages and styles, including many listed and locally listed examples.

Conservation area designation is not intended to prevent all change or stop new development, especially where this can bring wider benefits for the community. We believe that change and development at both large and small scale must enhance the Conservation Area through high quality appropriate design and a good understanding of character. In the past this has not always been the case, and some changes made in recent years have eroded the high road's special interest. This appraisal has been produced by independent heritage consultants based on detailed site surveys and observation work, and reflects the area as it is today. It sets out what makes the area special, as well as noting changes that have had a negative impact.

As a council we are committed to ensuring that all future development serves to enhance this valuable part of our heritage. By providing clear design guidance and a strong basis for consistent development management and enforcement, this document will be a valuable tool in achieving this.

Councillor Alan Strickland

Cabinet Member for Planning

GENERAL INTRODUCTION

Conservation areas, introduced in 1967, now number over 9,000 in England. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an "area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance". Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

Section 71 of the Act requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Current best practice, in accordance with published guidance by Historic England, is to prepare Conservation Area Appraisals and Conservation Area Management Plans, usually as a consolidated document.

Conservation areas are identified as 'designated heritage assets' in the National Planning Policy Framework (NPPF)

The London Borough of Haringey has 29 conservation areas. North Tottenham Conservation Area was designated in 1972, comprising the area around the junctions of White Hart Lane and Northumberland Park and the High Road. A second, detached section of the High Road from Brereton Road to Lordship Lane was designated in 1978; the small central section between Brereton Road and Whitehall Street was designated in 1991, joining the two. Chapel Place, northwest of the junction between the High Road and White Hart Lane, was included in a further extension in 1995. In 1998 a further amendment included the section of the High Road between the northern borough boundary and Brantwood Road, together with several other minor additions and deletions.

This document comprises two parts: Part I North Tottenham Conservation Area Appraisal which sets out the conservation area's special interest, highlighting those elements which contribute to, or detract from, its character, and Part II North Tottenham Conservation Area Management Plan, a strategy for managing change in the conservation area to ensure that its character is preserved or enhanced.

The methodology of this Appraisal and Management Plan follows best practice guidance in Historic England's Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).

This document will be treated as a material consideration in assessing planning applications affecting the North Tottenham Conservation Area.

1. NORTH TOTTENHAM CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

1.1.1 Understanding significance is the key to ensuring that changes to our historic environment can be managed in an informed and positive way. Conservation area appraisals are vital tools in this process. Their principal functions are:

- To articulate why the conservation area is special, highlighting those elements which contribute to, and those which detract from, its character
- To support a robust policy framework for planning decisions
- To inform and guide the associated Conservation Area Management Plan

1.1.2 Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

1.2 SUMMARY OF SPECIAL INTEREST

1.2.1 Tottenham High Road Conservation Area is notable for preserving, until very recently, an almost intact 19th century townscape incorporating notable surviving examples of earlier periods. while its hinterland (the areas immediately to the east and west) has changed dramatically.

1.2.2 The early history of the High Road is still traceable in its townscape and the surviving 18th and early-19th century buildings. The High Road has been subject to a number of changes principally relating to:

a) The change from residential to mainly commercial uses as the land to either side changed from houses with their gardens and farmland to industry and terraced housing for the new workers;

b) Changing transport modes in the 19th century especially the tram and the railway, bringing the High Road closer to the city and opening up the surrounding areas for new development;

c) The location of the Tottenham Hotspur football ground in the early-20th century changed the character and perception of the local area, adding a new and potent layer of history and interest;

d) The deterioration in the quality and utility of high street shopping in the second half of the 20th century due mainly to changing retail patterns and leading to a drop in property values.

1.2.3 In spite of these changes the townscape retains a high degree of historical continuity, maintaining a contained linear street pattern forming a sequence of linked spaces and sub spaces, and with a notable variety and contrast in architectural

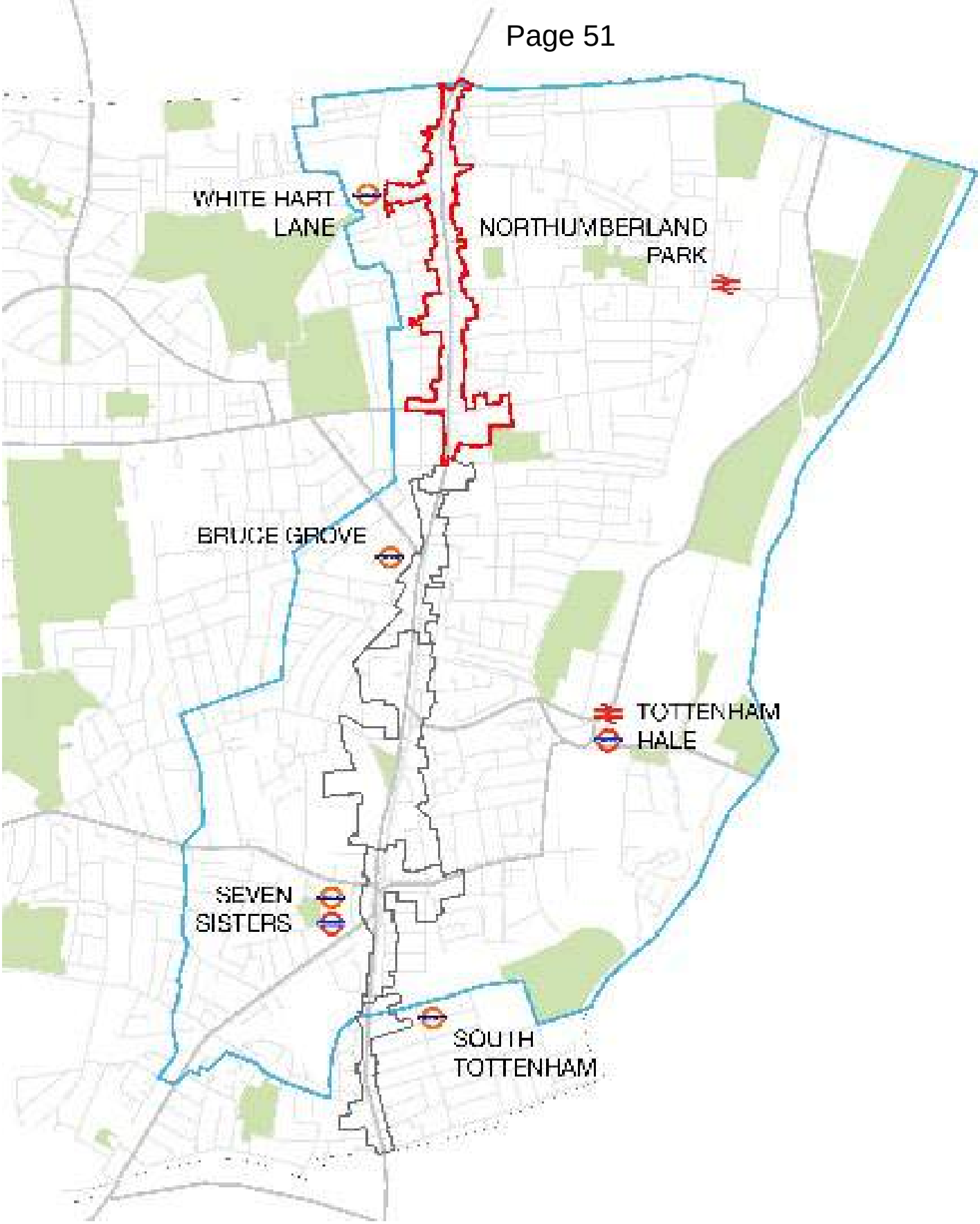
styles and materials. The street width and alignment very much still follows the form established by the mid-19th century. There are good surviving examples of buildings dating from the 18th and 19th centuries including outstanding groups of Georgian houses and mid and late-Victorian shopping parades illustrating the changes to this building type in scale and style, together with examples of the inter-war style of the mid-20th century.

1.2.4 The Spurs football ground was originally set behind and apart from the High Road, within a dense network of residential streets, a situation common to many football grounds in urban areas. The continuity of the 19th-century buildings on the High Road was largely maintained. This helped to create an explicit experience of arrival at White Hart Lane, walking from the station to the High Road and along Bill Nicholson Way and other side streets into the ground. The larger scale redevelopment of the football stadium together with its associated new buildings presents a challenge in resolving the conflict between the larger spaces needed to accommodate bigger crowds and the importance of preserving the historic linear character of the High Road.

1.2.5 The evolution of the built form of the High Road and its surroundings is mirrored in the social evolution and changes that have taken place over time within the local community. The High Road has been significant for many generations of the local community and continues to fill an important function for small local shops and businesses. The area is also important to those football fans coming on match days, bringing their own perception of the locality within the context of the history and culture of the 'White Hart Lane' experience.

1.2.6 In summary, the northern part of the conservation area (Sub-area A, refer to Map 2 on p10) is the best surviving townscape section of the High Road, containing some outstanding Georgian buildings. White Hart Lane (Sub-area B) is notable for examples of buildings of every period including early railway buildings although the townscape quality is poor. The central part of the High Road (Sub-area C) is the section most at risk from the proposed new development of the Spurs ground and the associated buildings. The lower half of the conservation area (Sub-areas D and E) continue the historic mix of Georgian and Victorian development although with some 20th century interventions.

1.2.7 Key features of the conservation area that need to be preserved and enhanced include the historic linear continuity of buildings either side of the High Road, maintaining the character of the townscape and its sense of spatial sequence highlighted by the mix of Victorian and Georgian buildings that help to give the street its scale and sense of place.



Map 1. **Location map: North Tottenham Conservation Area**

Conservation Area Boundary

Tottenham High Road Historic Corridor

Area covered by the emerging Tottenham Area Action Plan

Map 2. **The boundary of the North Tottenham Conservation Area**

Conservation Area Boundary

1.3 LOCATION AND SETTING

LOCATION

1.3.1 The historic parish of Tottenham is located to the north east of the former County of Middlesex, and to the east of the present London Borough of Haringey. It is bordered by Edmonton (London Borough of Enfield) to the north, the River Lea and Walthamstow (London Borough of Waltham Forest) to the east, Stoke Newington (London Borough of Hackney) to the south, Hornsey (London Borough of Haringey) to the west and Friern Barnet (London Borough of Barnet) to the northwest. The High Road is almost three miles long, running north south from Fore Street, Edmonton at the north and continuing as far as Stamford Hill to the south.

TOPOGRAPHY AND GEOLOGY

1.3.2 The High Road is virtually flat until it approaches Tottenham Green where it rises slightly, descends gradually to South Tottenham, and rises again towards Stamford Hill. The land to the east descends towards the Lea Valley, while the area to the west is essentially flat.

1.3.3 The Moselle stream, whose names derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran its meandering course north-eastwards from Hornsey, bending due south at the present junction of the High Road and White Hart Lane and continuing along the west side of the High Road to Scotland Green. Here it turned eastwards as Garbell Ditch, later known as Carbuncle Ditch whose course is commemorated by Carbuncle Passage, with a further ditch forking south-eastwards to the Hale. The stream was incrementally culverted in the 18th and 19th centuries, and by 1864 only short sections remained open along the High Road.

1.3.4 The abundance of brick-earth in Tottenham meant that brick and tile-making was a key local industry from the middle-ages to the 19th century, while the rich alluvial soil along the banks of the River Lea gave rise to many farms and market gardens producing fruit and vegetables for the London market.

THE SETTING OF NORTH TOTTENHAM CONSERVATION AREA

1.3.5 This is essentially a linear conservation area within a densely built-up urban setting. The boundary largely conforms to the rear property boundaries of the buildings lining the High Road and the short sections of inter-connecting roads that are included in the conservation area.

1.3.6 The northern conservation area boundary is currently defined by the Borough boundary with Enfield, where the High Road continues northwards as Fore Street, Edmonton (the latter is not within a conservation area designated by Enfield). The area around the High Road/Fore Street intersection was comprehensively redeveloped from the 1950s onwards, and the historic continuity of this part of the ancient highway has been all but erased. The High Road's northern 'entrance' is now defined on the west side by Nos. 867-869, an imposing group of early-18th century of houses, and by the Coach and Horses public house opposite, of early-19th century origins, which announce the predominantly Georgian character of the northernmost stretch of the High Road.

1.3.7 A considerable proportion of the land to the east and west of the conservation area boundary is occupied by post-war housing or by light industrial uses, the latter mainly located to the northwest. The majority of housing is low rise; the high-rise elements of Love Lane Estate to the west having limited impact on views from the High Road. The large tract south of Northumberland Park is now cleared for the Spurs redevelopment scheme, and the setting of the conservation area here will change dramatically.

1.3.8 A number of houses survive in the Victorian residential streets that intersect with the High Road: e.g. Northumberland Park, Bromley Road and Lansdowne Road. The most impressive and intact of the adjacent Victorian developments is the grid of streets on the west side of the High Road fronted by Criterion Buildings and including Ruskin Road, Cedar Road and Pembury Avenue. These residential streets are a good example of a planned residential development with an integral commercial frontage and make an important contribution to the High Road's setting and to the story of its Victorian development.

1.3.9 At the southern end near the boundary with Scotland Green Conservation Area, a screen of mature trees along the frontage mitigates the impact of the architecturally undistinguished Millicent Fawcett Court, which is not within a conservation area.

TREES AND OPEN SPACES

1.3.10 The northern part of the High Road (sub-area A) has a small number of mature street trees, and few buildings have front gardens or forecourts. Further south, street trees are more abundant, complemented by mature trees screening properties that are set back from the street – for example Tottenham Sports Centre, St Francis de Sales School and some of the post-war housing developments to the south of the conservation area. There are trees and shrubbery in some of the front gardens in residential streets off the High Road. Hartington Park, which borders the south-east boundary of the conservation area is an important green space and local amenity.

VIEWS

1.3.11 Views are largely contained within the linear form of the High Street, with views in and out of the conservation area only occurring at junctions with side roads. Some passageways and alleys also contribute more contained local views to either side. Views from the side streets such as Northumberland Park and White Hart Lane each illustrate a distinct change in scale and character from that along the High Road.

1.3.12 At the northern end of the conservation area, views north and south from Brantwood Road illustrate the open character looking north, contrasting with the enclosed character of the High Road looking south. Generally, the views looking south are contained only by the slight curve in the road alignment and large street trees. Looking north from the junction with Lordship Lane, however, the long street vista is closed by the Altair Close tower block in the far distance.

Picture 1. Mature trees screening properties that are set back from the street

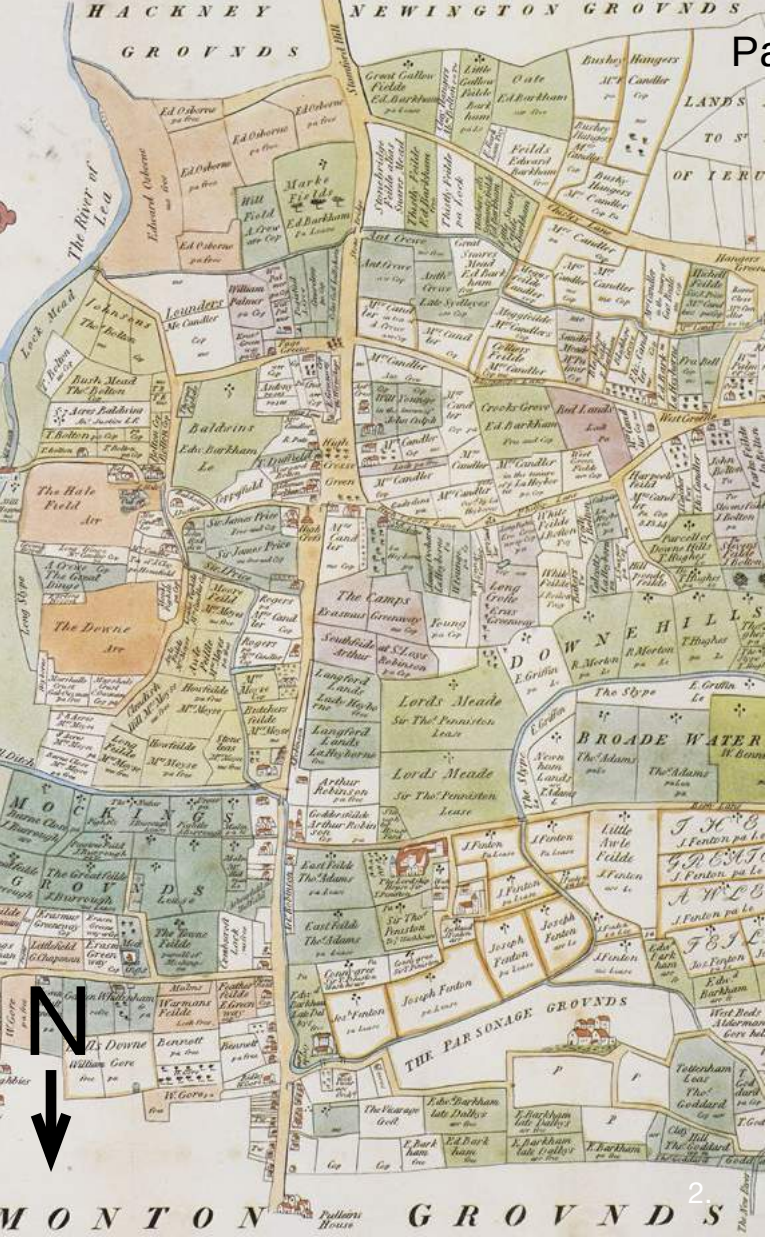
1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

THE DEVELOPMENT OF TOTTENHAM HIGH ROAD

1.4.1 The High Road is the successor to Ermine Street, the Roman road from London to Lincoln and York. A settlement is recorded at Tottenham in the Domesday Survey of 1086, and a manor house existed by 1254, on or near the site of Bruce Castle. Known historically as Tottenham Street, the High Road was an important northern route into London, reflected in the number of inns that existed to service travellers. The linear settlement grew along the High Road and the village centre, as such, was marked by the adjacent Green and the High Cross, commemorating the medieval wayside cross that stood there.

1.4.2 By the 16th century Tottenham was a favoured rural retreat for city merchants, a number of whom had mansions along the High Road, including the Black House, on the site of Northumberland Terrace, and Sir Abraham Reynardson's house in The Green. The High Road's development over the next two centuries reflects Tottenham's continuing attraction as a place of residence for wealthy Londoners. It also became noted for its schools, including several private boarding schools, and numerous charitable and religious foundations.

1.4.3 Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, owner of Tottenham Manor, depicts the High Road with intermittent buildings along its frontage, others set back within enclosed grounds, and concentrations around High Cross and near the northern parish boundary. Farmland or private grounds bordered much of the road, with no buildings between Stamford Hill and Tottenham Green. The main east-west thoroughfares linking Tottenham with Hornsey and Wood Green were established: the present White Hart Lane, Philip



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Lane, Berry Lane (Lordship Lane); Blackhope Lane (West Green Road) and Chisley Lane (St Ann's Road). The then un-named, Marsh Lane (Park Lane) ran eastwards and High Cross Lane (Monument Way) and Broad Lane respectively linked High Cross and Page Green with The Hale.

1.4.4 Wyburd's parish map shows that by 1798 much of the High Road north of High Cross was bordered by buildings, many within spacious grounds. The present Church Road now linked the High Road with All Hallows Church, and Love Lane, running south from Edmonton, had been created, joining the High Road at Bruce Grove.

1.4.5 In his Tour through the whole island of Great Britain (1724-7) Daniel Defoe remarked upon the number of houses in Tottenham belonging to 'the middle sort of mankind, grown wealthy by trade', but the High Road was never the exclusive preserve of the rich: as in most villages, tradesmen and artisans would have lived in proximity to wealthier residents, while the dwellings of the poor, often unmapped, have vanished without record. As Peter Guillery comments in The Small House in Eighteenth Century London (2004) 'some affluent commuters had very big houses... but there were other kinds of houses here too. The face of Tottenham High Road was hugely varied; few of the many timber-built

Picture 2. Thomas Clay's map of Tottenham 1619 (the map is oriented south)

Picture 3. Wyburd's parish map 1798

small-scale buildings survive'. The variety in status and scale remains discernible in the High Road's surviving pre-Victorian fabric and, to a degree, in redeveloped building plots.

1.4.6 Late-18th and early-19th century building booms had considerable impact, with new villas and terraces which began to spread outward along side roads, most notably Bruce Grove, an exemplar of the speculative developments built for the carriage-owning classes in fashionable late-Georgian London suburbs. The advent of daily coach services to London in 1823, and omnibuses in 1839, made Tottenham attainable for less-affluent sectors of the middle class. A lace factory was built in 1810 in Love Lane, and a silk-factory five years later in Factory Lane to the east, which became a rubber mill in 1837. Brewing was established in the mid-19th century, but subsequent industry was limited and small scale.

1.4.7 Tottenham parish tithe map (1844) depicts the area on the brink of transition: Seven Sisters Road, created in 1830, now linked Tottenham with Islington, and few fields bordered the High Road north of Seven Sisters. Dwellings comprised single or paired houses, uniform terraces and accretive rows, directly fronting the road or set behind front gardens of varying depth. Several houses, some of ancient pedigree, stood in spacious grounds.

Picture 4. The Tottenham Parish Tithe Map 1844, Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

Interspersed with all these were non-residential structures, probably stables, smithies or former agricultural buildings.

1.4.8 The Northern & Eastern Railway, opened in 1840, promoted some eastward spread from the High Road, most notably Northumberland Park; by 1864 no fields bordered the High Road north of Tottenham Green. The opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872, with reduced workmen's fares, instigated a development boom in Tottenham, targeted mainly at the lower-middle and skilled working classes. By 1894 much of the hinterland of the High Road, particularly the west side, was developed with terraced housing, and by 1913 the land between the High Road and Tottenham Hale was extensively developed. In 1894 Tottenham, now separated from Wood Green, became an Urban District, and a new civic hub was created in the Green. Between 1861-1891 the population rose from 13,240 to 97,174; by 1931 (now excluding Wood Green) it had risen to 157,752.

1.4.9 From the mid-19th century, the High Road's character was incrementally transformed as dwellings acquired ground-floor shops or were converted to other uses, purpose-built shopping parades appeared, and ancient hostelries were rebuilt as modern pubs. By 1914 the street boasted the whole range of commercial and public buildings appropriate to a populous London suburb. A significant arrival was Tottenham Hotspur FC, which moved to its present site, a former plant nursery, in 1913. The outward spread of housing continued apace in the inter-war years; by the 1930s the fields, orchards and gardens between Tottenham and Wood Green had all but disappeared.

Picture 5. Northumberland Park, North side, c1900, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

Picture 6. White Hart Lane Adjecent to the High Road showing the former Fremlin's stores entrance and warehouse c1900, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

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7.

THE DEVELOPMENT OF THE HIGH ROAD IN NORTH TOTTENHAM

1.4.10 By 1844 the frontage from the parish boundary to White Hart Lane was densely built up. Back land developments of low-status terraces were emerging, notably around Love Lane and Church Road, probably housing workers at the lace factory, and Wagon Lane on the east side.

1.4.11 Further south however, the post-1844 development pattern of the west side differed from that of the east in one key respect, due to the greater abundance of detached properties in large plots, and other tracts of undeveloped land that still bordered the highway. As owners sold up, several of these plots were developed with a series of uniform frontages to the High Road, typically three-storey terraces with shops: by 1864

Picture 7. Tottenham High Road, 1952, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

the frontage, from the present No. 773 down to No. 731, hitherto devoid of buildings and enclosed by an open stretch of the Moselle brook, was lined with a series of terraces, with new streets of terraced housing behind (Whitehall and Moselle Streets) complemented by 1894 with Nos. 783-791 and 1-5 White Hart Lane on the site of a villa named The Yews. Further south, another large property was developed with a Presbyterian Church and St Francis de Sales Catholic Church (1895), separated by Brereton Road. By 1894, a large villa, the Sycamores, had made way for a long shopping parade, Criterion Buildings, intersected by Ruskin and Cedar Roads, while at southern end (outside the

conservation area boundary) one of the High Road's last ancient dwellings was redeveloped with houses, now the site of Millicent Fawcett Court.

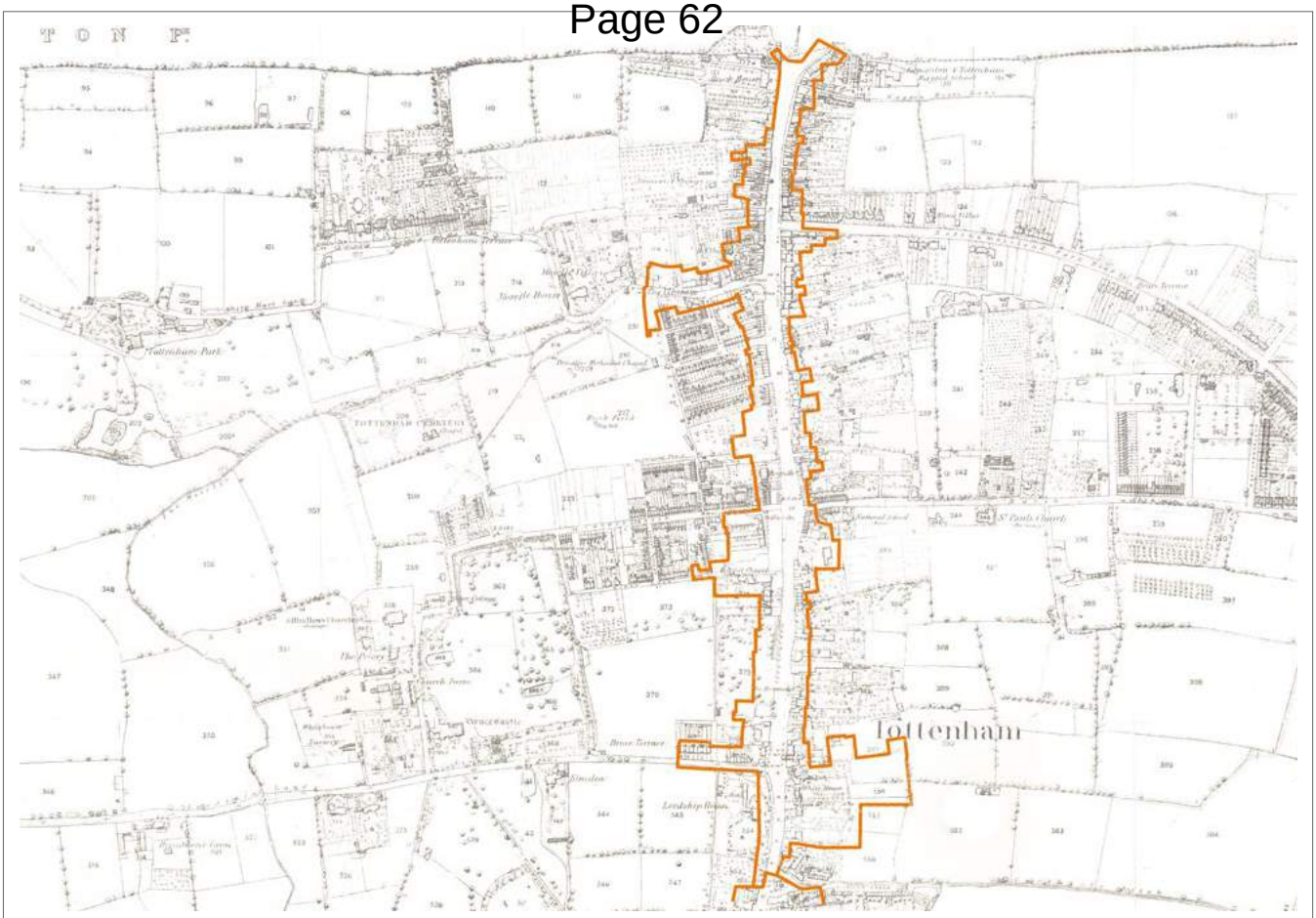
1.4.12 Key Edwardian and inter-war developments were the Tottenham Gas Company offices (1900-13), and Tottenham Technical College (1937-9). Post-war redevelopments include Brook House, a 17th-century mansion adjacent to the parish boundary, making way for the Cannon Rubber Factory, recently redeveloped as a mixed-use complex (outside the conservation area boundary), and Kathleen Ferrier House, which occupies the site of the Presbyterian Church. The expansion of St Francis de Sales School absorbed the sites of Beech House, an early-19th century villa, latterly a Marist convent, and also a contemporary terrace to the south, which had been demolished by 1949 possibly due to bomb damage.

1.4.13 The east side of the High Road had relatively few undeveloped plots by 1844, and rebuilding up to the 1930s was mainly confined to individual plots or small groups. Several new residential streets were created: Northumberland Park, Bromley Road, Lansdowne Road and Brantwood Road. Surviving Victorian and Edwardian redevelopments include the Bell Brewery (1864); the Tottenham and Edmonton public dispensary (rebuilt 1910); the Red House (c1878), a former temperance 'coffee tavern', and the former White Hart pub, rebuilt c1900 on the site of the ancient inn of the same name; and of the inter-war years, the former Co-operative building (1930), rebuilt in facsimile following its destruction in the 2011 riots.

1.4.14 Post-war redevelopment saw the clearance of all the buildings from the parish boundary to Brantwood Road, including the network of terraces in Wagon Lane, by now notorious slums, to make way for Altair Close flats. South of this, little redevelopment took place, hence the remarkable stretch of Georgian townscape. Recently, the land between Dial House and the former White Hart pub, comprising Nos. 752-788, has been cleared of buildings in advance of the Spurs stadium redevelopment. The former parish workhouse, known as Coombes Croft House, subsequently the Local Board office and fire station, then a public library, is now the site of Coombes House flats. The High Road from the present Hampden Lane to Scotland Green has undergone extensive redevelopment since the 1960s.

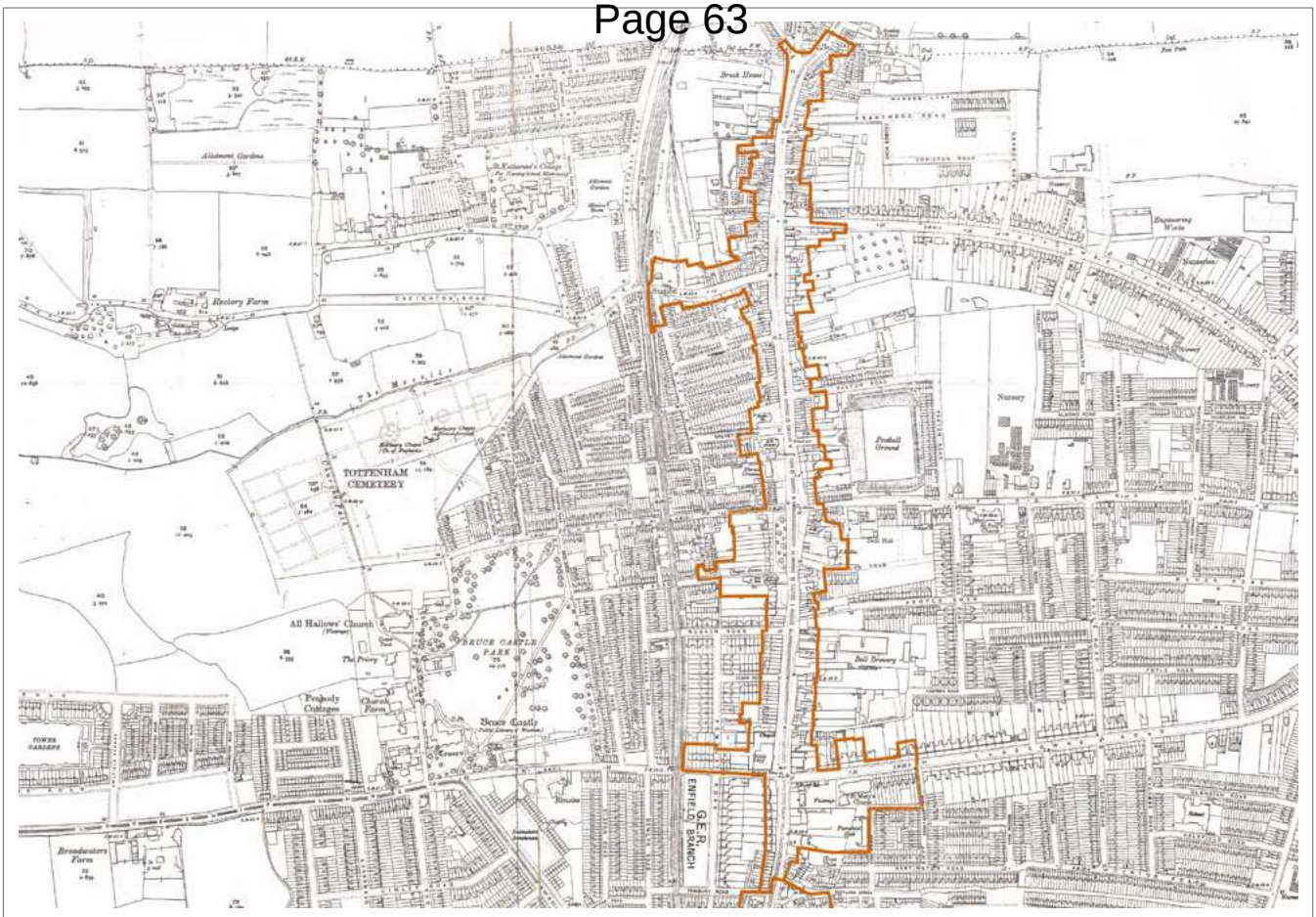
ARCHAEOLOGY

1.4.15 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle Place is the 'Roman Road and Medieval Settlement' AAI; from Lansdowne Road to Scotland Green is the 'Saxon Settlement and Medieval Manor House' AAI; and from Chesnut Road south to Talbot Close is the 'Historic Core of Tottenham' AAI.



Map 3. **The area in 1864**

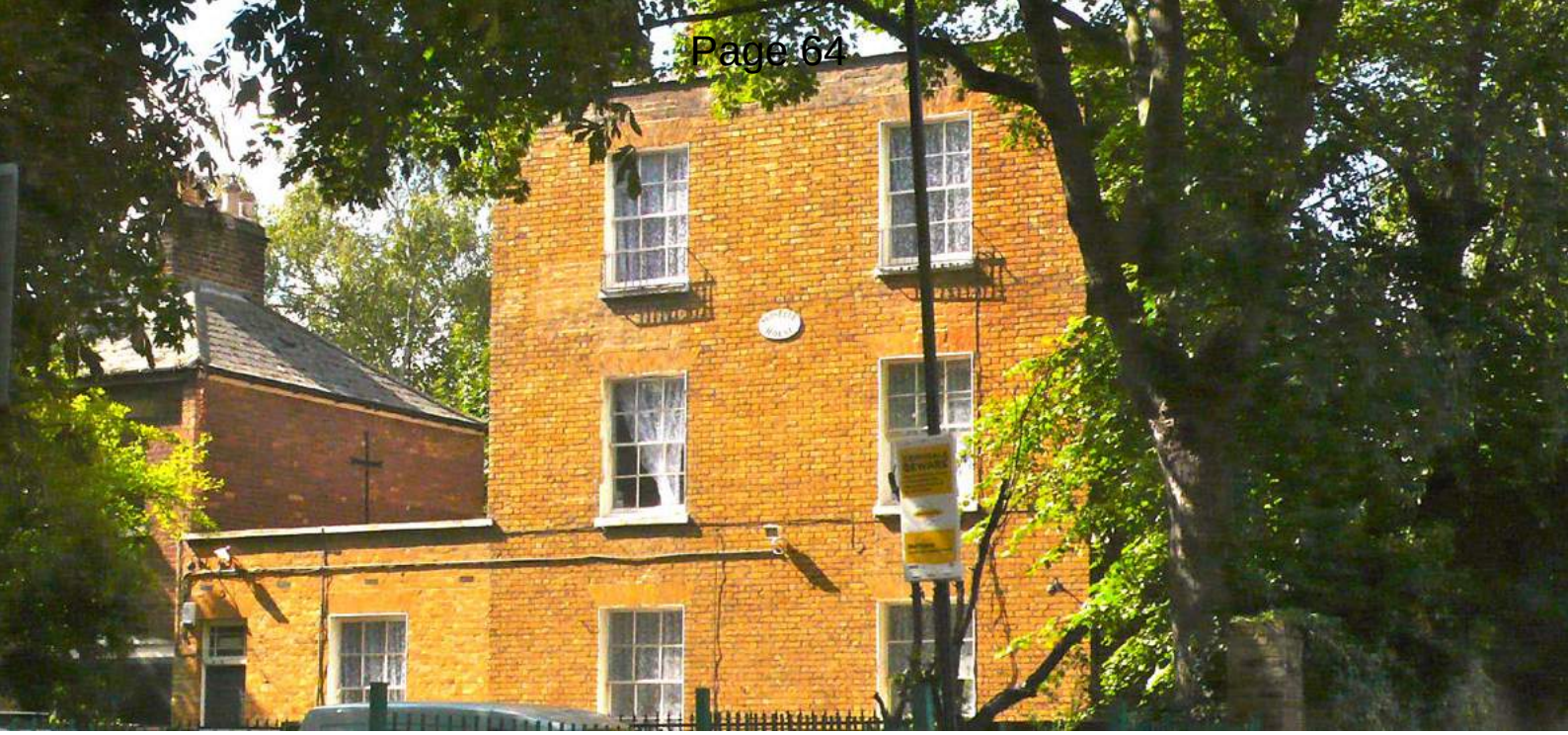
Map 4. **The area in 1894**



Map 5. **The area in 1913**

Map 6. **The area in 1935**

Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service



1.5 ARCHITECTURAL QUALITY AND BUILT FORM

CHARACTER SUB-AREAS

1.5.1 Character sub-areas are a helpful way of understanding conservation areas that contain development of more than one period. Georgian, Victorian and later development, combined with industrial and commercial activities, create discernible sub-areas of relatively consistent character.

1.5.2 Sub-areas are also a useful means of identifying the differences in townscape character of parts of the conservation area.

1.5.3 North Tottenham Conservation Area can be considered as consisting of the following character sub-areas:

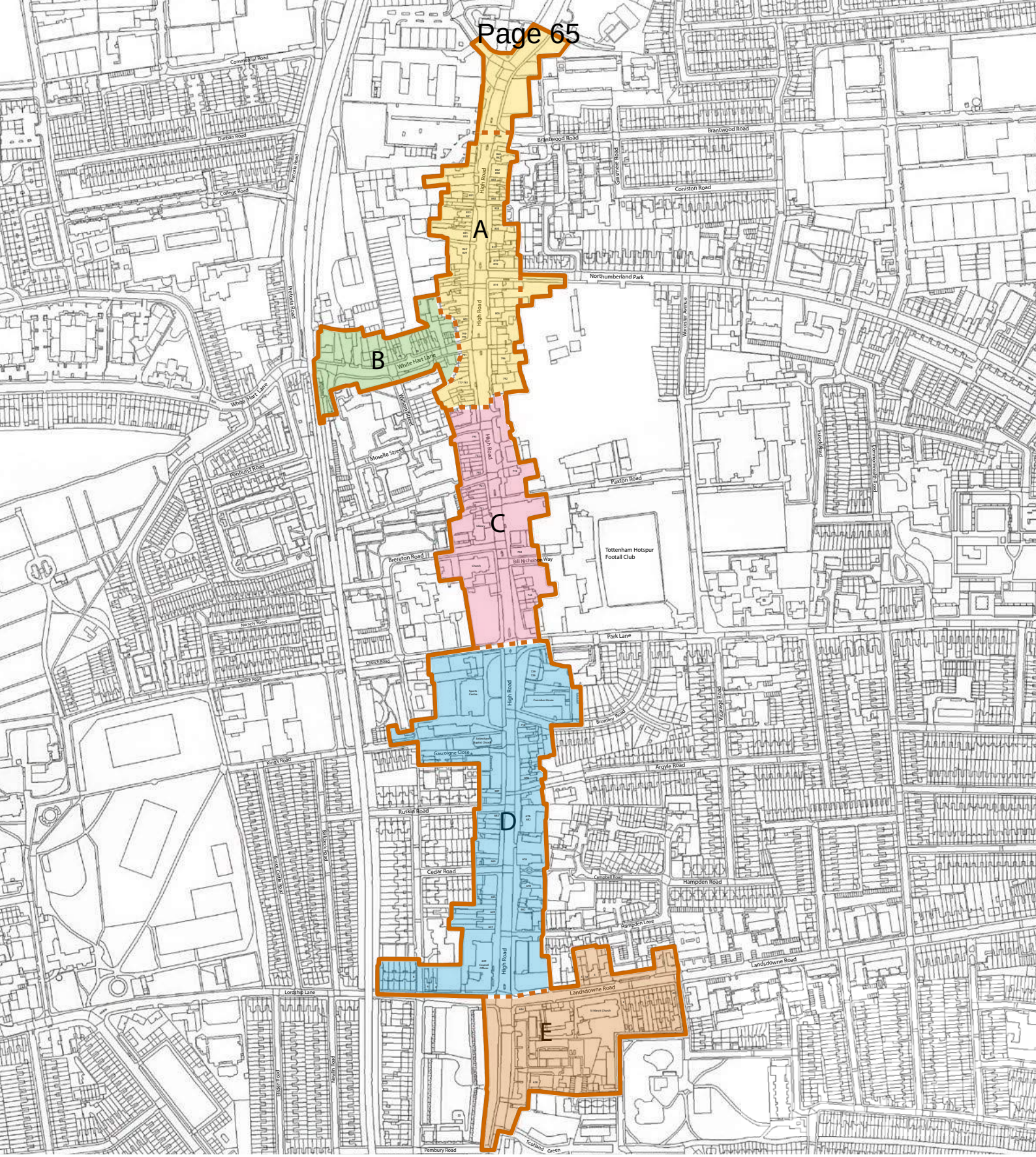
A The northern part of the High Road between Brantwood Road and White Hart Lane

B White Hart Lane

C The central section of the High Road between White Hart Lane and Church Road

D The southern section of the High Road from Church Road and Park Lane to Lordship Lane, including the section of the conservation area in Lordship Lane

E The east side of the High Road from Lansdowne Road to the conservation area boundary, including the section of the conservation area in Lansdowne Road.



Map 7. **Character sub-areas**

Conservation Area Boundary

Character Area Boundary

CHARACTER SUB-AREA A TOTTENHAM HIGH ROAD NORTH

1.5.4 The conservation area was extended up to the borough boundary in 1998 but this northernmost section has been comprehensively redeveloped and, other than the road alignment, has no remaining buildings of architectural or historic significance. The section of the High Road between Brantwood Road and White Hart Lane, however, is the most complete part of the conservation area in terms of its surviving historic buildings and townscape form, retaining many Georgian and Victorian buildings with their consistency of scale, height and frontage width.

1.5.5 The road alignment is on a very slight curve, accentuated by the widened pavement on the west side that emphasises the slight 'concave' shape of the continuous building frontage, creating a sense of place and enhancing the view when looking south along the High Road.

1.5.6 The east side has had more infill development and consequently has a less continuous frontage, with wider sections where the buildings are set further back compared to places where the building line comes forward to the back of a narrower pavement. However, this helps to create interest and contrast in the street frontage.

1.5.7 The linear high street can be split into a sequence of sub-spaces progressing from north to south. The entry sequence to the high street is formed on the east side by a mix of the three-storey Coach and Horses pub, the modern infill of the Barclays Bank building and the two-storey Edwardian terrace of houses with shop fronts (Nos. 840-850).

Picture 8. View looking south from Brantwood Road marking the entry to the High Street and to the conservation area

Picture 9. View looking north from Brantwood Road showing the open character of the townscape

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1.5.8 On the west side, the listed three-storey Georgian terrace (Nos. 867-869) has been added to with a newly built Georgian replica at No. 865 that fails to match the proportions and detailing of the original. This short entry sequence terminates with a gap site fronting the timber yard (Nos. 855-863), enclosed by unsightly hoardings, and is marked by the mature street tree on the west side of the High Road.

Picture 10. View of the west side of the High Road showing the continuous shallow curve in the street line, historic frontage widths and varied roofline all giving a traditional high street character

Picture 11. View of the east side of the High Road showing the different character of the later buildings, continuous rooflines and the set back building line.

Picture 12. View looking north illustrating the enclosed linear character of this part of the High Road

1.5.9 Beyond this the pavement widens out in front of the subtle concave curve of the buildings on the west side. On the east side the building line also steps back to increase the width of the High Road, presumably as part of a road widening line implemented on the 1950/1960s redevelopment of Nos. 832-838 and 824-828 (a particularly poor building). The rest of this sequence on the east side consists of three listed buildings. No. 822 is an early-19th century building with windows set in elliptically arched recesses, and Nos. 816 - 818 and 820 both originally fine mid-18th century houses on the corner of Northumberland Park.

1.5.10 The continuous building frontage on the west side contains a mix of 18th, 19th and 20th-century buildings. The three early-18th century houses Nos. 847-851 (locally listed) have modern shop fronts and like the early-19th century building at No. 845 have been altered due to painting, rendering and replacement windows. The former Chequers inn, Nos. 841-843 however, an Edwardian public house with its mock Tudor style and taller gable roof with brick chimney stacks, is an important punctuation in the street scene. South of the pub come a three early-19th century houses with shops (Nos. 835-839), originally a uniform terrace that may have also incorporated the two houses replaced by the Chequers; No. 835 refaced but fitting anonymously into the street scene unlike the poorly proportioned post-war building at 831-833. After the passageway, No. 829, dating from the early-19th century, was a public house in the 1880s, and No. 827, rebuilt c1900, has a projecting gable that also adds a good punctuation in the roofline; both have well-preserved shop surrounds of c1900. Nos. 823-825, rebuilt in the late-19th century, has a decorative plaster frieze below the cornice and a good shop front with Corinthian columns.

Picture 13. View looking south at junction with Northumberland Park – the mixed informal character of the buildings on the right continues to White Hart Lane.

Picture 14. Nos. 808 – 810 High Road (east side) Georgian houses set back from the later street frontage

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1.5.11 From here to the corner of White Hart Lane there is a good sequence of 18th and 19th-century buildings, some listed, e.g. Nos. 819-821, an early-18th century pair, now rendered and with 19th- century shop fronts, and some locally listed. Of the latter, Nos. 809-811 is of particular interest; they have a double-pitched pantiled mansard roof front and back with a central valley gutter. The rear elevation appears to have early sash windows with frames flush with the brickwork. They possibly date from the early/mid 18th century although the shop fronts were added later. The prominent corner building with White Hart Lane (Nos. 793-795) is a late-19th century commercial building that with its cast-iron cresting at roof level and its pilastered ground floor makes a fitting termination to this sequence.

Picture 15. View looking north from Northumberland Park showing the group of Georgian houses on the east side of the High Road. The curved building line is noticeable on the left of the picture.

Picture 16. Nos. 819-821 High Road (west side) – Early to mid 18th century houses converted to shops on the ground floor. The Victorian shop fronts have been redecorated with improved fascia signage that complements the character of the building.

Picture 17. Nos. 809-811 High Road (west side) – an early building of interest with a good shop front spoilt by the blue shutter frames.

1.5.12 The east side continues south of Northumberland Park with a notable Edwardian corner building, a two-storey former bank in red brick with rusticated stone quoins and finely curved red granite pilasters on the ground floor, which partly conceals Nos. 808-810, two outstanding Grade II* houses dating from c1715, set back from the road behind former front gardens. These are the perhaps the finest Georgian buildings to be found within the conservation area. Nos. 804-806 is a late-19th century commercial terrace that steps forward to the Victorian building line and is notable for the foliage decoration in bas-relief on the window lintels. The Georgian sequence resumes with a listed three-storey terrace of houses (Nos. 792-802, Northumberland Terrace) again set back from the road behind front gardens. No. 796, Percy House (listed Grade II*) is particularly important in the street scene with its fine forecourt railings and gates. No. 792, a mid-18th century house, steps forward slightly from the rest of the terrace and the sequence is visually closed by Dial House, the oldest building thought to date from the late-17th century. Although rebuilt after a fire in 1982 it remains a prominent building in the street scene and provides a suitable termination to this group of important buildings.

Picture 18. View of the mixed informal character of the mainly Victorian buildings on the west side of the High Road

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Picture 19. View looking north from south of the junction with White Hart Lane. The row of buildings on the west side is terminated by the Victorian corner building.

Picture 20. The more formal streetscape on the west side of the High Road illustrated by the Georgian terrace including No. 796 High Road with its fine gates and railings

Picture 21. View looking north showing the terrace of Georgian houses (796-802) set back from the road behind a wider pavement and front gardens.

1.5.13 Opposite the Georgian terrace, on the west side, the buildings reflect the early phase of Victorian commercial development along the High Road. The building on the southwest corner of the High Road and White Hart Lane (Nos. 791-783) is a typical late-19th century three-storey terrace with shops on the ground floor. Nos. 773-779 is a mid-19th century terrace built with original shop fronts. The prominent keystones and cornice line still contribute to the street scene although the terrace and shop fronts have been extensively altered. Nos. 769-771 originally part of a row of five, also with shops, is of a similar date, with the facades now rendered. Bergen Apartments occupies the site of the remainder of this group, a four-storey block of flats built in 2006 that follows neither the prevailing height nor building line, nor is in any other way sympathetic to its context, such as the prominent late-19th century building immediately to the south on the corner of Moselle Street, or the two mid-19th century terraces which follow (within sub-area C).

Picture 22. Victorian shopping frontages on the High Road - Nos. 773-779 (mid Victorian) and Nos. 783-791 on the right (later c19th).

Picture 23. View showing the early c19th buildings (Nos. 769-771) that complete this group, with the new development of Bergen Apartments (No.761) on the extreme left.

Picture 24. Georgian and Victorian Architectural details.

Picture 25. Georgian and Victorian Architectural details.

Townscape summary

1.5.14 This character sub-area is the best-preserved and architecturally most diverse part of the conservation area, containing a sequence of buildings reflecting changing patterns of development from the early/mid 18th century through the 19th to the 20th century. The buildings, whilst of varying ages, contribute to a cohesive and contained streetscape that has a definite 'sense of place' in spite of the effects of the wide carriageway and density of road traffic. This is in part due to the general conformity in scale, height and materials (mostly brick) and the variation in silhouette or roofline.

1.5.15 The variation in the building line helps to create a fluid, inter-penetrating and complex sequence of linked spaces and sub-spaces. The transition from a narrower entry section or sub-space in the north of the High Road is marked by the large tree on the west side, from where the pavement widens as the west side follows a shallow curve and on the east side the building line steps back as part of the post war redevelopment. This central section contrasts the continuous built form on the west side with the varied dates and building frontages on the east side. The deep set- back of the Georgian terrace facing White Hart Lane forms a third sub-space. The projecting Dial House visually terminates this wider space and this effect is reinforced by the slight curve still discernible in the building line on the west side.

1.5.16 There are few outstanding buildings on the west side of the central section, but with its slight concave curve to the continuous street frontage and the rhythm of narrow frontage widths and its varied roofline, this frontage is reminiscent of a 19th century country town high street.

1.5.17 The east side is different in that most of the 19th-century buildings have been replaced by largely inferior 20th-century development. However, the important Georgian houses and terraces survive as a more formal counterpoint to the varied mix of buildings of different dates on the west side of the High Road.

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CHARACTER SUB-AREA B WHITE HART LANE

1.5.18 The section of White Hart Lane between the High Road and the station just about retains a semblance of the winding country lane recorded on Thomas Clay's 1619 map of Tottenham and the 1864 OS map. One 18th-century house and some small early-19th century houses remain, but the other villas with their large gardens have long since been replaced by smaller terraced houses now also much changed and in commercial use. To the north, the former gardens have been filled in with industrial uses and on the south side the 19th-century streets of terrace houses were replaced post war with local authority housing including three twelve-storey point blocks of flats.

1.5.19 Immediately behind the High Road, at the eastern end of White Hart Lane, are the surviving remnants of the early-19th century houses seen on the 1864 OS map. On the north side are Nos. 2-4, a pair of modest houses that have been much altered. The windows have been replaced and a shop front has been added to No. 4. No.6a was originally one of a pair of small houses, partly rebuilt after the adjoining house was demolished to widen the entrance to Chapel Place. However, the front elevation has kept its original brick arch over the front door and the two sash windows beneath flat rubbed brick arches.

Picture 26. View looking east towards the High Road showing the surviving early cottages and the entrance to Chapel Place

1.5.20 Chapel Place links White Hart Lane, originally via a narrow lane, with the High Road through the archway between Nos. 811 and 813 High Road. The former Catholic Chapel and Pastor's house date from 1826 but the building is now surrounded and obscured by modern sheds and extensions.

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1.5.21 Opposite on the south side Nos. 1-5 is a three-storey terrace with shops including an original carriageway, otherwise all much altered. No. 7 is a villa dating from c1840 set back from the road with steps up to the front door. The building is rendered with incised stucco, and the sash windows together with the panelled front door with fanlight could all be original. However, the house now sits uncomfortably between the Victorian development to its left and the void created by the post-war housing development behind.

Picture 27. View looking west along White Hart Lane showing the change of scale from the High Road

Picture 28. View of Nos. 8-18 White Hart Lane looking east, showing the visual impact of alterations and later shop fronts

Picture 29. View showing the setting of the listed building (No. 7 White Hart Lane), between the larger Victorian development (Nos. 1-5) on the left and the open frontage of the post war flats on the right.

1.5.22 The late-19th century two-storey terraces on the north side (Nos. 8-18 and 24-30) were originally one but Nos. 20-22 was demolished early in the 20th century. All but one of the original small houses has been converted to commercial use with a motley collection of added shop fronts. The original builder lavished some attention on this modest terrace making use of the classically inspired pattern-book elements readily available to the Victorian developer, including in this case on the first floor the moulded and chamfered window heads with the reeded central column between the paired sash windows. The elevation is also decorated with a dogtooth brick cornice, a band of nail-head ornament at first floor and narrow vermiculated pilasters separating the houses at ground floor. Unfortunately, half of the original first-floor window surrounds have been lost, some replaced with wider window openings beneath concrete lintels, and all of the original windows have been replaced by different patterns of uPVC windows. The character of the group has been severely compromised by the resulting loss of over fifty per cent of its original detailing together with the poor-quality shop fronts and added satellite dishes and signage.

1.5.23 The Grange (Nos. 32, 34 and 34a) is a mid-18th century house with two wings added to either side in the early to mid-19th century. The house has been restored and has a fine elevation in brown brick with red brick dressings including the rubbed-brick arches over the windows and a good pedimented door case. The later extensions to either side are in a yellow stock brick and have elliptical arched openings deriving from their probable origins as stable and coach house. The house and its extensions form an impressive group but its setting is marred by the projecting blank end wall of the

Picture 30. View of Nos. 24-30 White Hart Lane illustrating the loss of original detail.

Picture 31. View looking east showing the visual effect of the blank end wall on the setting of the listed buildings.

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Victorian terrace on one side and the open yard entrance with security fencing on the other.

1.5.24 The remaining building of interest on the north side is No. 52, a detached two-storey house built as the Station Master's house following the opening of White Hart Lane station in 1872. The house appears to be in good condition, in yellow stock brick with gauged brick flat arches over the sash windows and a slate roof. The high stock-brick wall on the frontage also appears to be original. The stock-brick two-storey station building, similar to the one at Bruce Grove, has three brick relieving arches

Picture 32. View looking north showing the gap in the street frontage to the west of the listed building.

Picture 33. The Station Master's House – a locally listed building.

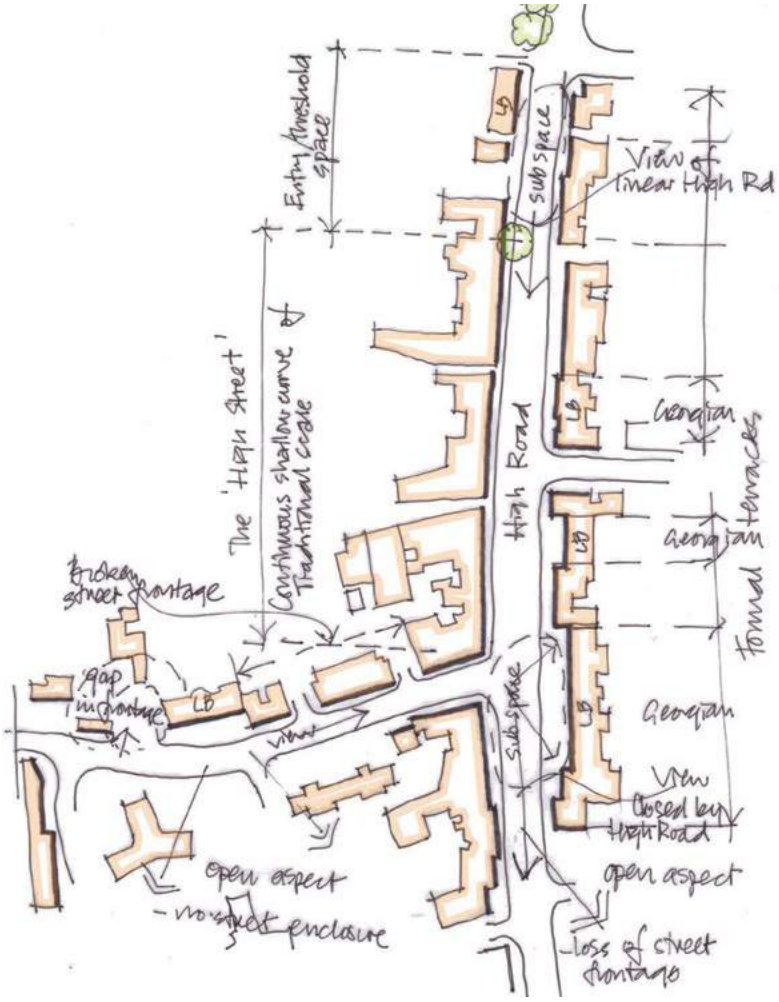
Picture 34. The original station building.

at ground floor and eight windows with pointed arches at the upper, platform level under bracketed eaves.

Townscape summary

1.5.25 White Hart Lane is significant in that it has retained buildings representative of each period from Georgian through mid to late Victorian (including the railway-related development) up to post-war housing. However, changes within the sub-area have resulted in a fractured and incomplete townscape. The south side consists of post-war public housing set well back from the street giving an open aspect to the frontage. On the north side the appearance of the 19th-century terrace has been severely compromised by the extent of the changes it has suffered, and it remains significant only for its group value as a contribution to the street enclosure. Other demolitions to provide access to sites to the north have further broken the street alignment, also compromising the setting of the Grange, a listed building. Taken overall, the character and appearance of this part of the conservation area has been badly diminished.

Map 8. **Sub-areas A and B - Townscape Analysis**



Map 9. **North Tottenham Conservation Area sub-areas A and B, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary

35.

CHARACTER SUB-AREA C TOTTENHAM HIGH ROAD CENTRAL

1.5.26 The central section of the conservation area was originally more varied in character, with early Victorian commercial terraces on the west side giving way to the more open appearance of the institutional buildings such as the church and school, contrasting with the more or less continuous built frontage on the east side of the road, with the Spurs stadium visible behind.

1.5.27 On the west side of the High Road Nos. 743-757 is a three-storey terrace of houses with projecting ground floor shops, notable for its prominent keystones and cornice but otherwise much altered in appearance by rendering and painting of the façade, replacement windows and modern shop fronts. Nos. 731-741, south of Whitehall Street, is another three-storey Victorian terrace of houses and shops, slightly smaller in scale with plain brickwork elevations, also much altered and with modern shop fronts. These terraces are shown on the 1864 OS map and were built when the streets behind were developed with densely packed small-scale terrace housing, all now replaced by post-war public housing. Although much altered, these two terraces remain important components of the townscape for their group value.

Picture 35. Nos. 743-757 High Road, a mid c19th terrace and No. 759, a late c19th former pub, maintaining the street line on the west side of the High Road.

1.5.28 South of these terraces, the west side always had a more open character, with a large mansion and gardens being replaced by a Presbyterian church c1866, and south of Brereton Road, by Roman Catholic schools and a presbytery associated with the adjacent Marist Convent. The former church site is now occupied by No. 729 High Road, Kathleen Ferrier Court, a mid-20th century block of flats set back from the road, a good example of its period incorporating a public library extension on the frontage (2010) and a small early-20th century vaguely Gothic-style sub-station

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in brick. The Church of St Francis de Sales dates from 1895 and has a good east window facing the High Road; the adjacent presbytery is slightly earlier. The remainder of the frontage as far as Church Road now consists of St Francis de Sales school playground.

Picture 36. View of the High Road looking north showing the open aspect resulting from the demolition of the buildings on the east side of the road, and illustrating the lower scale of the terraces on the west compared to the width of the High Road along this frontage.

Picture 37. Nos. 731-741 High Road, the plainer of the two mid c19th terraces on the west side.

1.5.29 In contrast, the east side of the High Road formed a continuous street frontage, consisting of mainly mid-to-late Victorian buildings with some 20th-century replacement and infill. Most of these buildings, including the late-Georgian Fletcher House, have now been demolished as part of the proposed redevelopment of the Spurs football ground. To the south of Dial House the frontage is now entirely open with only a small group of buildings remaining between Bill Nicholson Way and Park Road.

1.5.30 The former White Hart public house (No. 750), rebuilt c1900, was a typical 'Queen Anne' style pub of the late Victorian/Edwardian period. To the south of Bill Nicholson way No. 748, The Red House of 1878-80, was a three-storey building in red brick with twin gables facing the street. No. 746 High Road was the former Tottenham and Edmonton Dispensary dating from c1906, an interesting and historically significant building in red brick with Portland stone dressings with a good ground-floor frontage. All were locally listed. No. 744, Warmington House, is a Grade II-listed building dating from about 1828, a rare survivor in this part of the High Road of the residential development of the late-Georgian period.

Picture 38. Nos. 743-757 High Road, a mid c19th terrace and No. 759, a late c19th former pub, maintaining the street line on the west side of the High Road.

1.5.31 This group of surviving buildings had lost its original context through the demolition of the rest of the street frontage. The public house was originally a corner building to Bill Nicholson Way with a terrace of housing to the north, and Warmington House was originally part of a group of three Georgian houses extended with later houses on the same building line. The demolished building willl be replaced by buildings forming part of the 'Tottenham Experience' development proposed by Tottenham Hotspur Football Club.

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1.5.32 Historically, the street frontage widened out to reflect a similar widening to the south of Park Road where the buildings are set at an angle to the High Road. The recently demolished buildings, taken individually and collectively were an important part of the conservation area, valued for their historic and architectural interest, and for the significant contribution they continue to made to the street scene. Their demolition disrupts the linearity of the Conservation Area and has lead to a loss od street enclosure.

Picture 39. The west side of the High Road showing the open character of the school playground resulting in the loss of enclosure to the street line.

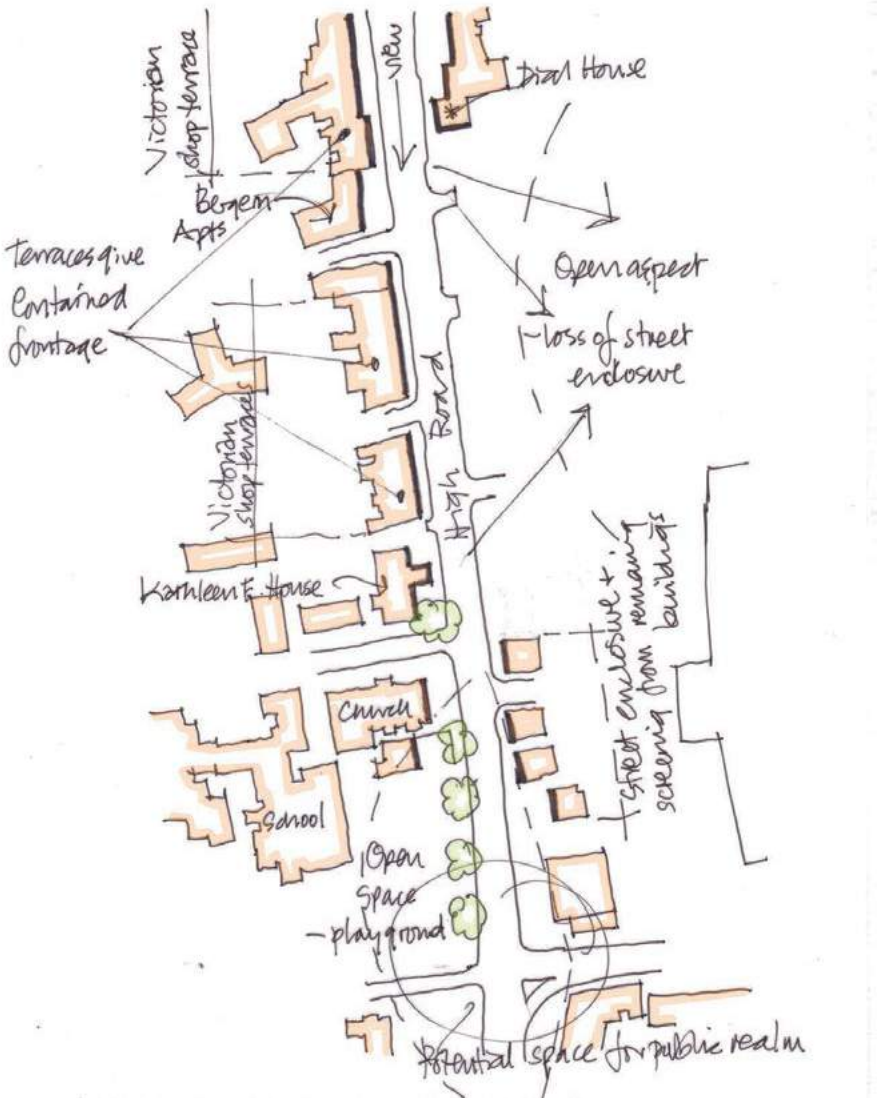
Picture 40. The locally listed buildings (now demolished) together with Warmington House, illustrating the street enclosure provided by this group of surviving buildings on the east side of the High road.

Picture 41. The former White Hart pub, No. 748 High Road and the Dispensary building – all locally listed, now demolished

1.5.33 **Townscape summary**

1.5.34 This character sub-area has lost much of its historic integrity with the demolition of most of the buildings on the east side of the High Road as part of the proposed Spurs redevelopment. The remaining group of buildings between Bill Nicholson Way and Park Road preserve a semblance of the linear continuity of the east side of the road opposite the church and the open space of the school playground. On the west side, whilst the two surviving Victorian commercial terraces provide some linear continuity, they are much altered and their contribution to the conservation area is limited. These are recommended to be removed from the conservation area (see paragraph 2.8.8). However, it is the historic linear continuity of the High Road which is the most important feature of this section of the conservation area. Future development should maintain this linearity in order to preserve the setting of the conservation area either side.

Map 10. **Sub-area C - Townscape analysis**



Map 11. **North Tottenham Conservation Area, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary

CHARACTER SUB-AREA D TOTTENHAM HIGH ROAD SOUTH

1.5.35 This part of the conservation area retains a distinctively open character, accentuated by a gradual splay in the highway and the building line from Bromley Road to the junction with Park Lane. Dating from the 1690's, Nos. 2-4 Park Lane is of considerable significance as the last recognisable survivors of the smaller vernacular houses that once abounded in and around the High Road. At the south east of the junction with Park Lane, set at an angle, is a mixed group of buildings comprising the former Corner Pin Public House (Nos. 732-726), with a pilastered pub front, dating from the late-19th century, and the Bell and Hare, a well-composed 1930's neo-Georgian rebuild of the 18th- century inn. Between the two, Nos.728-730 is a bland 1970s pastiche. After this group, a small early-20th century public lavatory is a notable punctuation in the streetscape. Unfortunately, the five-storey 1970s development of the Coombes Croft flats, built on the site of the 18th century parish workhouse, disrupts the frontage by being built at a right angle to the street with a blind wall facing the High Road.

1.5.36 The group to the south of the junction with Bromley Road (Nos. 686-710), predominantly mid-to-late Victorian but retaining some earlier elements, has strong townscape interest. The corner building (No. 710), created when Bromley Road was developed c1880, has elaborate stuccoed lintels to the windows and a bracketed cornice, whilst No. 708 may be early-19th century. Nos. 704-706 (formerly Glickmans Ironmongers, a long-established local business) probably dates from c1870 and is a strong composition with first-floor bay windows and well-preserved contemporary shop fronts. Nos. 700-702 is a successful recent redevelopment of three fire-damaged buildings, now with a unified Italianate facade to complement Glickman's and with traditionally detailed shops. Nos. 694-698 appears to date from the early-19th century; Nos. 694-6 are disfigured however by cement render and all have poor-quality projecting shop fronts.

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1.5.37 Nos. 686-690, a small quasi-uniform shopping parade, has canted first-floor bay windows and altered shop fronts - the earliest (No. 686) has a plaque inscribed ‘Argyle House 1881’. The others, distinguished by red brick banding, are a decade or so later.

1.5.38 South of Argyle Passage, No. 684 is a steel-framed commercial building with a rendered facade, designed in the classical manner, with a prominent modillion cornice and metal star-shaped air vents which, despite its current dilapidated state, is a good representative of the High Road’s inter-war phase.

Picture 42. High Road east side at junction with Bromley Road

Picture 43. View of the east side of the High Road looking south from Park Road

Picture 44. Georgian Houses (895-897) with contemporary infill

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1.5.39 The streetscape sequence, however, is badly disrupted by Nos. 678-682, a poorly articulated 1970s red brick two-storey block with a glazed third floor of 2008, whose horizontal emphasis is at odds with its context. The Grade II-listed former Bell Brewery entrance building, in the mid-19th century Italianate style with a central clock tower, and the associated locally listed former brewery offices built to either side of a long yard, are important survivals of the Victorian brewing industry in Tottenham. Although the remainder of the brewery has gone, the open yard, fronted by railings and gate-piers, preserves the essential character of the original complex.

1.5.40 Nos. 662-670, a series of Grade II-listed Georgian houses, is set at an angle to the street where the road broadens slightly. Despite some unsympathetic ground-floor alterations they constitute an imposing group especially the end house, No. 670, with its Regency stucco and other embellishments. An early-mid 18th century house, Nos. 658-660, which stood immediately to the south

Picture 45. Looking north from the Lordship Lane junction showing the larger scale new buildings on the east side

was replaced c2006 by an assertive and over-scaled block of flats which fails to respect the adjacent listed buildings and this, in conjunction with a long 1970s red-brick block (Nos. 640-656) south of Hampden Lane, forms one of the most negative aspects of the sub-area. The classical former Co-operative building of 1930, recently rebuilt in facsimile, has a canted corner entrance bay surmounted by a cupola, a response to the corner feature of the Edwardian gas offices opposite.

1.5.41 On the west side, the sub-area commences with the former Tottenham Technical College, now Tottenham Community Sports Centre, built 1936-9 on the site of a group of early-19th century villas, of which only two survive: No. 707, Moselle House, named Bellair House on the 1864 map, listed Grade II, and No. 705, locally listed. The group is set well back from the road and fronted by a tree-

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planted rectangular open space that has early origins and can be seen on the 1864 OS map. The former college, designed in the classical style with 'moderne' details, in red brick with stone dressings, is a good example of the education buildings produced by Middlesex County Council during the inter-war period. Tottenham Baptist Church, built in 1825 by Joseph Fletcher of Bruce Grove and other subscribers, is a fine neo-classical composition, with an associated minister's house of 1830 to the rear in Chapel Stones (No. 699); the contemporary Sunday school between the church and No. 699 was rebuilt in 1889. Nos. 695 and 697 to the south,

Picture 46. High Road east side – the Georgian group of houses which are set back from the pavement line

Picture 47. Looking east along Lordship Lane towards the junction with the High Road

Picture 48. The former Gas Company office

a symmetrical pair with Doric porches, built in 1829 for Joseph Fletcher, are set back behind a forecourt. These Grade II listed buildings form distinctive late-Georgian group in the conservation area. Next, Nos. 691-3 is an office building of 2007, which although taking its cue from the classical proportions of its neighbour, is not a totally successful example of modern contextual design.

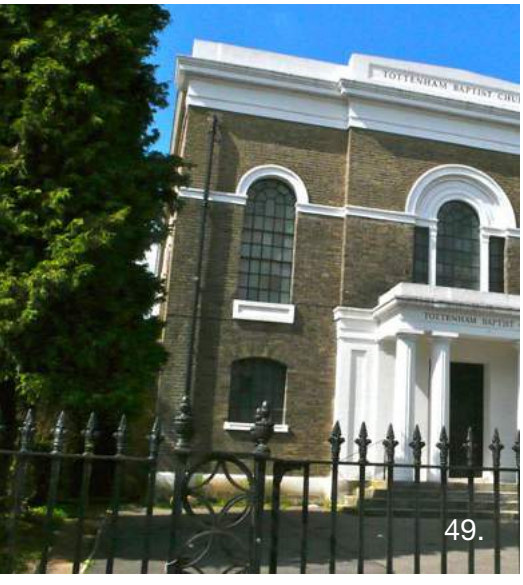
1.5.42 Criterion Buildings (Nos.653-689), probably dating from the 1880's, illustrates how the suburban shopping parade became a much more architecturally ambitious building type in late-Victorian London suburbs, in contrast with the earlier, uniform terraces seen further north on the High Road. Three storeys high, built in red brick with stucco dressings, the tripartite composition has a symmetrical central range distinguished by a taller centrepiece bearing the building name and surmounted by a stone eagle. Above the deep projecting shops, some of which are substantially preserved, the elevations are set well back, maintaining the High Road's spacious character. A shorter parade of c1900 (Nos. 641-652) follows, which has canted bay windows to the upper floors and a good original shop front, recently restored (No. 641).

1.5.43 At the junction with Lordship Lane, the former offices of the Tottenham and Edmonton Gas Light & Coke Co, built in two stages between 1901-14, is an exuberant neo-Jacobean composition in red brick and terracotta, whose corner clock turret is prominent feature at the crossroads. To the west of the High Road, Nos. 8-18 Lordship Lane, with a plaque inscribed "1826 Bruce Terrace", is an elegant series of three linked pairs of villas, an arrangement popular in late-Georgian suburban houses; the fourth pair in the original sequence made way for the railway in 1872. An adjunct (No. 18a) is a 1980s pastiche, which upsets the balance of the group.

Picture 49. Tottenham Baptist Church

Picture 50. One of the linked villas at 8-18 Lordship Lane

Picture 51. Criterion Buildings


49.

51.

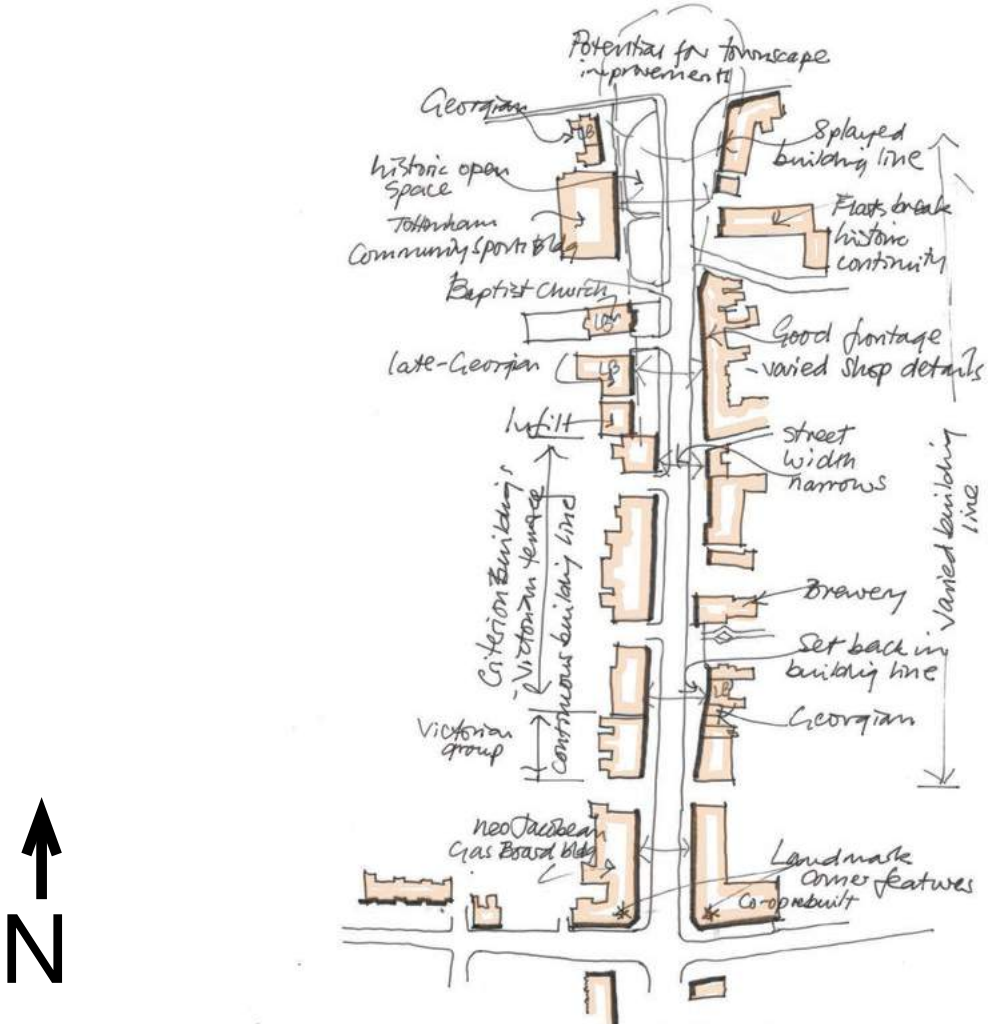
50.

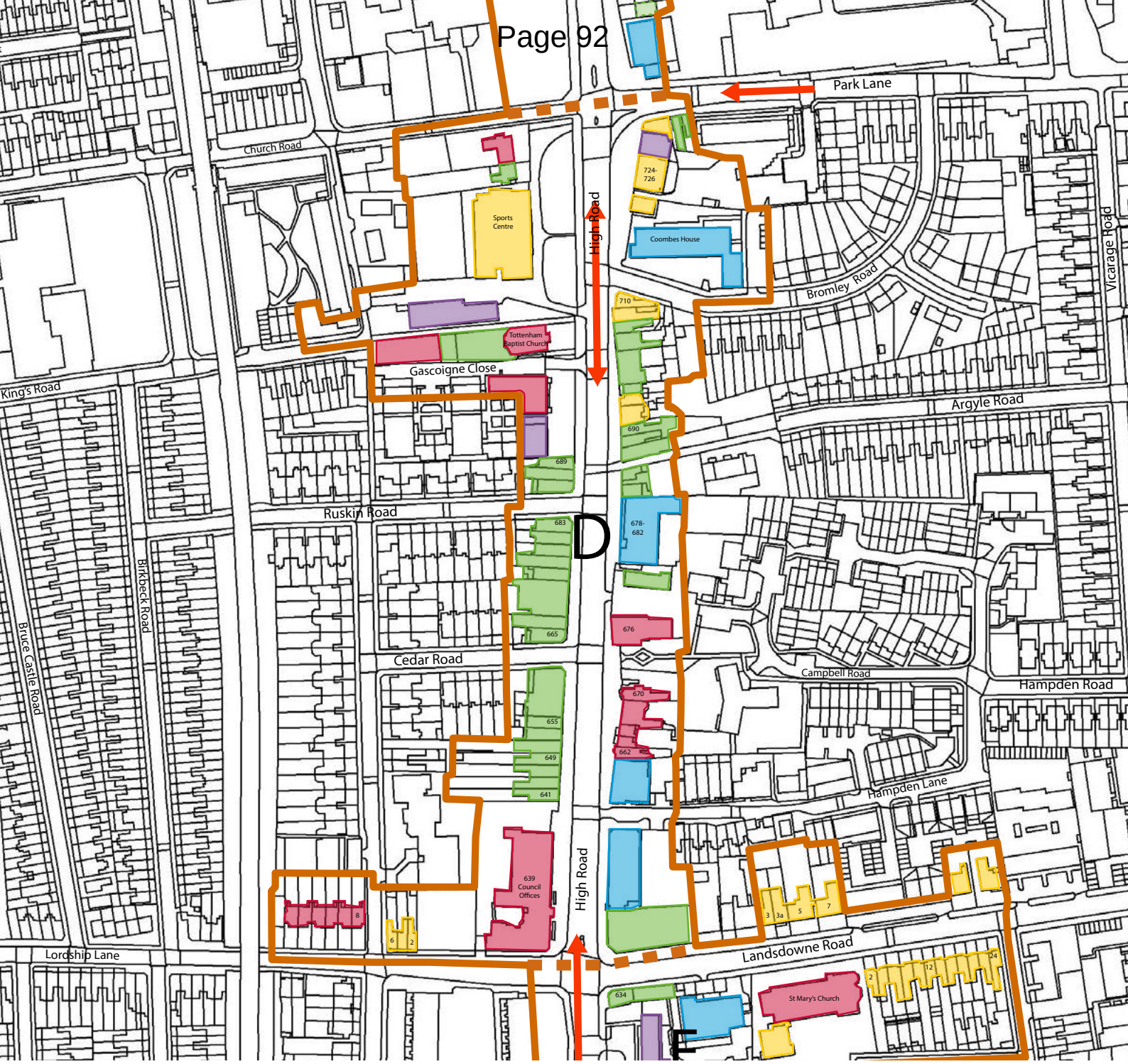
Townscape summary

1.5.44 This stretch of the High Road is significant in two main respects. First, the preservation of the historic open character and variety in the building line, which is accentuated by changes in the road width and the alignment of the buildings on the east side, and complemented on the west side by the survival of former front gardens and forecourts, most notably the landscaped area in front of the former technical college.

1.5.45 Second, the variety and contrast in architectural style and materials: principally the classical proportions, stock brick and stucco of the later Georgian period, mid-Victorian Italianate, the more elaborate red-brick compositions of the late-Victorian and Edwardian period, with a few notable instances of the 'stripped' inter-war classical style. The rebuilding in facsimile of the 1930 Co-op building has preserved the important visual relationship with the Edwardian former Gas company offices opposite, the pair forming an impressive 'portal' into north Tottenham; viewed eastwards from Lordship Lane with the former Red Lion pub, they form a contrasting trio of architectural styles at this prominent crossroads.

Map 12. **Sub-area D - Townscape**





Map 13. **North Tottenham Conservation Area, sub-area D, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary

52.

CHARACTER SUB-AREA E

1.5.46 Lansdowne Road, begun in 1870, represents the more affluent end of the speculative housing developments built off the High Road in response to the arrival of the railway. Although many of its original houses have made way for post-war flats, those that survive serve to illustrate the eclectic range of architectural styles and embellishments employed by speculative builders in late-19th century suburbs. On the north side, Nos. 3-7 and 13-15 are detached stock-brick villas with varied stucco detailing to the windows and entrances, such as the Gothic porch at No. 13. On the south side, St Mary's Church of 1886-7, is a mission church founded by Marlborough College and designed by JE Cutts. In the Early English Gothic style in red brick with stone dressings, it is the dominant feature of Lansdowne Road. Nos. 2-20 Lansdowne Road is a characterful gabled group in red brick with blue-brick dressings, two unfortunately over painted. They are designed in the picturesque manner with deep eaves, some retaining elaborate bargeboards, prominent moulded stacks, porches with fretwork ornament and doors with Gothic glazed panels and paterae ornament, and form a strong group with the church.

Picture 52. St Mary's Church and Vicarage, Kemble Road

1.5.47 Behind, in Kemble Road, the south elevation of St Mary's Church, the Vicarage, a large gabled red brick building contemporary with the church, and Kemble Hall, the former parochial hall, a single-storey red brick composition with a cupola and weather vane, form a cohesive group of considerable character. The grounds of the church and vicarage, with the communal gardens of the adjacent Rheola Close flats, and Hartington Park to the east, form an attractive green enclave at the south-east boundary of the conservation area.

53.

1.5.48 The south-east junction of Lansdowne Road and the High Road is marked by the former Red Lion public house, built in 1870 to replace an earlier pub of the same name that was demolished when the road was laid out. The building has lost its cornice and chimneys, but remains a very striking composition in the Venetian Gothic style; its timber pub front with Gothic arched windows and colonnettes is an unusual and rare feature.

54.

1.5.49 The remainder of the sub-area along the east side of the High Road consists of Rheola Close, a 1950s development of four-storey flats built on the site of a group of large villas. The estate is a competent development of its period, in multi-coloured brick with tile panels and clay-tile roofs, set well back behind an access road screened by mature trees. One of the villas, No. 628, survives; dating from the mid-19th century on the site of an earlier house, it represents the last of the large residences built in the High Road before the area's character began to change.

55.

Picture 53. Victorian villas in Lansdowne Road with tree-planted front gardens

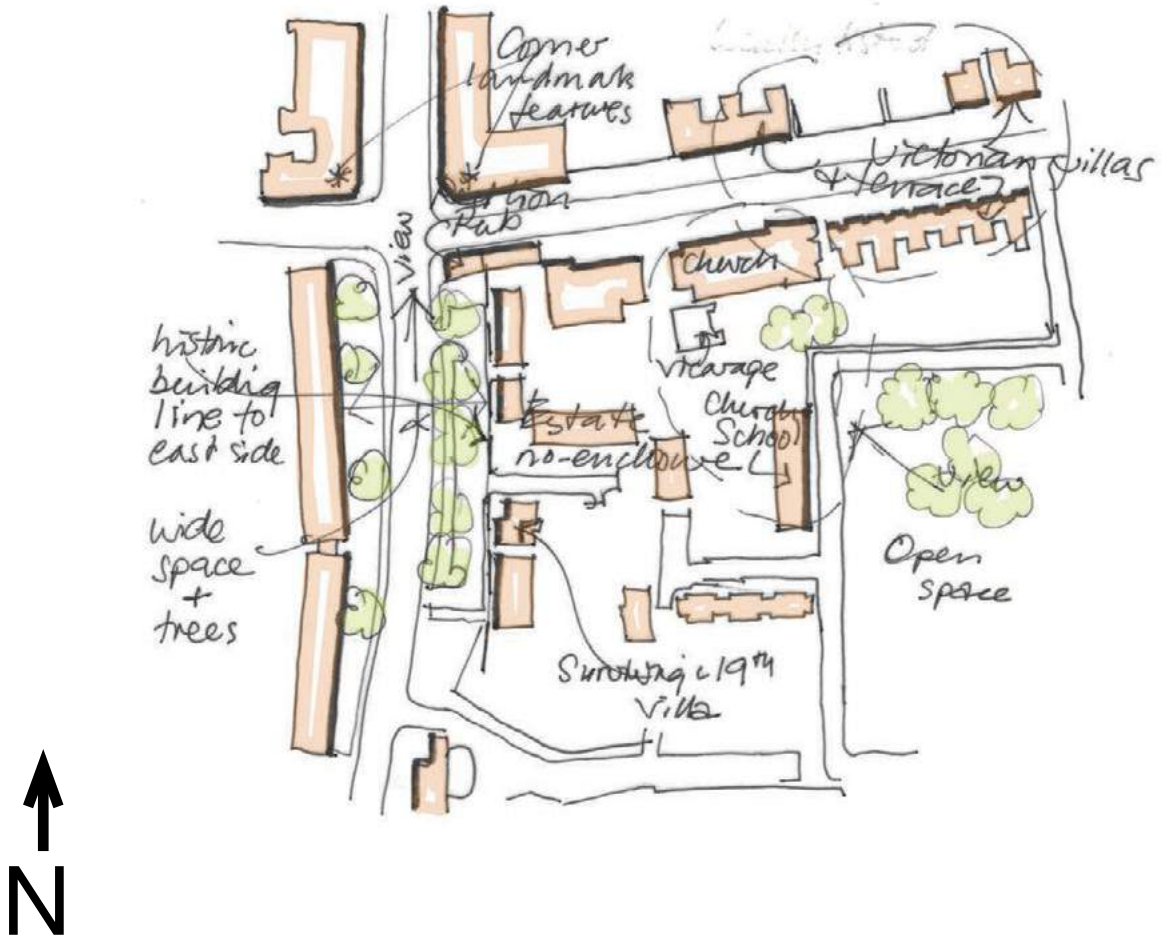
Picture 54. Houses on the south side of Lansdowne Road looking towards St Mary's Church

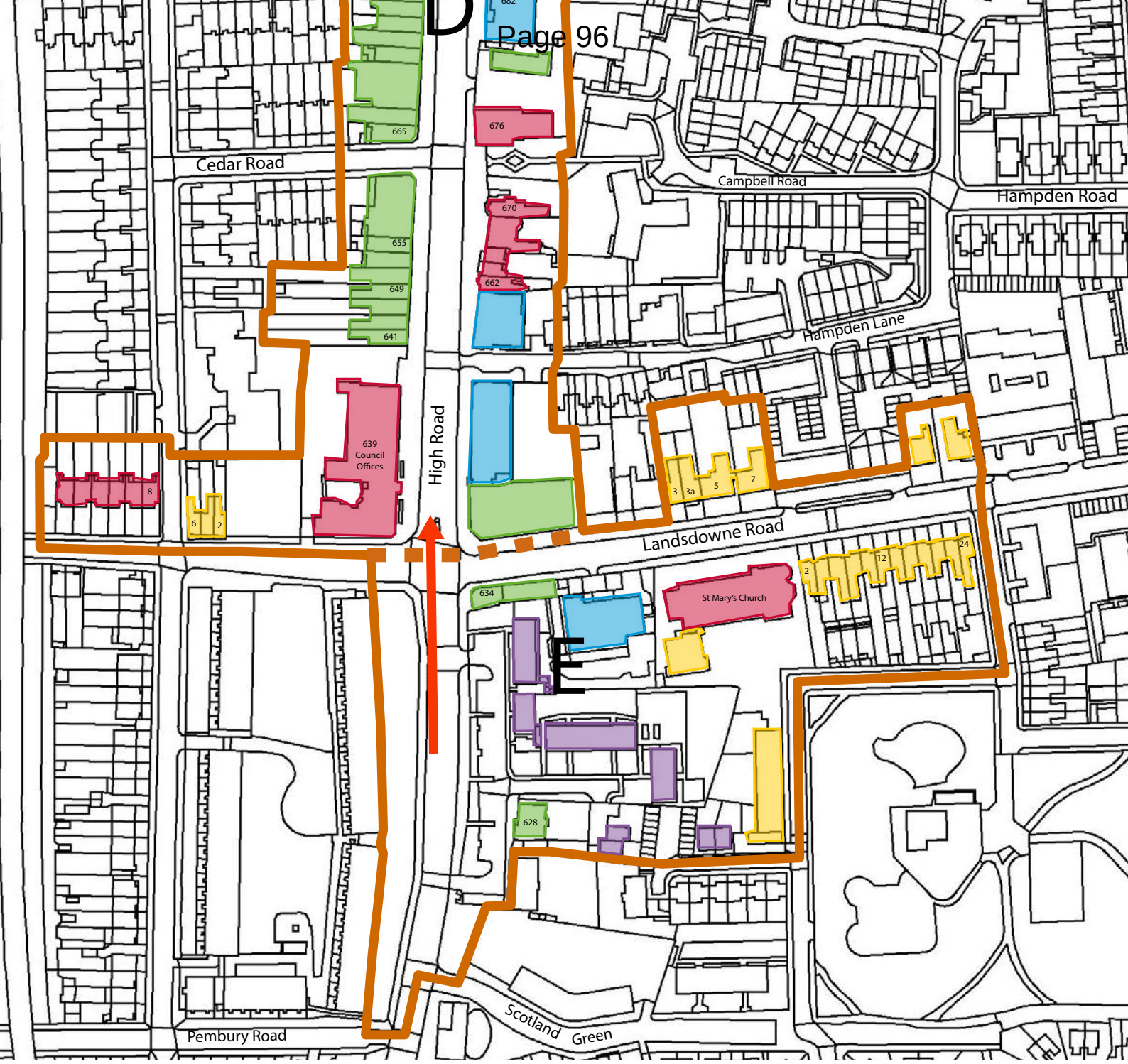
Picture 55. Lansdowne Road (south side) – late-Victorian villas

Townscape summary

1.5.50 Although the frontage to the High Road in this sub-area has lost much of its historical integrity due to post-war redevelopment, the set-back of the housing estate on the east side, which perpetuates the building line of the villas it replaced, complemented by the tree-planted verge fronting Millicent Fawcett Court opposite, preserves something of the original green and spacious quality of this stretch of the High Road.

Map 14. **Sub-area E - Townscape Analysis**





Map 15. **North Tottenham Conservation Area sub-area E Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary

1.6 PUBLIC REALM

1.6.1 Since the previous conservation area appraisal (2009) the streetscape of the High Road has benefitted from improvements including upgrading and rationalisation of street furniture. The paving consists of concrete paviours with granite kerbs. With the exception of the cattle trough at the north end, there are no surviving examples of historic street furniture. Street lighting is in a consistent, understated traditional design with tall slender columns and top-hanging lanterns, with half-height lanterns lighting the pavement. There are some instances of clutter however at road junctions.

1.7 CONDITION AND DEVELOPMENT PRESSURE

GENERAL CONDITION

1.7.1 North Tottenham Conservation Area is included in Historic England's Heritage at Risk Register (2015), which records the conservation area's condition as 'very bad', but recognizes that the overall trend is 'improving'. Much of the degradation is due to incremental alterations and poor standards of maintenance, as detailed below.

1.7.2 There are few national retail chains along the High Road, other than betting shops although there is a Sainsbury's local in Criterion Buildings, and a major new Sainsbury's supermarket in Northumberland Park. It remains to be seen what impact this will have on local shops and whether this will help to raise or further depress the current low levels of investment.

1.7.3 The shops are mainly independent small businesses serving local ethnic communities. Building condition varies but there are generally poor standards of maintenance and where 'improvements' have taken place these often involve rendering of facades and unsuitable replacement windows.

1.7.4 Signage is an issue and although this can be indicative of a certain degree of vitality within an area in this case the plethora of signs and large shop fascias contributes to a cluttered street scene. A shop front design policy backed up by a design guide and actively implemented is needed to effect improvements over time.

1.7.5 There appear to be few shop vacancies although the extent of turnover of local businesses is unknown. Some of the upper floors appear to be unused especially above the smaller shop units. Some of the most significant buildings are vacant and appear to be kept deliberately so, including a number of the listed Georgian houses owned by Tottenham Hotspur FC. At the time of writing, Spurs were looking to sell on some of their properties. It is expected that this would provide an opportunity to find new uses for these buildings.

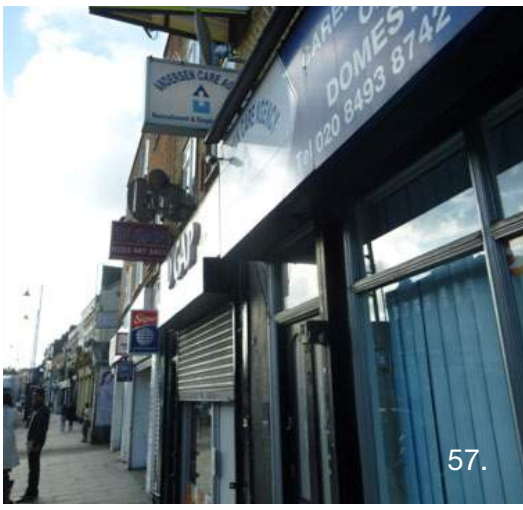
PRESSURES FOR CHANGE

1.7.6 There has been some demolition and infill development on both sides of the High Road but this has rarely resulted in new buildings that are sensitive to their context. However, the major pressure for change comes from the impending redevelopment of the Spurs football ground together with its associated development, including some tall buildings. The greatest level of immediate impact will be felt in the central section of the conservation area, where much of the east side of the High Road has already been demolished and the potential effect on the remaining shop terraces on the west side is unclear. The few existing taller blocks of flats close to the conservation area boundary have little direct impact on the conservation area and do not overly impinge on the skyline. The proposed tall buildings associated with the new stadium, however,

Picture 56. Fascia with projecting signs

Picture 57. Shop fronts with projecting signs

56.


57.

will have a wider impact on the conservation area and its surroundings, and will come to dominate views along the High Road.

OTHER DEVELOPMENT PRESSURES

1.7.7 The conservation area has suffered considerably from incremental alterations that detract from the architectural integrity of individual buildings, and cumulatively from the streetscape, as follows:

Shop fronts and signage

- Over scaled fascias projecting beyond the shop-front frame
- Poor quality design and materials
- Illuminated box signs
- olid metal roller shutters, which are visually intrusive, create a forbidding atmosphere and are graffiti prone
- Loss of vertical divisions (e.g. pilasters and consoles) between shop units disrupting the rhythm of the commercial frontage, particularly where individual shops have been combined as a larger premises
- Extraneous signage above shop-front level, including estate agents' boards

Elevations

- Extensive replacement of original timber sash or casement windows in uPVC or aluminium, many with tilting lights which have a disruptive visual impact
- Painting or rendering of brickwork
- Satellite dishes on front elevations, frequently several dishes per property
- Poor quality repairs, re-facing and loss of original architectural detail

Picture 58. Nos. 801-805 (centre), a unified composition whose cohesion has been spoilt by the over painting of the facade brickwork

Picture 59. Painting of Brickwork on Landsdowne Road

58.

59.

2. NORTH TOTTENHAM CONSERVATION AREA MANAGEMENT PLAN

2.1 THE PURPOSE OF CONSERVATION AREA MANAGEMENT PLANS

2.1.1 Local authorities have a duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Management Plans are essential tools in this process. Their principal functions can be summarised as follows:

- To set out the Council's strategy for managing change in the conservation area
- To provide guidance to all stakeholders to ensure that future change in the conservation area will preserve or enhance its special character

2.2 SUMMARY OF THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

2.2.1 Conservation area designation introduces stricter planning controls over demolition and tree protection:

- Demolition of buildings greater than 115m³ and structures over 1m high next to a public highway, path or open space; or over 2m high elsewhere
- Works to trees with a trunk diameter greater than 75mm at 1.5m² above ground level: written notice must be given to the Council, which has 6 weeks to decide whether to grant permission or

make a Tree Preservation Order (TPO). Failure to comply may result in prosecution

2.2.2 Generally, development must preserve or enhance the character or appearance of the conservation area. There is a strong presumption against the demolition of buildings or structures which make a positive contribution to its character or appearance, and similarly to preserve trees.

2.2.3 Additionally, there are restrictions on the types of development that can be carried out without planning permission (permitted development) in conservation areas. Flats and non-residential premises have fewer permitted development rights than dwelling houses. Advice should always be sought from the Council on what works are likely to require planning permission.

2.2.4 Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.

2.3 DEVELOPMENT CONTEXT OF NORTH TOTTENHAM

2.3.1 The Northumberland Park Development Project is an ambitious scheme focusing on the proposed new Tottenham Hotspur FC stadium and associated sports and leisure complex, with the provision of housing, community and commercial space. The first phase, comprising Lilywhite House and the new Sainsbury's in Northumberland Park, was completed in 2015.

2.3.2 Haringey Council's High Road West Master Plan aims to harness the opportunities and investment offered by the Spurs development. This proposes extensive redevelopment of the area between the High Road, the railway line and Brereton Road, to provide housing, community and leisure facilities, workspace and a new White Hart Lane Station. A key objective is improvements to the High Road frontage, but the demolition of two terraces facing the High Road - Nos. 731-759 - is envisaged.

2.3.3 In March 2015 the Heritage Lottery Fund awarded Haringey Council a £2 million grant for a Townscape Heritage Initiative (THI) to restore historic buildings along the High Road, in partnership with local businesses and the wider community. The THI will focus on the northern section of the conservation area from Northumberland Park to Moselle Street. A key objective is to improve the appearance of the street elevations and shop fronts.

2.4 MANAGING CHANGE IN THE CONSERVATION AREA: KEY PRINCIPLES

- In considering development proposals in the conservation area, the Council will apply the relevant national, regional and local policies and guidance
- All new development in the conservation area should preserve or enhance its special interest, in terms of scale, design and materials and should have regard to the design guidance provided in Part 3 - Preserving and Enhancing the Conservation Area.
- The Council recommends that pre-application advice be sought from the Planning Services
- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

2.5 ENFORCEMENT

2.5.1 The Council has an adopted Planning Enforcement Charter and will investigate and, where necessary, take enforcement action against unauthorised works in the Conservation Area.

2.5.2 Advertisement and signs: The Council is committed to taking enforcement action against inappropriate signage and advertising. Where this is not historic, appropriate notices are being served and actions have been taken. The Council will continue to do so in the future.

2.5.3 Section 215 Notices: These have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate in a case by case basis and in line with the provisions of the legislation.

2.5.4 To carry out works affecting the special character of a listed building without consent is a criminal offence and can result in severe fines and even imprisonment. Works to listed buildings, therefore, should never be carried out without consent. Where alterations to a listed building have been carried out without consent and are found to be unacceptable, the Council may either seek to prosecute those responsible or serve a listed building enforcement notice.

2.6 THE QUALITY OF PLANNING APPLICATIONS

2.6.1 Applications must provide sufficient information about the proposed development and its setting to enable the Council to assess the impact of the proposals on the character and appearance of the conservation area. Applications for outline planning permission in conservation areas will not normally be acceptable. The Council's Validation Checklist sets out the level of information required in support of planning applications. The following are of key importance:

LEVEL OF DETAIL

2.6.2 A typical planning application might include:

- Plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings
- Plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition
- Detail drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5
- Drawings annotated to show proposed materials

- Any other information considered necessary to assess the potential impact of the development (including, for example, colour perspective drawings, models, photographs, structural engineers statement).

- Planning applications for replacement of windows should include elevations at scale 1:10 or with all dimensions clearly annotated, property elevations or photographs of the whole of the property, with the windows to be replaced numbered to correspond with window elevations, A cross-section at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, with full size details of any glazing bars or leaded lights.

HERITAGE STATEMENT

2.6.3 All applications should be supported by a design and access statement or heritage statement where appropriate. The amount of detail that is required will vary according to the particular proposal. The statement should include;

- An assessment of significance of any heritage assets which may be affected including their setting;

- An assessment of the likely impact of the proposed development on the heritage asset(s) and their setting; and

- An explanation of the rationale behind design choices, including how the proposal would relate to its context and how potential negative impact on heritage assets would be avoided.

ARCHAEOLOGY

2.6.4 Where a site falls within an Archaeological Priority Area or has the potential to contain archaeological deposits, planning applications should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. It is advisable to contact Historic England's Greater London Archaeological Advisory Service (GLAAS) before the submission of a planning application.

MATERIALS AND WORKMANSHIP

2.6.5 Planning applications should be supported by details of the proposed materials to be used for the external finish and details. Samples of the materials may also be required.

EXPERIENCED CONSULTANTS AND BUILDERS

2.6.6 The Council strongly advises that applicants appoint consultants and builders with proven experience in historic buildings

2.7 RECOMMENDED STEPS

2.7.1 An updated design guide for shop fronts is strongly recommended to support improvements to commercial frontages as a key regeneration objective

- A dated photographic survey of the more significant elements of the conservation area is recommended as an aid to monitoring changes, the efficacy of the Management Plan, and to support enforcement action. It may be possible to engage local volunteers in this exercise.

- Article 4 Directions could be considered to remove permitted development rights for the painting of brickwork, which is highlighted in the Appraisal as a significant issue affecting the conservation area. The majority of properties in the conservation area are in commercial, mixed or non-residential uses, which means they have limited permitted development rights with regard to external alterations. Most of the works identified in the Appraisal as adversely affecting the conservation area are already subject to planning controls, and the principal issue is therefore the effective and consistent application of development control policies and, where necessary, enforcement.

- There is considerable scope for additional street tree planting along the High Road. One particular area that would benefit is the triangle at the south-east junction with Park Lane where the pavement widens

2.8 THE CONSERVATION AREA BOUNDARY

The following boundary changes are proposed:

1. Removal of that part of the existing conservation area north of Brantwood Road.

2.8.2 The current boundary runs north from Brantwood Road as far as the Borough boundary, following the road frontage on the west side and enclosing a small area of land in front of the tower block at Altair Close on the east side. Historically the frontage on the east side was made up of buildings of various dates, all cleared as part of post-war redevelopment. This small section has no remaining architectural or historic interest and makes no contribution to the conservation area and should therefore be deleted, and the boundary redrawn at the junction of Brantwood Road.

2. Northumberland Park

2.8.4 The conservation area boundary needs to be updated to take account of the new Sainsbury's store in Northumberland Park. Three locally listed buildings (Nos. 2-6) on the south side have been demolished for the Sainsbury's supermarket and the boundary should therefore be redrawn to the rear of No. 614 High Road.

3. The central High Road section (Sub area C)

2.8.5 As noted in the appraisal, all of the buildings on the east side of the High Road between Dial House and the former White Hart public house (No. 750) have been demolished. The current boundary of the conservation area should therefore be redrawn to follow the back of pavement line, excluding the sites of these demolished buildings but retaining the existing boundary at the rear of Nos. 744-750 High Road.

2.8.6 The redevelopment of the Spurs football ground removes 3 of the remaining four buildings (Nos. 746 -750), retaining only Warmington House (No. 744), which would be incorporated within a new linear building facing the High Road with the new stadium (approximately equivalent in height to a 15-storey building) and the proposed 20-storey extreme sports building immediately behind.

2.8.7 If the Spurs development takes place as proposed it would, with its overwhelming scale, come to dominate this section of the High Road and have a major impact on this part of the conservation area. In response there would be two possible alternatives. The first is to redraw the conservation area boundary to include only those buildings on the west side of the High Road. Although this situation does occur elsewhere along the high road corridor, Historic England's guidance states that it is spaces that should define a conservation area and boundaries running along the middle of a street should, as a rule, be avoided.

2.8.8 However, the NPPF states in Paragraph 127 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."
In this case it is doubtful whether the buildings on the west side of the High Road would, on their own, be considered of sufficient special interest to justify continued conservation area designation. Therefore, the second option which is recommended here, is to de-designate this subsection (sub-area C) consolidating the conservation area into two sections consisting of sub areas A and B, and sub-areas D and E. Sub-area C would still form part of the setting of the Conservation Area and, in considering proposals within sub-area C, the Council would consider possible impacts on the character and appearance of the Conservation Area. Proposals would be expected to have regard to the linearity of the High Road, which is an important aspect of its character.

2.8.9 It is recommended that St Francis de Sales Church and adjacent Presbetery (on the west side of the road) are included in the Conservation Area as part of sub-area D.

2.8.10 The position of the Conservation Area boundary on the south side of White hart Lane has been adjusted to exclude forecourt areas, as these do not contain any buildings and make no contribution to architectural or historic interest.

2.9 MONITORING AND REVIEW

2.9.1 The Council will review this Conservation Area Appraisal and Management Plan as part of a five-year programme, in compliance with national legislation and policy.

Map 16. **North Tottenham, Proposed Boundary Alterations**

- Proposed area to be included in the Conservation Area
- Proposed area to be excluded from the Conservation Area
- Existing Conservation Area Boundary
- Statutory Listed Building
- Locally Listed Building

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

3.9.1 The following guidance applies to all buildings within the conservation area, including listed and locally listed buildings, and reflect what the Council considers to be the best approach to preserving and enhancing the character of the conservation area. Applicants for planning permission or listed building consent should ensure that all proposals are in line with the guidelines contained here.

3.1 WHEN IS PERMISSION NEEDED?

3.1.1 Many common alterations will require planning permission. Some changes which would ordinarily be considered 'permitted development' will require planning permission in a conservation area. Below is a brief guide to common projects requiring planning permission. More information is available at https://www.planningportal.co.uk.

MAINTENANCE AND REPAIRS

3.1.2 It is recommended that resident keep their houses in good repair. Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

SHOP FRONTS

3.1.3 Planning permission is required for any alterations or removals that affect the appearance of the shop front. This includes removals or alterations to doors, windows or stall risers, and the installation of shutters or security grills. A separate consent is required for advertisements and shop signs (see below)

ADVERTISEMENT CONSENT

3.1.4 Advertisement consent is usually required for exterior signs and advertisements which are illuminated, or with an area of greater than 0.3 square metres. This also applies to advertisements displayed inside of a shop window, which can be viewed from outside the building Non-illuminated shop signs displayed on a shop front may be exempted from this requirement, if certain requirements relating to design and content are met. More information about advertisement consent is available at **www.planningportal.co.uk**.

WINDOWS AND DOORS

3.1.5 Planning permission is needed for replacement of or alteration to windows and external doors on buildings other than private dwelling houses. Replacement of windows and doors of a house (but not a flat) is considered 'permitted development' and does not require planning consent, provided that the replacement windows are of similar appearance to the existing.

RENDERING AND CLADDING

3.1.6 Rendering and cladding is not considered permitted development in a conservation area, and will require planning consent.

EXTENSIONS

3.1.7 Single storey rear extensions to private dwelling houses of up to 3 metres in depth (or 4m in the case of a detached house) are considered 'permitted development' and do not require consent, provided that the design and materials match the existing building. Extensions to certain commercial and industrial buildings within certain size limits are also considered permitted development. All other extensions will require planning consent, including alterations and extensions to roofs.

BOUNDARIES AND GARDENS

3.1.8 Planning permission is required for the construction, alteration or demolition of a wall, fence or other boundary treatment over 2m in height, or over 1m in height when abutting a highway.

VENTS, SATELLITE DISHES AND SOLAR PANELS

3.1.9 Permission is required for the installation of any of these additions on a wall or roof slope facing the street.

DEMOLITION

3.1.10 Permission is required for the total or substantial demolition of a building with a cubic content of more than 115 cubic metres (measured externally). It is an offense to carry out such works without consent. If in doubt, please consult the Council's conservation team.

TREES

3.1.11 The council must be notified six weeks prior to cutting down or carrying out works to a tree in the conservation area.

LISTED BUILDINGS

3.1.12 Like for like repairs can be carried out without consent, but Listed Building Consent must be obtained for any work that is likely to affect the building's character or significance. This applies to internal alterations and external alterations and works to boundary walls, buildings within the curtillage, or structures attached to the listed building. It is an offense to carry out such works without consent. If in doubt please consult the Council's conservation team. In some circumstances it will be necessary to apply for planning permission alongside listed building consent. For more information about applying for listed building consent, please see listed buildings guidance below.

CHANGE OF USE

3.1.13 Changes of use will often require planning permission. Change of use from shops (A1) or financial or professional services (A2) to use as a dwelling house (C3) is usually considered permitted development, but within the conservation area permission is needed for this change.

3.2 SHOP FRONTS

3.2.1 High quality shop fronts make an important contribution the character of an area. Many of the original shop fronts in the conservation area have been extensively altered or are in poor repair. Nonetheless, many original features remain and the Council will encourage shop owners to repair and restore shop fronts.

3.2.2 Planning permission is required for most changes that will alter the appearance of the shop front, including for shutters and awnings. Applicants should make sure their proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- Shop fronts should have regard to their context, so that the design complements the building as a whole, neighbouring shops and the street scene.

- Historic features should be conserved and restored as far as possible. The removal of original shop front features will not usually be permitted unless these are beyond repair.

Picture 60. Traditionally framed shop fronts on Tottenham High Road complement the architectural qualities of the building.

- Designs should incorporate the elements and proportions of traditional shop front design (see p67) and make use of high quality traditional materials like timber, that complement the character of the building.

- Shop fronts in the conservation area need not always be reproductions of historic styles. This guidance sets out principles which can be applied across different styles of shop front. New designs are encouraged, but these should also express the features and proportions of a traditional shop front.

- Designs must be simple and uncluttered. Shop owners are encouraged to reduce clutter such as unnecessary signage, wiring and electrical equipment, external displays of goods, stickers and additional advertising.

- Any signs, lighting, security measures or canopies should be incorporated within the design and should not obscure architectural elements.

TRADITIONAL SHOPFRONT DESIGN

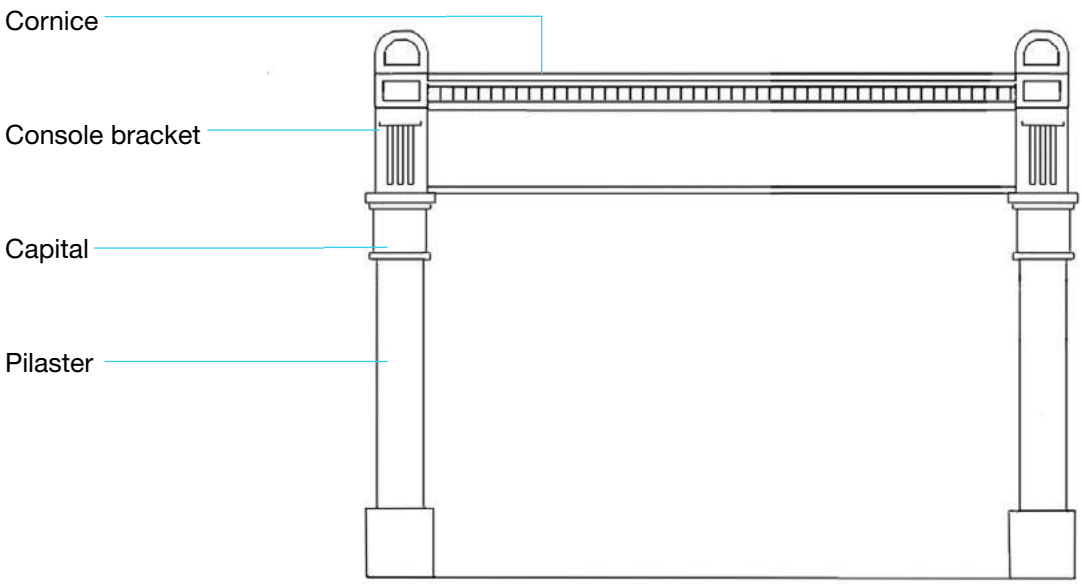
3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

3.2.4 The architectural details that frame the shop front are an important element – usually pilasters, console brackets, and a fascia with cornice (see picture 59). These features should be repaired or restored to the original appearance and maintained in all cases. Original features such as tiling or glazed brick should not be painted or covered.

3.2.5 The design of shop fronts to be fitted in to this framework should aim to incorporate the following traditional features;

- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are not appropriate.
- **Stall risers:** These are traditionally in timber. Other materials might be considered appropriate in some circumstances (for example marble or granite for a bank, glazed tiles for a pub or butcher). Laminates, mosaics or reflective tiles are not appropriate materials.

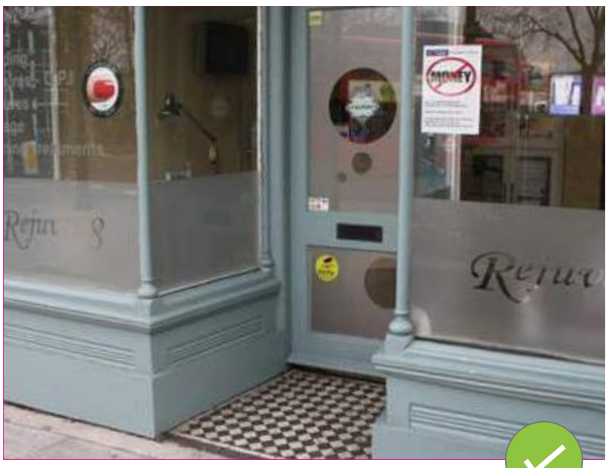
Picture 61. The traditional architectural details that frame the shop front.



- **Shop window:** This should extend from the stallrisers to the architrave at the base of the fascia and should usually be subdivided with a transom rail and one or two vertical mullions. Mullions should usually line up above and below the transom. Floor to ceiling sheet glass is not appropriate in areas of traditional shop fronts.

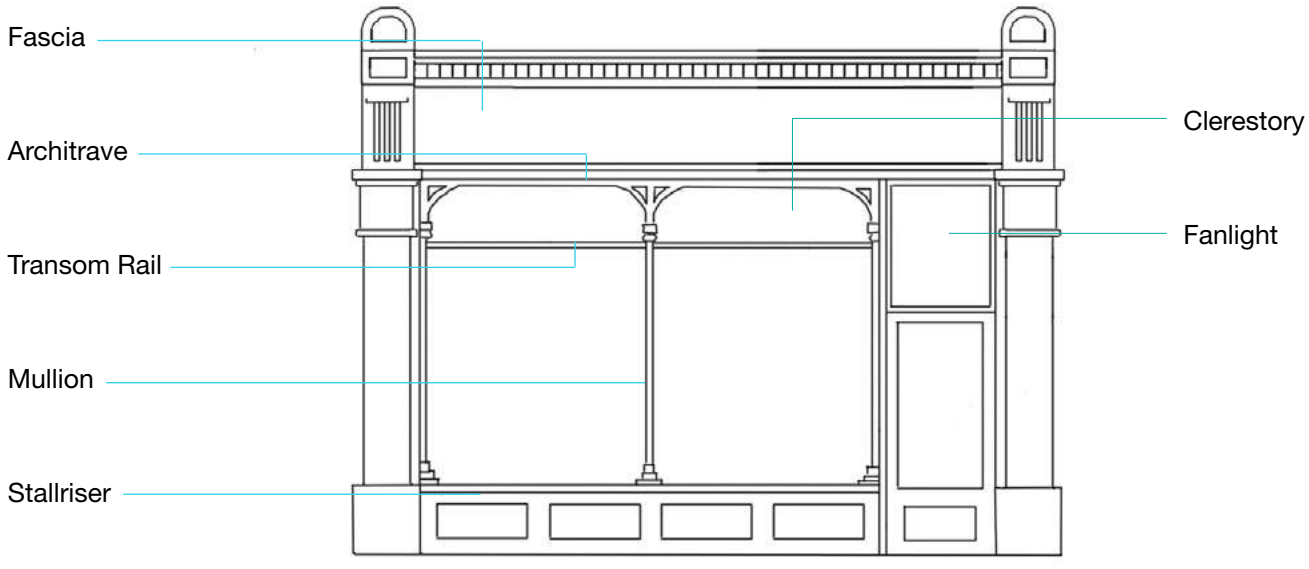
- **Doorway:** This can be set back from the edge of the pavement with a tiled entrance, or flush with the building line. Recessed doorways should be retained where these are an established feature of the street.

3.2.6 The shop front should usually be in timber, although a high quality bespoke metal frame might be considered appropriate in some circumstances. Other materials such as UPVC are not appropriate.



Designs incorporating the elements of traditional shop front design

Picture 62. A typical traditional shopfront



3.2.7 These traditional elements were incorporated in to shop fronts for sound functional reasons. Their inclusion in new shop front designs does not necessarily mean copying historical styles. Sympathetic new designs incorporating these features are encouraged.

3.2.8 Each design should relate to other shop fronts in the area, taking account of fascia lines, stallriser heights, transom height, bay width and material. Individual shop fronts should not dominate the street scene.

3.2.9 Shop fronts that combine more than one shop unit can disrupt proportions, relating poorly to buildings around them. In these cases, pilasters should be retained or included to provide a visual break. Fascia signs should not be extended over multiple units. Each unit should have a separate fascia sign, linked by a common design.

3.2.10 Double aspect corner shops should address both frontages appropriately.

Double aspect frontage on a corner shop

Picture 63. Shops with a common framework appear ordered. Without this, shops relate poorly to one anoher an can appear cluttered or chaotic.

SIGNAGE AND ADVERTISING

3.2.11 The approach should be simple and uncluttered. Signage should not dominate the shop front or obscure windows

3.2.12 Materials, colours and design for all signage should complement the historic character of the building and area. Signwriting directly on to the timber or metal fascia board or individually mounted lettering are usually appropriate. Perspex, acrylic and other non-traditional materials are not.

3.2.13 Lettering should be in proportion with the size of the sign and not fill the entire area. Content should be restricted to the proprietor's name, the type of business and the shop number, not brand names of goods for sale or other advertising. Each shop should have its number clearly displayed.

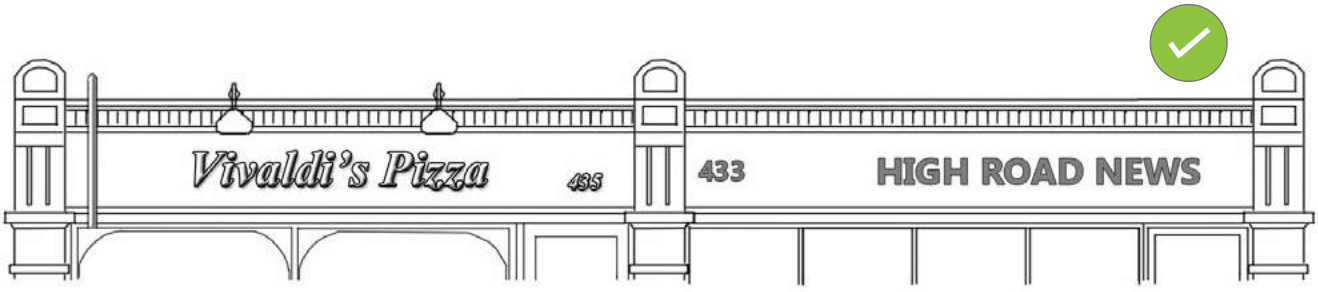
3.2.14 Standard corporate signage, logos and colour schemes should be adapted to suit the context, including colours, size of lettering, materials and style of illumination. In cases where corporate colour schemes are considered out of character, they should be restricted to lettering and detail only.

Fascia Signs

- Fascia signs should be a simple flat panel contained within the fascia area. They should not obscure architectural features, project forward of other features, extend unbroken over more than one shop unit, or impinge upon first floor windows. Box fascias are not acceptable. Additional signs applied to the facade above fascia level or on upper storeys will not usually be permitted.

- In special cases, alternative forms of signage will be considered, for example where a business is located at first floor level or in a building without a traditional shop front. Individual letters applied to walls, lettering directly on to window glass, or signs hung behind windows may all be considered appropriate depending on circumstances.

Picture 64. Fascia Signs



Hanging and projecting signs

- Only one hanging or projecting sign on each elevation with a shop front will be permitted.
- Hanging or projecting signs should usually be positioned on the ground floor at fascia level
- Existing brackets for hanging signs should be reused if possible.
- Perspex projecting box signs will not be considered acceptable.

Illuminated box facsia's are not appropriate

Excess signage is not appropriate

LIGHTING

3.2.15 Internally illuminated panels, signs or lettering will not usually be permitted. There will be a preference for illuminating signs indirectly with an appropriate swan neck or trough light. Lighting fixtures should not obscure architectural features or proportions. Fascia lighting can be concealed within the cornice.

3.2.16 Matt finish slim metal lettering with discrete individual halo illumination may be considered appropriate in some instances.

3.2.17 Illuminated signs will be restricted to those businesses which are open in the evening or at night. Illumination should be kept to a minimum. The light level should be subdued and constant. Bright or flashing lights will not be permitted.

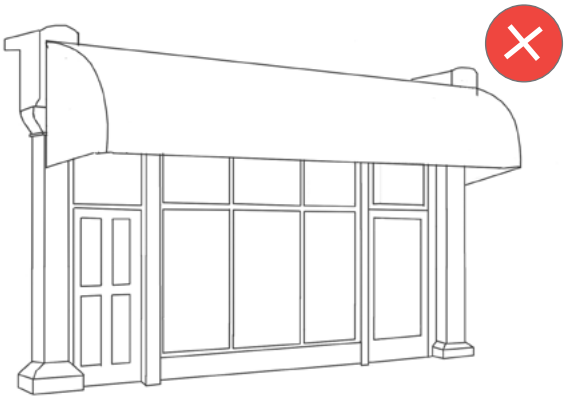
CANOPIES AND AWNINGS

3.2.18 Canopies and awnings will only be permitted if they can be accommodated without damage to the character of the building, and are capable of fully retracting. The mechanism and blind box should be integrated with the overall shop front design and should not obscure features. Retractable traditional straight canvas blinds accommodated within the cornice or architrave will usually be acceptable.

3.2.19 Folding or fixed canopies, quarter round rigid frames and balloon blinds will not be permitted.

3.2.20 Canvas is usually the most appropriate material. Flourescent, glossy or metallic blinds are not appropriate.

Picture 65. Traditional retractable canvas blinds are the most appropriate type of canopy.



SHUTTERS, GRILLS AND SECURITY

3.2.21 All security measures should be integrated within the overall shop front design and should not have a negative impact on the street scene or obscure architectural features.

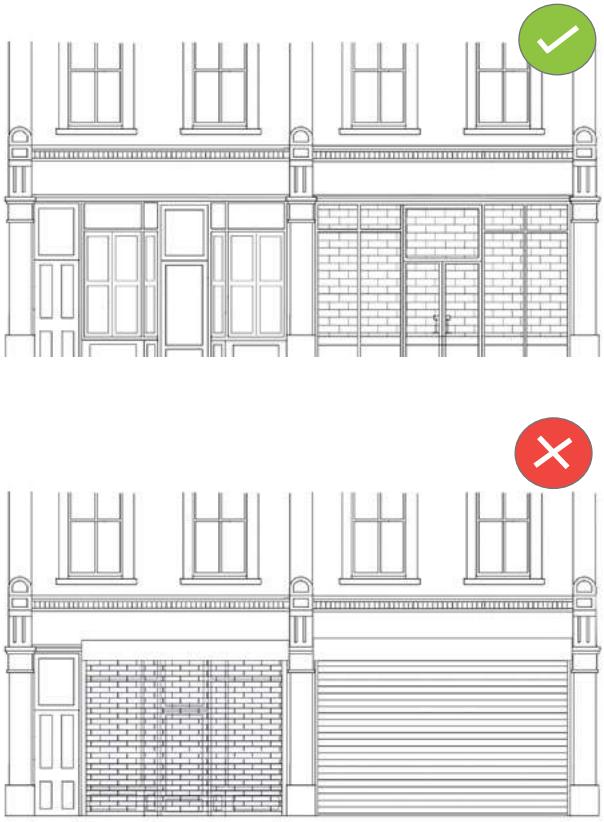
3.2.22 Shop fronts should use the least visually intrusive security solution. Toughened or laminated glass; Internal screens, grills and shutters; or traditional removable external shutters are the Council's preferred solutions.

3.2.23 Rod and link (or other open type) external grills may be permitted in exceptional circumstances where it can be shown that it is the only possible solution, but these must be integrated with the overall shop front design (including box and runners).

3.2.24 Shutters and grills should not cover pilasters when in the down/closed position and should have a painted or coloured finish to complement the rest of the shop front.

3.2.25 Solid or perforated external roller shutters, transparent external polycarbonate shutters or visually intrusive external shutter boxes will not be considered acceptable.

3.2.26 Burglar alarms, security cameras and other equipment should be kept to a minimum and be located in unobtrusive positions.



Picture 66. External Roller shutters are not appropriate.

ACCESS

3.2.27 If the upper storeys of the building are in a separate use, separate access should be provided at the front of the premises and incorporated into the design of the shop front.

Internal shutters which don't obscure architectural features

External roller shutters are not usually appropriate. .

3.2.28 Access to the shop including level access to the street should be provided for people with disabilities, the elderly, parents with pushchairs, and all users. If installing level access would involve the loss of important features on a historic building, alternatives such as handrails should be considered.

VENTILATION EQUIPMENT

3.2.29 Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

SHOP FRONTS CONVERTED TO RESIDENTIAL

3.2.30 The council will generally oppose the loss of shop fronts, however it may be necessary for some obsolete shop fronts outside of designated town centres and local centres to be converted to residential use.

Original shop front features should usually be retained and adapted.

3.2.31 Where this change of use is considered acceptable shop front features should usually be retained and adapted to suit the new use.

SHOP FRONTS IN NEW BUILDINGS

3.2.32 New shop fronts should respect traditional proportions, materials and signage style.

3.2.33 Recreations of historic shop fronts will not be considered appropriate in new buildings.

3.2.34 When submitting a planning application for shop units, the details of the shop front design should be submitted with the application, even if the final design is to be determined by a future occupier. Plans should show how the shop front relates to the masonry frame, position of doors, size of frame sections, fascia depth and height of stallrisers.

3.2.35 Possible security needs should be considered by allowing space for housing shutters internally.

3.2.36 Privacy should be provided through the use of obscure glazing, timber shutters (internal or external) which complement the historic character, or an internal partition creating a lobby area, window display or winter garden.

67.

3.3 LISTED BUILDINGS

Picture 67. The grade II listed former Fire Station on Tottenham Green

LISTED BUILDING CONSENT

3.3.1 Listed building consent is required for any works of demolition, alteration or extension of a listed building which might affect its character as a building of special architectural or historic interest. This applies to internal as well as external works. It is for the Council to determine in each case whether consent is required.

3.3.2 The list descriptions held by Historic England are intended mainly for identification purposes and are rarely a comprehensive record of all features of interest. They should not be relied upon to determine which features are significant, or whether or not listed building consent is required.

3.3.3 The whole of the building including its interior is listed. The Council recognises that listed buildings vary greatly in the historic value of their interiors, and that the potential for alterations varies accordingly. Decisions must be based on an assessment of the significance of the building in accordance with Historic England guidance. In sensitive interiors, alterations may have to be restricted to a minimum.

3.3.4 Certain types of work do not normally require consent, for example internal redecoration not involving removal of any internal features of significance, renewal of concealed services, routine repairs in matching materials, and maintenance. More substantial repairs may require consent. In cases of doubt, the advice of the Council should be sought in writing.

3.3.5 Buildings that lie within the curtilage of a listed building are also subject to listed building control even if they are not specifically mentioned in the list description. Objects fixed to the building may be considered to be part of the listed building.

3.3.6 Applicants for listed building consent should make sure that proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- The Council will need to be satisfied that all aspects of proposals for alterations are necessary, and that the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the building.

- Alterations should normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest.

- As far as possible, existing detailing and the contemporary features of the building should be preserved, repaired or, if missing, replaced.

- All works, will should be carried out in the correct scholarly manner, under proper supervision, by specialist labour where appropriate.

MAINTAINING LISTED BUILDINGS:

3.3.7 Regular maintenance is essential to the long-term preservation of listed buildings. Prompt action to remedy minor defects will prevent costly and disruptive repairs at a later stage.

3.3.8 Routine maintenance is the responsibility of the owners of a listed building. Planning permission is not required for routine maintenance and like for like repair, but the Council should usually be consulted to confirm whether consent will be needed.

3.3.9 Masonry surfaces can easily be damaged by inappropriate cleaning, and in many cases it is best to leave them undisturbed. External cleaning of buildings with low-pressure intermittent water sprays and bristle brushes does not normally require listed building consent. However, cleaning with water can lead to saturation of the walls and outbreaks of dry rot in built-in timbers. Other methods of cleaning stone or brickwork will generally require listed building consent as these can have a marked effect on the character of the building. Cleaning methods are carefully specified and appropriate for the circumstances. Where proprietary methods are to be used a method statement should be submitted for approval. Cleaning should only be carried out by specialist firms and under close supervision, and it is advisable to employ an independent stone cleaning consultant to specify and supervise such works.

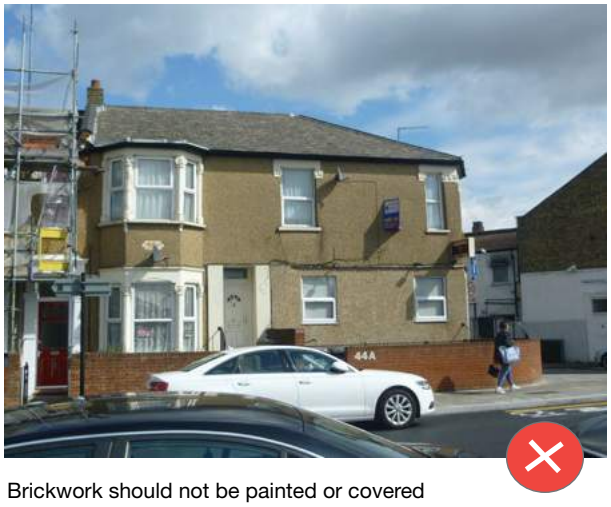
INTERIORS

3.3.10 Interior features of interest may include chimney pieces, plasterwork, panelling, doors and door surrounds, staircases and balustrades. These should always be retained and fully protected from damage during the course of any works to the interior of a listed building. Proposals for the internal refurbishment of listed buildings should be supported by drawings which clearly identify all interior features of interest, and confirm their retention. It is important that original plan forms and room proportions are maintained during any conversion.

3.4 GENERAL MAINTENANCE AND IMPROVEMENTS

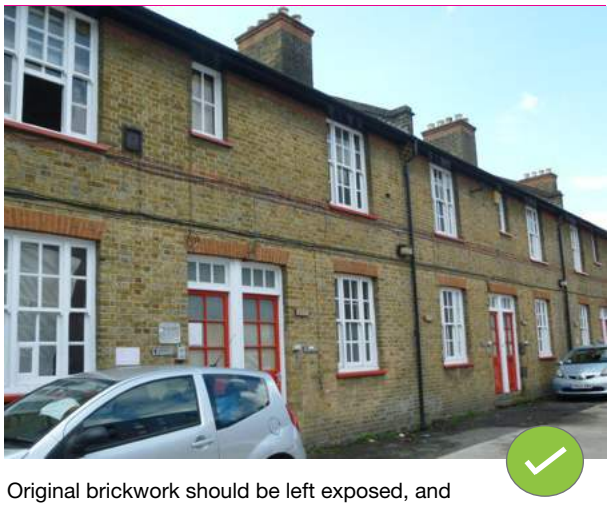
MASONRY AND BRICKWORK

3.4.1 Brickwork, stone, terracotta, tiles, and other original facing materials should not be painted, rendered, or covered with cladding. This can affect the interest of the facade, disrupt the cohesion of the group or terrace, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted.



Brickwork should not be painted or covered with render, pebble-dash or cladding.

3.4.2 Where inappropriate painting or cladding has taken place, the Council supports its removal, provided this can be achieved without damaging the fabric of the building. It is important that a specialist using appropriate non-abrasive methods undertakes the work.



Original brickwork should be left exposed, and restored where necessary.

3.4.3 Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork. Any decorative features should be retained, and where necessary repaired or reinstated. Decayed bricks should be replaced with bricks of a similar quality and colour, and laid in the same pattern as the original. In all cases, skilled bricklayers with an understanding of historic brickwork should be employed.

3.4.4 Where necessary, older brickwork should be repointed with an appropriate mortar mix – usually a 1:2:9 cement/lime/sand mortar carefully matching the existing mix in texture and colour. A flush or slightly recessed mortar joint profile is most appropriate. Cement based hard mortar should not be used on older buildings as it is less permeable than a lime mortar mix and can lead to deterioration of brickwork. Re-pointing with hard cement-based mortars is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.

ROOFS

3.4.5 The form, structure and materials of historic roofs are almost always of interest. The concealed roof of a traditional terraced house can be just as significant as a steeply pitched roof which is visible from the street, or an M shaped double-pitched roof. Where original roofs survive, there will be a presumption will be in favour of their retention.

3.4.6 Where repairs or reroofing is required, this should be done in materials to match the original, in type, size and colour. On older buildings this will most often be either slate or clay tile. Where possible, the original slates or tiles should be retained and reused.

3.4.7 Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to be replaced the original material (or if this cannot be determined, the most appropriate material for the building type) should be used.

3.4.8 Ridge tiles, finials and other details should always be retained and reused, or replicated. The layout, tile/slate size and any patterning in the original roof should be replicated.

3.4.9 Chimney stacks are important features of the roofscape and can be important indicators of the date of a building and of the internal planning, and should never be removed or altered without consent. Repairs may be necessary to stabilise the chimney, but the Council recommends that the height is not reduced and pots are not removed.

3.4.10 Where additional ventilation is required, his should be provided at the eaves and ridge line and should not affect the appearance of the roof. Vents should not be installed on the roof slope.

WINDOWS AND DOORS

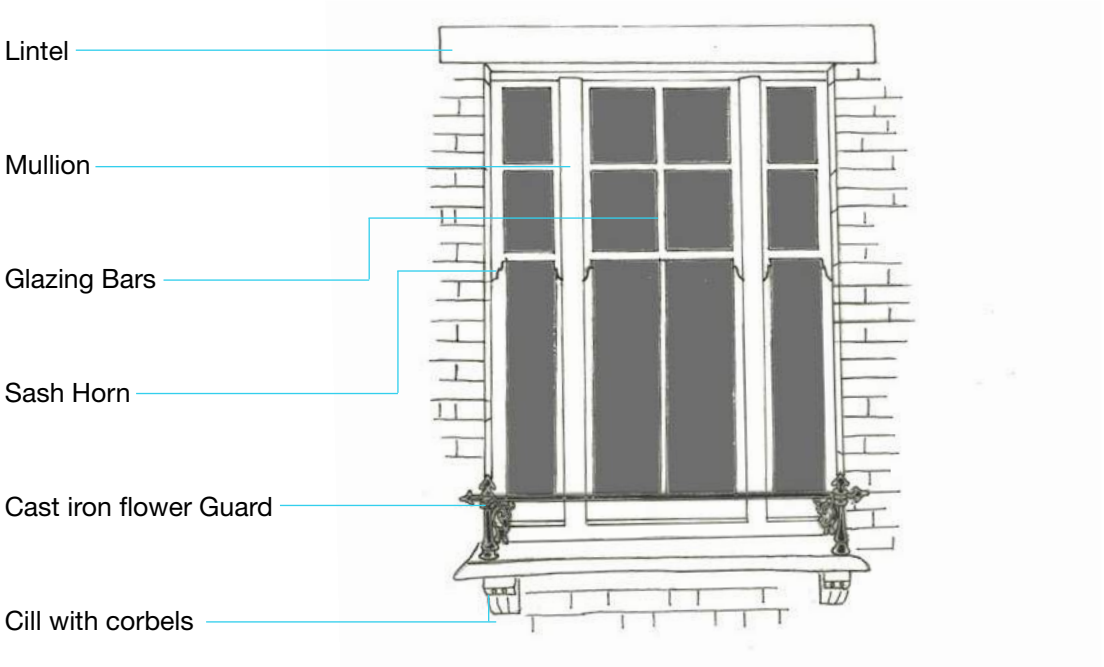
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

- It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.

- The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds. In the case of listed buildings, the installation of secondary glazing will require listed building consent and will usually be permitted where it can be accommodated without harm to the significance of the building interior.

- Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate on rear elevations that are not visible from the street. Glazing bars should always be mounted externally.

Picture 68. The features of a traditional window which should be retained or replicated



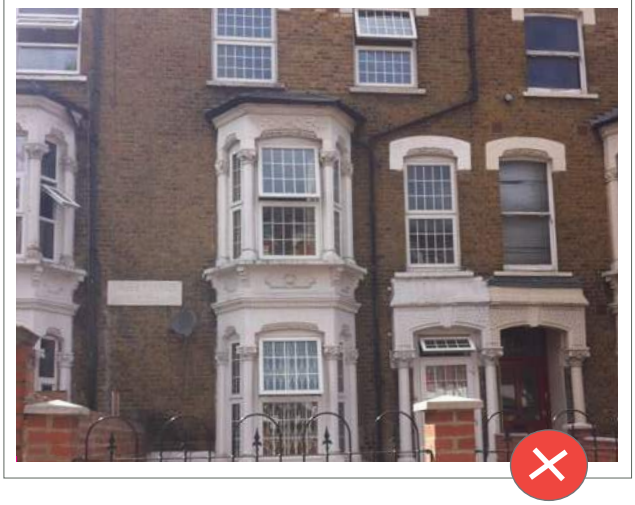
- Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

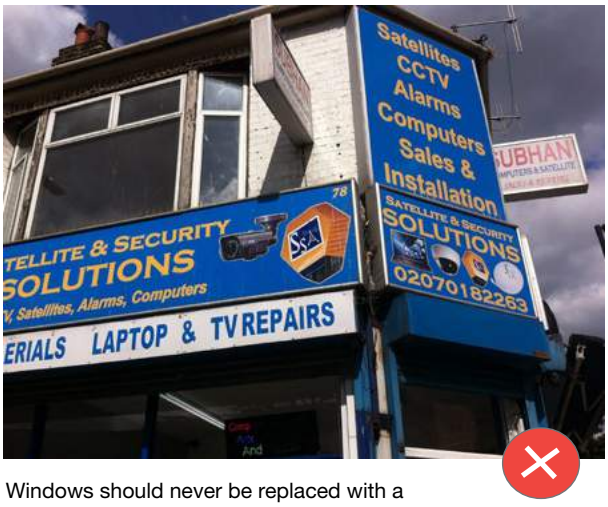
- In the case of listed buildings, the Council will strongly resist the loss of original windows and doors (including historic glass). Where an original window or door is beyond repair, it should be replaced on an exact like for like basis, and double glazing will not usually be acceptable. Historic glass, whether decorative or plain, should be retained where possible, and carefully protected from damage during building works.

- It is never appropriate to alter the original configuration of windows, the size and proportions of window and door openings, or details such as lintels, brick arches and cills. The depth to which window frames are set back from the face of the building should not be altered.

- Where windows and doors have been altered, every opportunity should be taken to restore them to their original style. In cases where a previously altered window is to be replaced, the new window should replicate the original design and materials, which can usually be ascertained by looking at nearby houses of the same type

- External security grills, gates and shutters should not be installed to doors or windows as this harms the character of the area. Residents wishing to improve security are advised to seek specialist advice on more appropriate solutions.





Windows should never be replaced with a different style or configuration to the original

ARCHITECTURAL FEATURES AND DETAILING

3.4.12 Original architectural features and decoration (and later features which add to the architectural or historic interest of the building) should be retained as far as possible. These might include features such as porches, parapets, balconies, verandahs, carved details in stone or timber, moulded brickwork and terracotta, statuary, murals, mosaics, and ornamental ironwork.

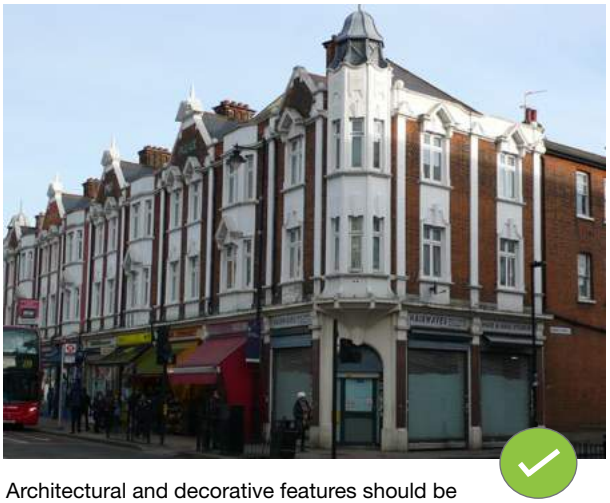
- Repairs to decorative features should usually be carried out by an appropriately skilled craftsperson or conservator.
- Where architectural features or decorative details have been lost or replaced with poor-quality substitutes, the Council will strongly encourage their reinstatement (if there is clear evidence of their original appearance.)
- It is always best to retain the original porch arrangement which is often an integral part of the design of a building. Open porches should not be enclosed. Canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.

BOUNDARY WALLS AND PARKING

3.4.13 Walls, fences and other boundary treatments to both front and back gardens make an important contribution to character. Their removal, or the addition of a boundary treatment of a different height or type will not be considered appropriate. Where boundary walls are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt to reflect the original appearance.

3.4.14 Substantial loss of front gardens and/ or boundary treatments in order to create parking spaces will not usually be considered acceptable. The creation of hard standing for parking should

Alterations to original features such as porches and bay windows should be avoided



Architectural and decorative features should be retained and restored

not cover more than 50% of the original garden, should be appropriately landscaped. The original boundary treatment should usually be retained. It may be possible in some circumstances to enlarge openings in front boundary walls, where the wall is appropriately finished with a pier, in keeping with the style of the original.

EXTERNAL SERVICES AND FITTING

3.4.15 External services such as ventilation equipment, flues, satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimise their impact. Where possible these should be in unobtrusive locations and on walls and roof slopes that are not visible from the street. In the case of listed buildings, such additions will require listed building consent.

Satellite dishes shouldn't usually be mounted on the front of buildings

- Roof plant should be avoided if at all possible, but where it is necessary, it may be possible to locate it within the envelope of the building. If not, it must be concealed in views from ground level.

- Satellite dishes will only be acceptable where they cannot be easily seen from the street or other public areas, usually the rear of the property below the level of the roof ridge, or on hidden roof slopes.

- Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

3.5 EXTENSIONS

3.5.1 In many cases, historic buildings are capable of being extended without damaging their character, subject to sensitive handling of scale and detail. However in some cases extensions would detract from the uniformity of a formal group of buildings, or from the integrity of a particular design and will therefore be unacceptable in principle.

- Extensions will only be permitted if subordinate in size and appearance to the original building. Care should be taken that the form and proportions of the original building are not obscured.

- Design, detailing and materials (including roofing material, windows and doors) should be carefully considered to reflect or complement the existing building and the character of the area, and to be visually subordinate to the existing building. The design might reflect the style of the original building, or provide a modern contrast which complements (and does not compete with) the original.

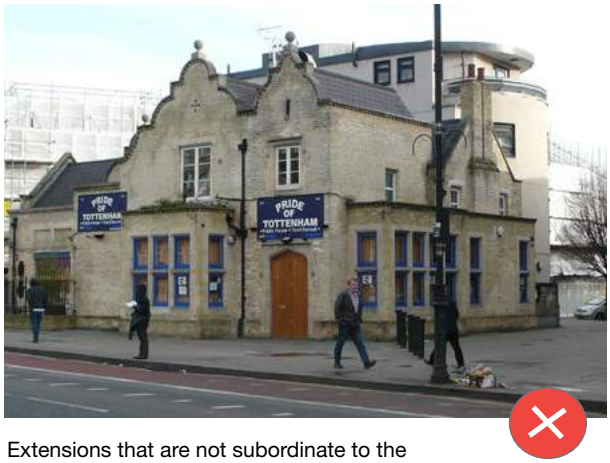
DORMERS AND ROOF EXTENSIONS

- Rear dormers should be subordinate to the size of the roof. Usually the width of the dormer should be not more than 2/3 the length of the ridge. Dormers should usually be set in 0.5m from both sides of the roof and the eaves, and 0.3m from the ridge. Overly large and solid dormers with large 'cheeks' and 'aprons' to create habitable roof space will not be considered acceptable.

- Roof extensions to the front or side of the property will not usually be considered acceptable, unless these are a feature of the original building or an established characteristic of the street.

- Hip to gable extensions will not usually be considered acceptable.

- Juliet balconies, roof terraces and 'cut in' terraces will not be considered acceptable as part of a roof extension, unless they are a feature of the original building or an established characteristic of the street.



Extensions that are not subordinate to the original building can be detrimental to character

Mansard roof extensions are not usually appropriate

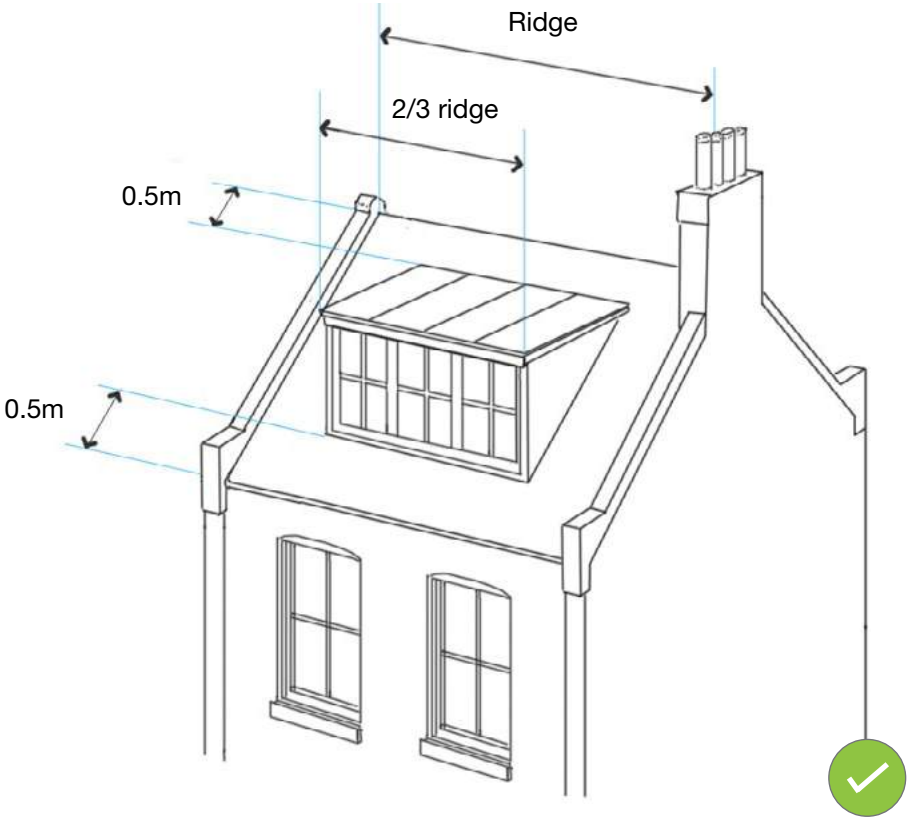
- Mansard roof extensions will not be considered appropriate unless these are a feature of the original building, or they are an established characteristic of the street scene and can be accommodated behind an existing parapet.

- Roof extensions should complement the original form of the roof, matching the original roofing material and details such as parapets and ridge tiles. Architectural details such as chimney stacks, finials and decorative brickwork should be retained where possible.

- Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.

Picture 69. Over-sized dormers will not usually be acceptable in the conservation area.

Picture 70. Dormers should be subordinate in size to the main roof.



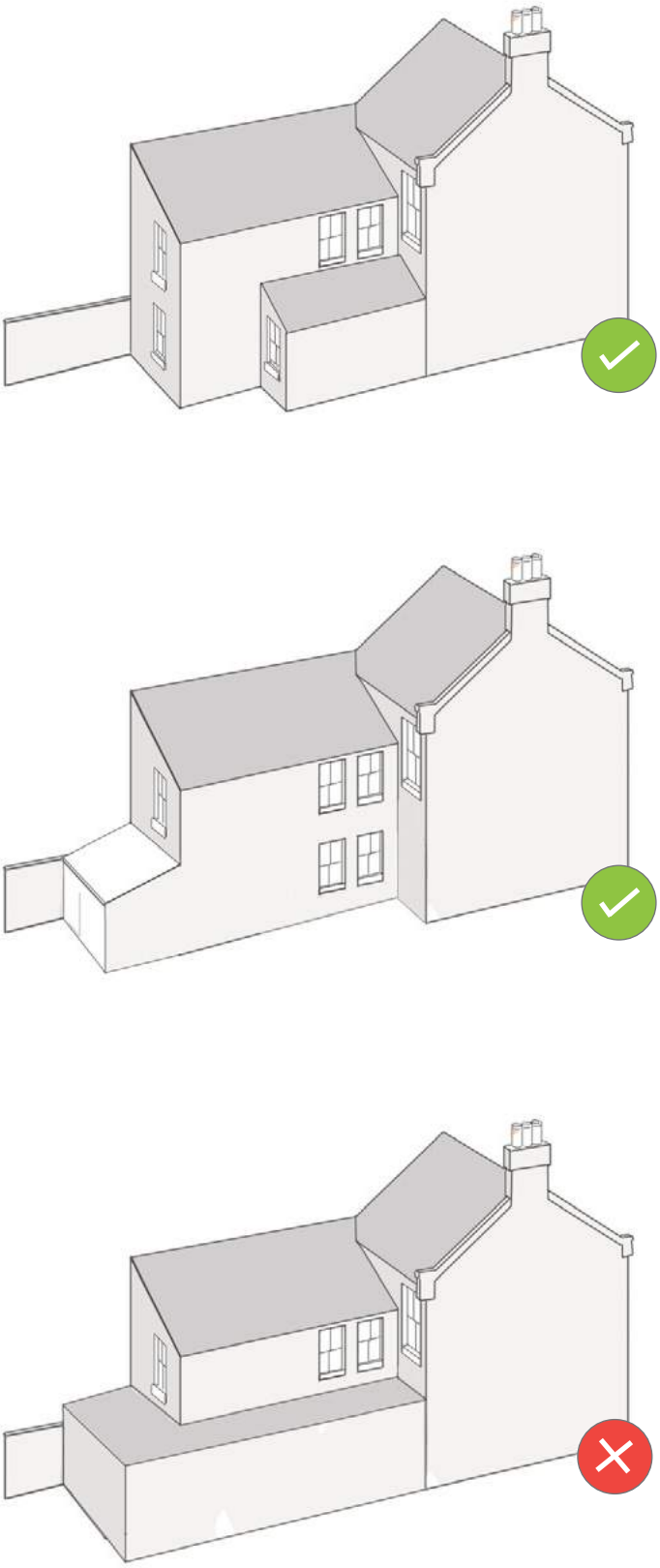
REAR AND SIDE EXTENSIONS

- Rear extensions should usually be one storey lower than the original building and should generally extend no more than 3m beyond the rear wall in terraced properties, or 4m in detached properties.

- Rear extensions should not be wider than the width of the house. Where the original footprint of the house is L shaped, extensions should reflect this. (see diagrams.)

- Existing window and door openings on the rear elevation should be retained where possible.

- Side extensions may be acceptable in some circumstances. These should be set back at least 1m from the front wall of the house with a roof ridge height lower than the ridge of the original roof. Side extensions should usually preserve suitable gaps between buildings where these contribute to the character of the area.



Picture 72. Where the footprint of the building is L shaped, rear extensions should not usually extend across the entire width of the buildling.

3.6 ENERGY EFFICIENCY IN HISTORIC BUILDINGS

3.6.1 The Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. Whilst some historic buildings may not be suited to certain energy efficiency improvements, It is possible to reduce energy loss, even in traditionally built buildings without compromising their historic and architectural character.

3.6.2 Improvements for energy efficiency should minimise disturbance to existing fabric and be easily reversible without damaging the existing fabric (especially changes to services).

3.6.3 It is important that when proposing any works to modify an older building, that its construction, condition and performance are appropriately understood Traditionally constructed buildings perform differently to those constructed with most modern methods. They are more porous and naturally ventilated, so they 'breathe'. They generally include softer materials such as lime based plasters and mortars which respond to air and moisture differently to modern materials.

3.6.4 The first measure should always be repairs and draft proofing, which can deliver significant improvements with very little disruption and cost. The installation of modern energy efficient boilers, appliances and heating systems, which will generally not harm the building's character.

INSULATION

3.6.5 Older buildings tend to be constructed from permeable materials and it is important that water vapour is able to evaporate from the fabric to prevent moisture build up. The installation of some modern insulation materials can alter this and cause damp to build up on or within the structure leading to problems such mould growth, rot and decay. It is usually better to choose vapour permeable materials such as natural wool, and great care should be taken to provide appropriate ventilation.

3.6.6 It will usually be possible to install insulation in the roof with good results. If additional ventilation is needed, this should be incorporated in to the ridge and under the eaves. Vents should not be installed on the roof slope.

3.6.7 External wall insulation will usually be harmful to the character of the building and should only be considered on hidden facades at the rear of the building, or on rendered facades. It should always match the appearance of the original building or group of buildings, including replicating window reveals and frames, doorways, and any other architectural or decorative features.

3.6.8 It may be possible to insulate the walls internally. materials should be chosen and installed with great care in order to avoid moisture build-up or cold spots where condensation may occur. Expert advice should be sought.

.

3.6.9 Repairing and draft-proofing windows can deliver significant improvements in their thermal performance, as can the use of blinds, shutters, and secondary glazing. Where it is necessary to replace a window, appropriately designed double glazing will often be considered appropriate (see p__ 'Windows').

MICRO-GENERATION EQUIPMENT

3.6.10 Micro-generation equipment such as solar panels will often deliver improvement in the overall energy efficiency of the building but its application in the conservation area will necessarily be limited and other interventions should be considered in the first instance. It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street. Discretely located installations on hidden elevations or roof slopes may be appropriate.

3.6.11 Detailed advice about improving energy efficiency in older buildings is published by Historic England and is available on their website: www.historicengland.org.uk/advice/your-home/saving-energy/

3.7 DEMOLITON

3.7.1 There is a presumption in favour of the retention of all buildings on the statutory list, locally listed buildings and buildings that make a positive contribution to the conservation area, in line with national and local policy. Permission for demolition will not normally be granted.

3.7.2 In exceptional cases consent for demolition, or part demolition, may be granted. The National Planning Policy Framework (NPPF) sets out the criteria to be used by the Council in assessing proposals that cause total or substantial loss of significance of a heritage asset. The contribution made by the existing building must be assessed. The council will also consider:

- The condition of the building, the cost of repairing and maintaining it in relation to its importance, and to the value derived from continued use;
- The adequacy of efforts made to retain the building in use; and
- The merits of alternative proposals for the site.

3.7.3 Consent for demolition would not be granted simply because redevelopment is economically more attractive to the applicant, or because the applicant acquired the building at a price that reflected the potential for redevelopment rather than the condition and constraints of the existing historic building.

3.7.4 Proposals involving demolition of any part of a listed building will be subject to consultation with the national amenity societies, as well as being referred to Historic England. Historic England must be notified of all proposals to demolish listed buildings, and allowed access to buildings which it wishes to record before demolition takes place.

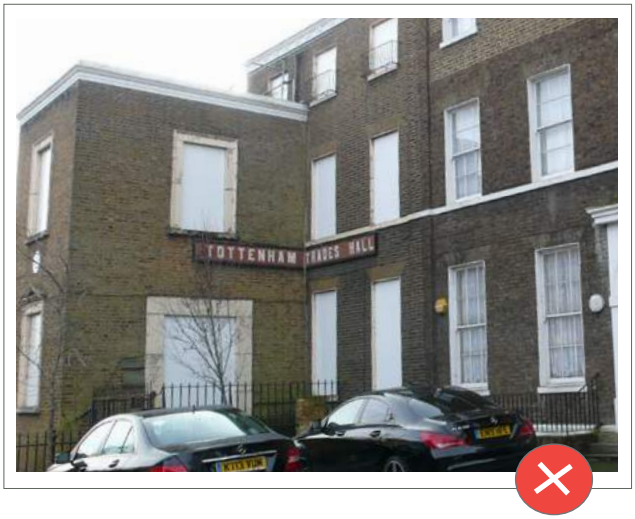
3.8 USES FOR HISTORIC BUILDINGS

3.8.1 The great majority of historic buildings must remain in economically viable use if they are to be maintained in the long term. The best use for a historic building is very often that for which it was originally designed where this continues to be viable. However if buildings are left empty, neglect becomes a considerable danger.

3.8.2 Change of use of a may be appropriate in these circumstances, if it will result in the preservation of an historic building and if it can take place without considerable alteration or loss of character and is consistent with national and local policies. In principle, the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building.

3.8.3 The preservation of facades alone, and the gutting and reconstruction of interiors, is not normally an acceptable approach to the re-use of historic buildings: it can destroy much of a building's special interest and create problems for the long-term stability of the structure.

3.8.4 Where the upper floors of buildings are unoccupied, the introduction of new uses to upper floors of buildings, particularly residential use, is positively encouraged



Examples of buildings in Bruce Grove and Tottenham Green Conservation Areas that have fallen in to disuse can be in danger of neglect.

Change of use can result in the long term preservation of a listed building as in this example in the Tottenham Green Coonservation Area

4. APPENDICES

4.1 APPENDIX A - AUDIT

STATUTORILY LISTED BUILDINGS

4.1.1 The National Heritage List for England (NHLE) is maintained by Historic England. The NHLE, or the local planning authority, should always be consulted in order to ascertain whether or not a property is listed, as information from other sources may be out of date.

High Road (east side)	**Grade**
No. 662	II
Nos. 664 & 666	II
Nos. 668 & 668A	II
No. 670	II
No. 676 (southern gate building at former Whitbread brewery including gate piers, gates and railings)	II
No. 744 (Warmington House)	II
No. 790 (Dial House)	II*
No. 792	II
No. 794	II
No. 796 (Percy House)	II*
Forecourt walls and railings to No.796 (Percy House)	II*
Nos. 798 to 802 (even)	II
Nos. 808 & 810	II*
Nos. 816 & 818	II
No. 820	II
No. 822	II

High Road (west side)	Grade
No. 639 (including Lordship Lane & High Road boundary walls)	II
Nos. 695 & 697	II
Tottenham Baptist Church (including boundary gates & railings)	II
No. 699 (fronting onto Chapel Stones)	II
Wall on the south side of Chapel Stones (running west from No. 699 to James Place and south to the factory building)	II
No. 707 (fronting onto Church Road)	II
Nos. 797 & 799	II
Nos. 819 & 821	II
Nos. 867 & 869	II
Kings Road	
No. 2 (including boundary walls)	II
Lansdowne Road	
Church of St Mary	II
Lordship Lane	
Nos. 8 to 18 (even)	II
White Hart Lane	
No. 7	II
Nos. 32, 34 & 34A	II

LOCALLY LISTED BUILDINGS

Brereton Road, N17

St Francis De Sales Church & Primary School

Chapel Place N17

Former Catholic Chapel & Pastor's House

High Road (east side)

No. 628

No. 634 (former Red Lion Public House)

Nos. 636 & 638 (former LCS department store)

No. 676A (former Whitbread's Brewery Offices)

Nos. 684, 684A & B

High Road (east side) continued

Nos. 686 to 690 (even)

Nos. 698 & 700 rebuilt

Nos. 704 & 706

No. 742

No. 746 (former Tottenham Dispensary)

No. 748 (The Red House)

No. 750 (The White Hart Public House)

No 814 (former Barclay's Bank)

Nos. 840 to 850 (even)

Nos. 860 & 862 (Coach & Horses Public House

High Road (west side)

Nos. 641 to 663 (odd) Criterion Buildings

Nos. 665 to 683 (odd) Criterion Buildings/Dean's Corner

Nos. 685 to 689 (odd)

Tottenham Baptist Hall (fronting Chapel Stones)

No. 705

Wall to north of No. 707

No. 729 (St Francis de Sales Presbytery)

Electricity Substation (adjoining Library)

Nos. 743 to 757 (odd)

Nos. 769, 771 & 771A

Nos. 773 to 779 (odd)

Nos. 793 & 795 (former Nat West Bank)

Nos. 801 to 805 (odd) (The Bricklayer's Arms PH)

Nos. 809 & 811

Nos. 813 to 817 (odd)

Nos. 823 to 829 (odd)

Nos. 841 & 843 (former Chequers Public House)

Nos. 847 to 853 (odd)

No. 865

Cattle Trough near borough boundary

Park Lane

Nos. 2 & 4

White Hart Lane

No. 7

No. 6A

No. 52 (former Station Master's House)

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

High Road (east side)

No. 694 & 696

Nos. 708 & 710

No. 722 (Public Conveniences)

Nos. 724 & 726 (The Bell and Hare Public House)

No. 732 (The former Corner Pin Public House)

Nos. 804 & 806 (including building at rear)

High Road (west side)

Nos. 1 to 9 (odd) Kathleen Ferrier Court, Coombes Croft Library

Nos. 701 & 703 (Tottenham Sports Centre)

Nos. 731 to 741 (odd)*

No. 781

Nos. 783 to 791 (odd)

No. 807

No. 835*

No. 837 & 839

No. 845

*Included for group value

Kemble Road

Former Parochial Hall school building

The Cottage

Lansdowne Road

St Mary's Vicarage

Nos. 2 to 24 (even)

Nos. 3, 3A, 5 & 7

Nos. 13 & 15

Lordship Lane

Nos. 2 to 6 (even)

White Hart Lane

Nos. 2 & 4

No. 8

Nos.16 & 18*

Nos. 24 & 26*

Nos. 1 to 5 (odd)

White Hart Lane Rail Station

*Included for their contribution to group value in the street scene

BUILDINGS MAKING A NEUTRAL CONTRIBUTION TO THE AREA

High Road (east side)

Rheola Close

Nos. 728-730

No. 830

Nos. 832-838

High Road (west side)

Nos. 691-93

No. 807

Nos. 835-839

No. 865

White Hart Lane

Nos. 8-14

Nos. 28-30

BUILDINGS AND SITES THAT DETRACT FROM THE CHARACTER OF THE CONSERVATION AREA

Coombes House

Nos. 640 to 656 (even)

Nos. 658-660

Nos. 678 to 682 (even)

No. 692

No. 702

No. 734

Nos. 738 & 740

No. 744A

No. 824-828

Nos. 852-858

No. 864

Altair Close

High Road (west side)

No. 761 (Bergen Apartments)

Nos. 831 & 833

Nos. 855 to 863 (odd)

Lansdowne Road

Vehicle depot adjacent to St Mary's Church

Liston Road

Nos. 1, 2 & 3

Rear garden boundary walls to Nos. 2 to 14 (even) Lansdowne Road

White Hart Lane

Entrance to Peacock Industrial Estate on site of Nos. 20 & 22

Nos. 36 to 50 (even) including land

Nos. 46-50

4.2 APPENDIX B - PLANNING POLICY CONTEXT

National

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.

- National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (March 2012), sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 12. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).

- Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A good practice guide published by Historic England in 2015.

Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.

- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas

- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

Local

- Haringey's Local Development Framework (LDF) is a portfolio of development plan documents (DPDs) of which The Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of the Borough up to 2026. This document, in conjunction with the

London Plan and the Saved UDP Policies make up Haringey's current development plan. The emerging Development Management DPD will supersede the Saved UDP Policies.

- Section 6.2 of the Local Plan: Strategic Policies relates to the historic environment. Detailed policies are set out in Section 10 of Saved UDP Policies.
- Haringey's Streetscape Manual provides guidance on public realm management
- Links for all the above documents are provided in the Sources section.

4.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990
http://www.legislation.gov.uk/ukpga/1990/9/contents

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment
http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/.

Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).
https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/

Regional

The London Plan

http://www.london.gov.uk/priorities/planning/publications/the-london-plan

Chapter 7 of the London Plan: London's Living Places and Spaces

http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

https://www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context

Historic England, Streets for All: A Guide to the Management of London's Streets

http://historicengland.org.uk/images-books/publications/streets-for-all-guide-to-management-of-londons-streets/

Local

Haringey Local Development Framework

http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework

Haringey Streetscape Manual

http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape

4.4 APPENDIX D - SOURCES

Bibliographic

- Royal Commission on Historical Monuments England, An Inventory of the Historical Monuments in Middlesex (1937)
- Victoria County History, History of the County of Middlesex, vol. 5 (1976)
- Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)
- Andrew Saint et al, London Suburbs (1999)
- Peter Guillery, The Small House in Eighteenth Century London (2004)
- Chris and Hazel Whitehouse, Haringey Pubs (2004)
- Christine Protz, Tottenham: A History (2009)

Maps

- Thomas Clay's map of Tottenham (1619)
- John Rocque's Map of the County of Middlesex 1757
- Wyburd's map 1798
- Tottenham Parish Tithe Map (1844)
- Ordnance Survey: Middlesex XII 3 1864, 1894, 1913, 1935

4.5 APPENDIX E - GLOSSARY

Arch The spanning of an opening by means other than a lintel, made up of wedge-shaped blocks. Arches may be semi-circular, segmental (a section of a circle) or pointed

Band An unmoulded, horizontal projecting stringcourse, often delineating a floor/storey.

Bargeboards Projecting boards set against the incline of a gable, sometimes decoratively carved

Bay The vertical division of the elevation of a building, usually defined by window openings

Bay window A projecting window, sometimes curved (also known as a bow window), canted (angled) or square

Casement window A window hinged vertically to open like a door

Cladding An external covering applied to a structure for protective or aesthetic purposes

Column An upright, often supporting, structure, usually circular but sometimes square or rectangular in form

Console A scrolled bracket supporting the cornice of a shop front, marking the termination of one shop unit and the beginning of another

Coping A protective capping or covering on top of a wall, either flat or sloping to discharge water

Cornice a projecting, decorative moulding along the top of a building, wall, arch or shop front. A dentil cornice comprises small, square blocks

Corbel A projecting block, usually stone, supporting a horizontal beam

Cresting Decorative finish along the ridge of a roof, often in terracotta or metal

Cupola A dome that crowns a roof or turret

Dog-tooth A series of mouldings consisting of four leaf like projections radiating from a raised centre. Dormer window A projecting window placed vertically in a sloping roof with a roof of its own

Dressings A finish, sometimes in a contrasting material to that of the main elevation, most commonly surrounding windows or doors

Eaves The lower part of a roof slope, overhanging a wall or flush with it

Elevation The external wall or face of a building

Façade The front or face of a building

Fanlight A window above a door, often semi-circular with radiating glazing bars, most commonly associated with Georgian buildings

Gable The triangular upper part of a wall at the end of a pitched roof

Glazing bar A vertical or horizontal bar of wood or metal that subdivides a window frame and holds the panes of glass in place

Heritage asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Keystone A central wedge-shaped stone at the crown of an arch, sometimes carved

Lintel A horizontal beam or stone bridging a door or window

Mortar A mixture of cement (traditionally lime), sand and water laid as an adhesive between masonry courses

Moulding A continuous projection or groove with a contoured profile used decoratively, or to throw water away from a wall

Mullion A vertical bar dividing a window opening into two or more lights

Nail-head A series of pyramidal mouldings resembling the heads of medieval nails

Pantile A roofing tile with a curved S shape designed to interlock

Parapet A low protective wall at the edge of a roof, balcony, bridge etc.

Paterae Circular moulded ornaments derived from classical architecture

Pediment A low-pitched gable above a portico, opening or facade

Pilaster A shallow pier projecting slightly from a wall, often crowned with a capital

Pitched roof A roof with two slopes and a gable at each end

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

Sash window A window that is double hung with wooden frames (sashes) that slide up and down with pulleys and weights

Setts Rectangular blocks of stone (commonly granite) used for road surfacing

Sill (or cill) Horizontal projecting element at the base of a window or door opening

String-course A continuous horizontal band, usually moulded

Stucco A form of plaster finish applied to the external face of a building, or as contrasting moulded decoration e.g. to window and surrounds

Transom A horizontal bar of stone or wood across a window opening

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বাংলা **Bengali** ❑
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Soomaali **Somali** ❑
Haddii aad qoraalkan ku rabto luuqadaada, fadlan sax mari sanduukha, kusoo buuxi magaca iyo ciwaankaaga, kuna soo dir boostada hoose ee lacag la'aanta ah.

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SCOTLAND GREEN CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Haringey LONDON

FOREWORD

It is with great pleasure that I am able to present the draft Scotland Green Conservation Area Appraisal and Management Plan. We hope this document will play a significant role in the positive future management of Scotland Green Conservation Area and be a guide for developers, residents and planners.

The Conservation Area is part of the Tottenham High Road Historic Corridor, which represents a valuable part of the borough's heritage and makes a central contribution to Tottenham's local character. The townscape is illustrative of the historic development of the area and boasts a great many buildings of historical and architectural interest of a variety of ages and styles, including many listed and locally listed examples.

Conservation area designation is not intended to prevent all change or stop new development, especially where this can bring wider benefits for the community. We believe that change and development at both large and small scale must enhance the Conservation Area through high quality appropriate design and a good understanding of character. In the past this has not always been the case, and some changes made in recent years have eroded the high road's special interest. This appraisal has been produced by independent heritage consultants based on detailed site surveys and observation work, and reflects the area as it is today. It sets out what makes the area special, as well as noting changes that have had a negative impact.

As a council we are committed to ensuring that all future development serves to enhance this valuable part of our heritage. By providing clear design guidance and a strong basis for consistent development management and enforcement, this document will be a valuable tool in achieving this.

Councillor Alan Strickland

Cabinet Member for Planning

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GENERAL INTRODUCTION

Conservation areas, introduced in 1967, now number at over 9,000 in England. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an "area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance". Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

Section 71 of the Act requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Current best practice, in accordance with published guidance by Historic England, is to prepare Conservation Area Appraisals and Conservation Area Management Plans, usually as a consolidated document.

Conservation areas are identified as 'designated heritage assets' in the National Planning Policy Framework (NPPF).

The London Borough of Haringey has 29 conservation areas. Scotland Green Conservation Area was designated in 1990 comprising the Blue School island, the south side of Scotland Green from the junction with High Road east to include No. 40 and the adjoining part of the High Road that includes Nos. 594 to 614 (even) and Nos. 579A to 585 (odd). The section of the High Road to the north as far as Lordship Lane and Lansdowne Road was designated in 1998 to join it to the North Tottenham Conservation Area.

This document comprises two parts: Part I Scotland Green Conservation Area Appraisal which sets out the Conservation Area's special interest, highlighting those elements which contribute to, or detract from, its character, and Part II Scotland Green Conservation Area Management Plan, a strategy for managing change in the conservation area to ensure that its character is preserved or enhanced.

The methodology of this Appraisal and Management Plan follows best practice guidance in Historic England's Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).

This document will be treated as a material consideration in assessing planning applications affecting the Scotland Green Conservation Area.

1. SCOTLAND GREEN CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

1.1.1 Understanding significance is the key to ensuring that changes to our historic environment can be managed in an informed and positive way. Conservation area appraisals are vital tools in this process. Their principal functions are:

- To articulate why the conservation area is special, highlighting those elements which contribute to, and those which detract from, its character
- To support a robust policy framework for planning decisions
- To inform and guide the associated Conservation Area Management Plan

1.1.2 Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

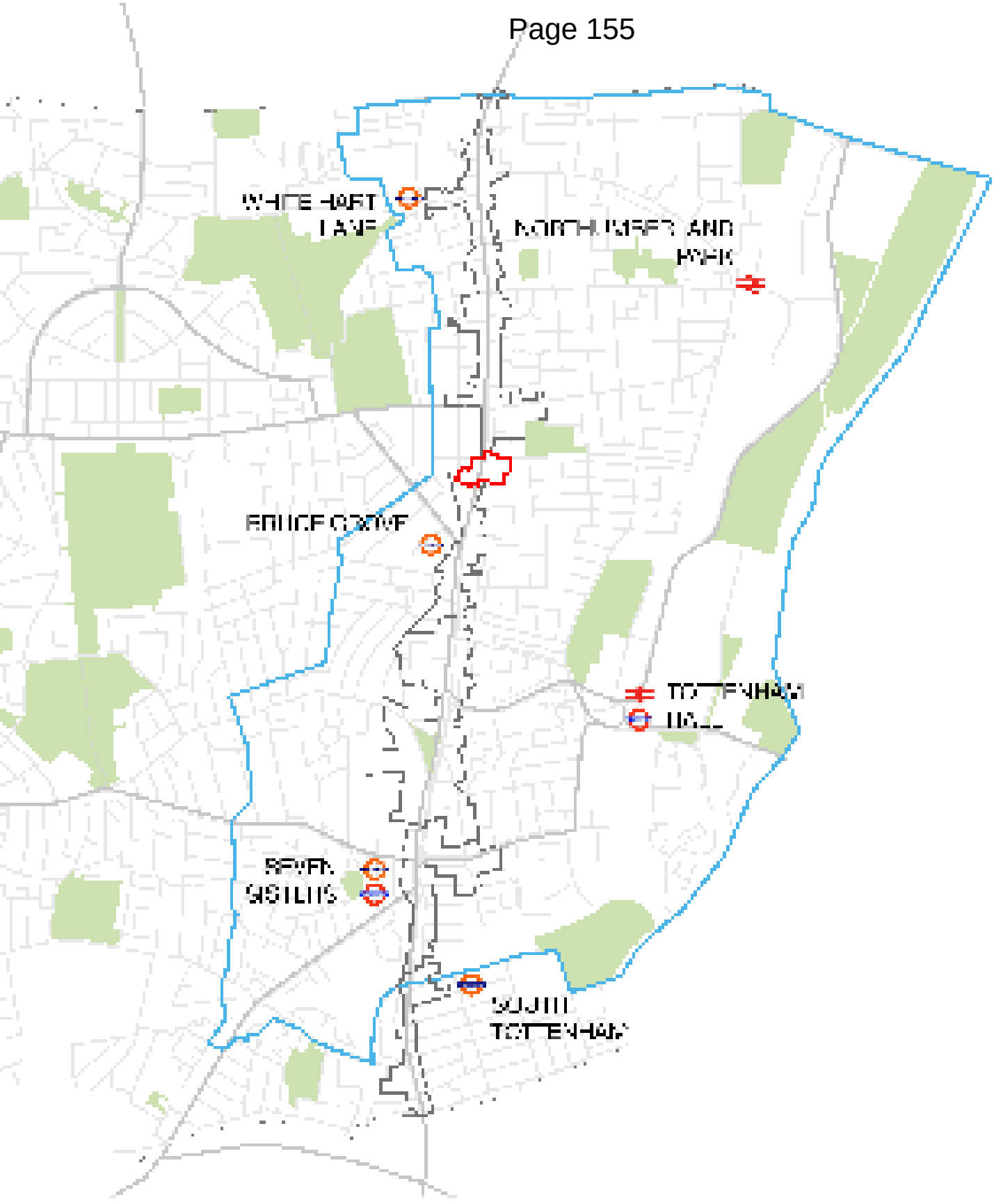
1.2 SUMMARY OF SPECIAL INTEREST

1.2.1 Scotland Green Conservation Area is significant as preserving a mainly 18th and early-19th century townscape that is still recognisable in spite of modern replacements of many of the earlier buildings. Scotland Green represents a break in the late-19th century linear development of the High Road with continuous retail frontages that can be seen in the conservation areas both to the north and to the south. The area was notable for the location of the Bluecoat School and the original Tottenham Friends Meeting House.

1.2.2 The two principal areas of significance remaining within the conservation area are the group of Georgian houses on the west side of the High Road and the surviving terraces of cottages including the two former public houses on the south side of Scotland Green.

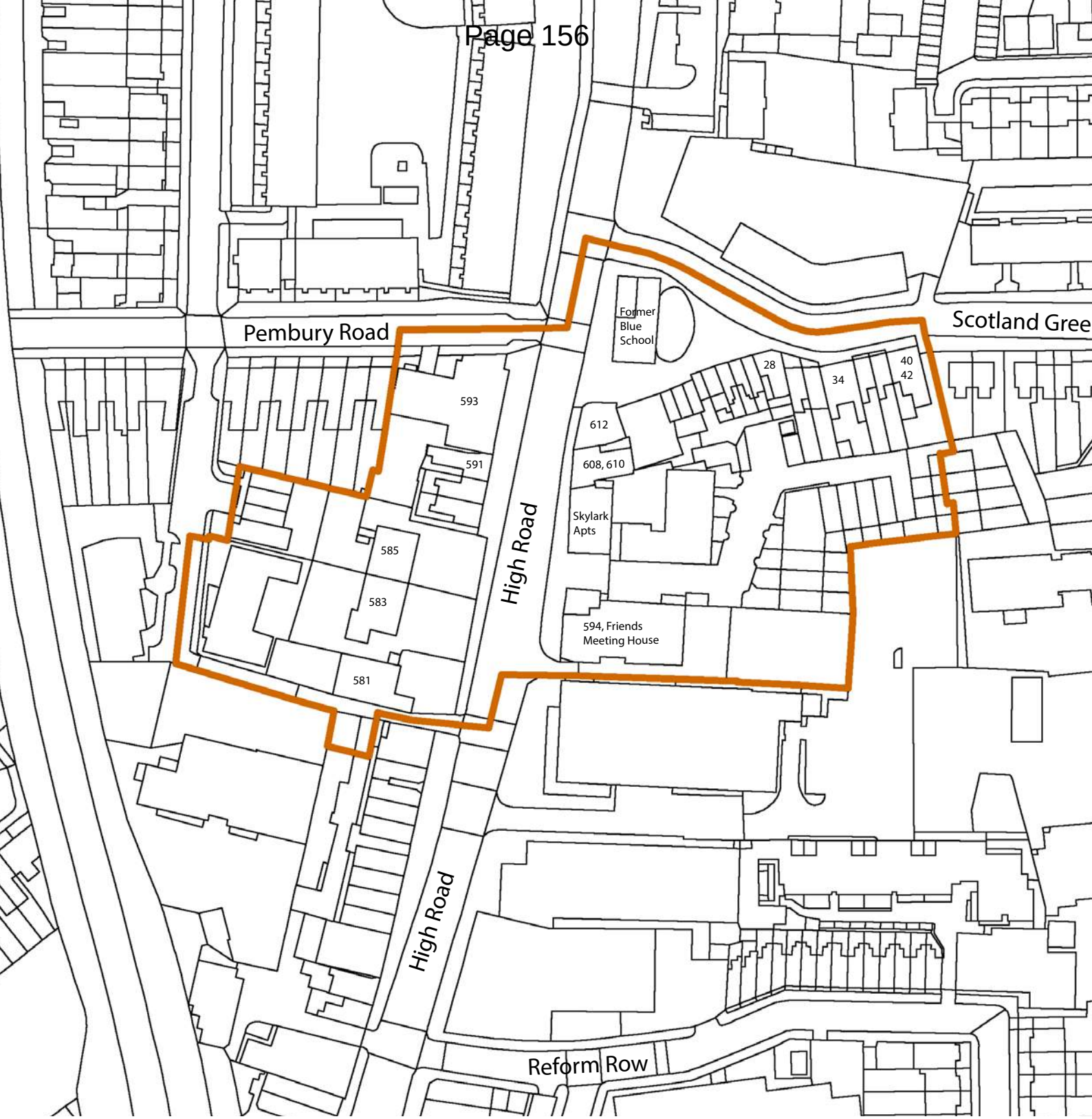
1.2.3 The architectural quality and the setting of the 18th-century houses still retains, at least on the High Road frontage, the spacious formal townscape character of that period. In contrast, the informal character of the terraces of cottages on Scotland Green, although much altered in detail, is an important survivor of the residential development typical of the early-19th century that was built adjacent to the High Road and it remains an attractive piece of townscape.

1.2.4 Although many of the other buildings on the east side of the High Road have been replaced, and the former rear gardens, apart from the Friends' burial ground, filled in by new development, the scale and historic character of this small area has at least in part been retained.



Map 1. **Location map: Scotland Green Conservation Area**

- Conservation Area Boundary
- Tottenham High Road Historic Corridor
- Area covered by the emerging Tottenham Area Action Plan



Map 2. **The boundary of the Scotland Green Conservation Area**

Conservation Area Boundary

1.3 LOCATION AND SETTING

LOCATION

1.3.1 The historic parish of Tottenham is located to the north east of the former County of Middlesex, and to the east of the present London Borough of Haringey. It is bordered by Edmonton (London Borough of Enfield) to the north, the River Lea and Walthamstow (London Borough of Waltham Forest) to the east, Stoke Newington (London Borough of Hackney) to the south, Hornsey (London Borough of Haringey) to the west and Friern Barnet (London Borough of Barnet) to the northwest. The High Road is almost three miles long, running north-south in an almost straight line from Fore Street, Edmonton at the north and continuing as Stamford Hill at the south.

TOPOGRAPHY AND GEOLOGY

1.3.2 The High Road is virtually flat until it approaches Tottenham Green where it rises slightly, descends gradually to South Tottenham, and rises again towards Stamford Hill. The land to the east descends towards the Lea Valley, while the area to the west is essentially flat.

1.3.3 The Moselle stream, whose names derives from ‘Mosse-Hill’ (Muswell Hill), the location of one of the stream’s sources, ran its meandering course north-eastwards from Hornsey, bending due south at the present junction of the High Road and White Hart Lane and continuing along the west side of the High Road to Scotland Green. Here it turned eastwards as Garbell Ditch, later known as Carbuncle Ditch whose course is commemorated by Carbuncle Passage, with a further ditch forking south-east to the Hale. The stream was incrementally culverted in the 18th and 19th centuries, and by 1864 only short sections remained open along the High Road.

1.3.4 The abundance of brick-earth in Tottenham meant that brick and tile-making was a key local industry from the middle-ages to the 19th century, while the rich alluvial soil along the banks of the River Lea gave rise to many farms and market gardens producing fruit and vegetables for the London market.

THE SETTING OF SCOTLAND GREEN CONSERVATION AREA

1.3.5 The northern boundary with the North Tottenham Conservation Area runs along the centre line of Pembury Road and Scotland Green. The conservation area consists of a largely 19th-century road layout where Scotland Green meets the High Road. Larger houses were located on the High Road, with smaller terraces of cottages built on side roads such as Scotland Green. Historically, the focus of the area was centred on the Bluecoat School on its island site together with the cottages and public houses located along Scotland Green.

1.3.6 The forecourts to the Georgian houses remaining on the west side of the High Road provide a reminder of the open character of large houses set within their own gardens that was typical of much of the better class of development from this period of Tottenham's history.

1.3.7 Originally, a mix of 18th and 19th-century buildings, including the Bluecoat School and Friends' Meeting House, fronted the High Road with rear gardens and open spaces including the Friends burial ground to the rear. These open spaces, apart from the burial ground, have been almost completely infilled by new development so that the western and eastern boundaries, once defined by gardens and open space, have been merged with surrounding buildings. To the south, where Bruce Grove Conservation Area commences, the mainly linear character of the High Road resumes.

TREES AND OPEN SPACES

1.3.8 There are a small number of street trees in the conservation area where the pavement width allows, complemented by mature trees in the front and rear gardens of the three large Georgian houses on the west side, Nos. 581-585. The Quaker burial ground at the rear of No. 594, also tree planted, is a secluded green space with important historical associations.

VIEWS

1.3.9 Views are largely contained within the linear form of the High Street, with limited views in and out of the conservation area only occurring at junctions with side roads.

1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

THE DEVELOPMENT OF TOTTENHAM HIGH ROAD

1.4.1 The High Road is the successor to Ermine Street, the Roman road from London to Lincoln and York. A settlement is recorded at Tottenham in the Domesday Survey of 1086, and a manor house existed by 1254, on or near the site of Bruce Castle. Known historically as Tottenham Street, the High Road was an important northern route into London, reflected in the number of inns that existed to service travellers. The linear settlement grew along the High Road and the village centre, as such, was marked by the adjacent Green and the High Cross, commemorating the medieval wayside cross that stood there.

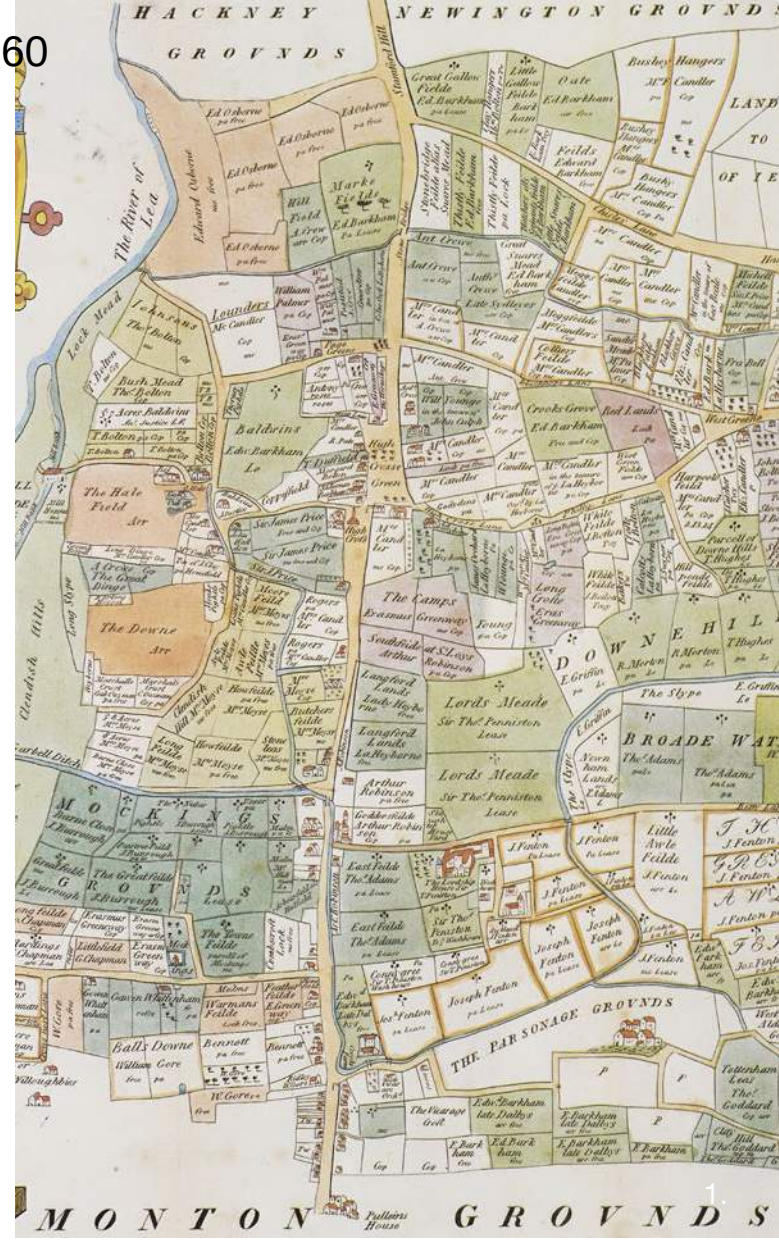
1.4.2 By the 16th century Tottenham was a favoured rural retreat for city merchants, a number of whom had mansions along the High Road, including the Black House, on the site of Northumberland Terrace, and Sir Abraham Reynardson's house in The Green. The High Road's development over the next two centuries reflects Tottenham's continuing attraction as a place of residence for wealthy Londoners. It also became noted for its schools, including several private boarding schools, and numerous charitable and religious foundations.

1.4.3 Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, owner of Tottenham Manor, depicts the High Road with intermittent buildings along its frontage, others set back within enclosed grounds, and concentrations around High Cross and near the northern parish boundary. Farmland or private grounds bordered much of the road, with no buildings between Stamford Hill and Tottenham Green. The main east-west thoroughfares linking Tottenham with Hornsey and Wood Green were established: the present White Hart Lane, Philip

Lane, Berry Lane (Lordship Lane); Blackhope Lane (West Green Road) and Chisley Lane (St Ann's Road). The as-yet un-named, Marsh Lane (Park Lane) ran eastwards and High Cross Lane (Monument Way) and Broad Lane respectively linked High Cross and Page Green with The Hale.

1.4.4 Wyburd's parish map shows that by 1798 much of the High Road north of High Cross was bordered by buildings, many within spacious grounds. The present Church Road now linked the High Road with All Hallows Church, and Love Lane, running south from Edmonton, had been created, joining the High Road at Bruce Grove.

1.4.5 In his Tour through the whole island of Great Britain (1724-7) Daniel Defoe remarked upon the number of houses in Tottenham belonging to 'the middle sort of mankind, grown wealthy by trade', but the High Road was never the exclusive preserve of the rich: as in most villages, tradesmen and artisans would have lived in proximity to wealthier residents, while the dwellings of the poor, often unmapped, have vanished without record. As Peter Guillery comments in The Small House in Eighteenth Century London (2004) 'some affluent commuters had very big houses... but there were other kinds of houses here too. The face of Tottenham High Road was hugely varied; few of the many timber-built



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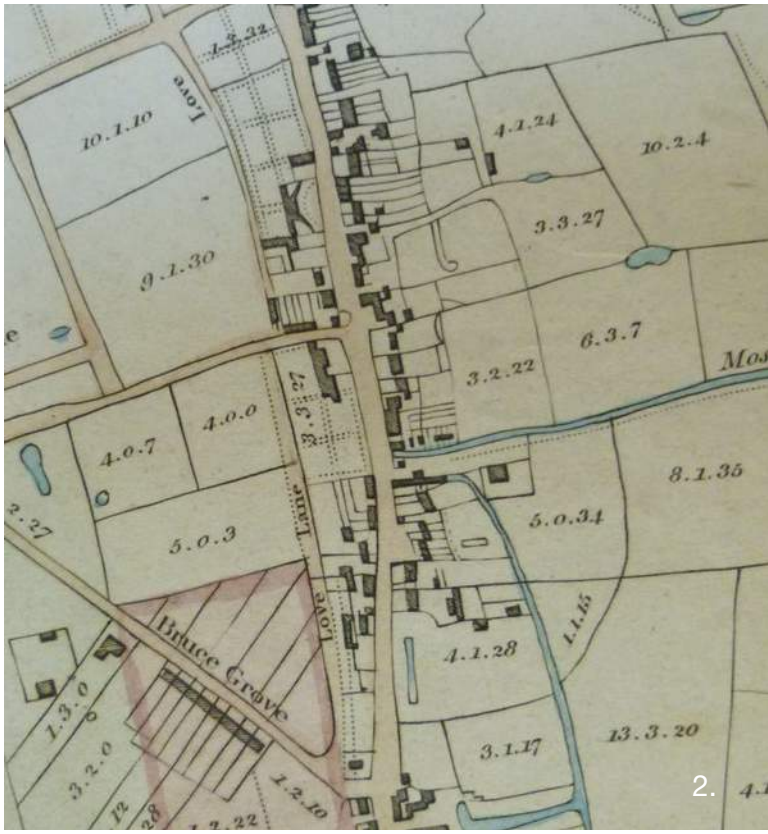

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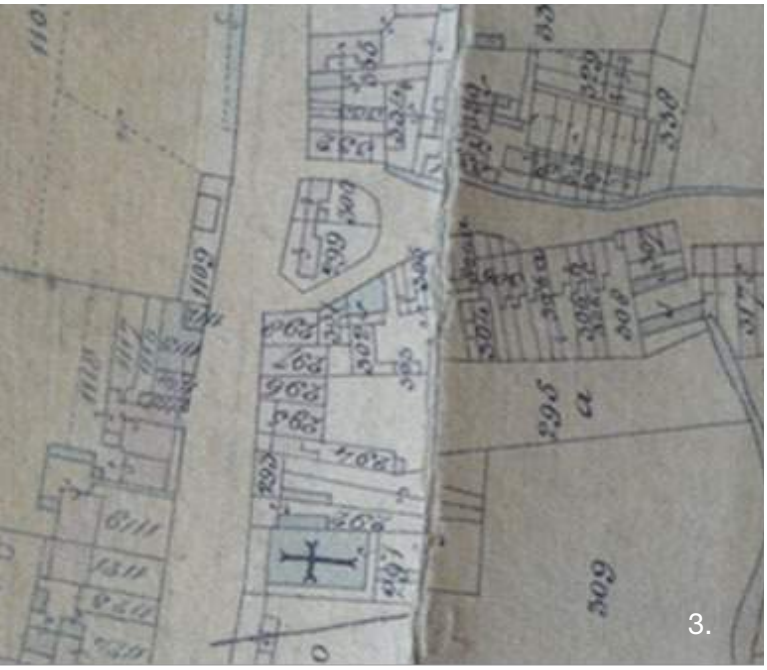
Picture 1. Thomas Clay's map of Tottenham 1619 (the map is oriented south)

Picture 2. Wyburd's parish map 1798

small-scale buildings survive'. The variety in status and scale remains discernible in the High Road's surviving pre-Victorian fabric and, to a degree, in redeveloped building plots.

1.4.6 Late-18th and early-19th century building booms had considerable impact, with new villas and terraces which began to spread outward along side roads, most notably Bruce Grove, an exemplar of the speculative developments built for the carriage-owning classes in fashionable late-Georgian London suburbs. The advent of daily coach services to London in 1823, and omnibuses in 1839, made Tottenham attainable for less-affluent sectors of the middle class. A lace factory was built in 1810 in Love Lane, and a silk-factory five years later in Factory Lane to the east, which became a rubber mill in 1837. Brewing was established in the mid-19th century, but subsequent industry was limited and small scale.



1.4.7 Tottenham parish tithe map (1844) depicts the area on the brink of transition: Seven Sisters Road, created in 1830, now linked Tottenham with Islington, and few fields bordered the High Road north of Seven Sisters. Dwellings comprised single or paired houses, uniform terraces and accretive rows, directly fronting the road or set behind front gardens of varying depth. Several houses, some of ancient pedigree, stood in spacious grounds. Interspersed with all these were non-residential structures, probably stables, smithies or former agricultural buildings.

1.4.8 The Northern & Eastern Railway, opened in 1840, promoted some eastward spread from the High Road, most notably Northumberland Park; by 1864 no fields bordered the High Road north of Tottenham Green. The opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872, with reduced workmen's fares, instigated a development boom in Tottenham, targeted mainly at the lower-middle and skilled working classes. By 1894 much of the hinterland of the High Road, particularly the west side, was developed with terraced housing, and by 1913 the land between the High Road and Tottenham Hale was extensively developed. In 1894 Tottenham, now separated from Wood Green, became an Urban District, and a new civic hub was created in the

Picture 3. The Tottenham Parish Tithe Map 1844, Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

Green. Between 1861-1891 the population rose from 13,240 to 97,174; by 1931 (now excluding Wood Green) it had risen to 157,752.

1.4.9 From the mid-19th century, the High Road's character was incrementally transformed as dwellings acquired ground-floor shops or were converted to other uses, purpose-built shopping parades appeared, and ancient hostelries were rebuilt as modern pubs. By 1914 the street boasted the whole range of commercial and public buildings appropriate to a populous London suburb. A significant arrival was Tottenham Hotspur FC, which moved to its present site, a former plant nursery, in 1913. The outward spread of housing continued apace in the inter-war years; by the 1930s the fields, orchards and gardens between Tottenham and Wood Green had all but disappeared.

THE DEVELOPMENT OF THE HIGH ROAD AROUND SCOTLAND GREEN

1.4.10 The 1798 parish map shows the High Road bordered on both sides with buildings, including a number of detached and semi-detached houses, some set back behind gardens. Of these, one substantial pair of houses (Nos. 583 and 585), dating from the early-18th century, still stands; Charlton Cottage, No. 581, a detached house immediately to the south, which is not present on the 1798 map, probably dates from the early 1800s. The present Scotland Green, un-named on the map, was little more than a track along the south bank of the Moselle stream or Carbuncle Ditch. At the entrance to Scotland Green stood a building that was probably the original Bluecoat School, a charitable foundation established by local subscribers c1735 to educate girls aged between 7 and 14 years of age. The school was rebuilt in 1833 and subsequently extended, becoming a private girls' school in 1886 and finally closing in 1930.

1.4.11 To the south, on the east side, stood the Friends Meeting house of 1714, which was subsequently extended and remodelled. Quakers, who were often wealthy merchants or bankers, became established in the area in the late-17th century and were prominent among the middle-class residents of Tottenham; notably the Forster family, which played an important role in the abolition of the slave trade. The burial ground at the rear of the meeting house was extended in 1803.

1.4.12 By 1844, terraces of small cottages had been built along Scotland Green close to the junction with the High Road, of which several survive on the south side. Probably occupied by the artisan classes, these were a grade up from some of the meaner back land developments that had proliferated further north in the High Road, for example in Love Lane, which were swept away under post-war slum clearance.

1.4.13 By 1864 the site at the junction with Scotland Green, now named as such on the map, had been redeveloped with the present No. 612, which became the Prince of Wales public house in the late-19th century; soon after two houses (Nos. 608 and 610) were built as infill. Subsequent rebuilding saw the replacement of the remaining

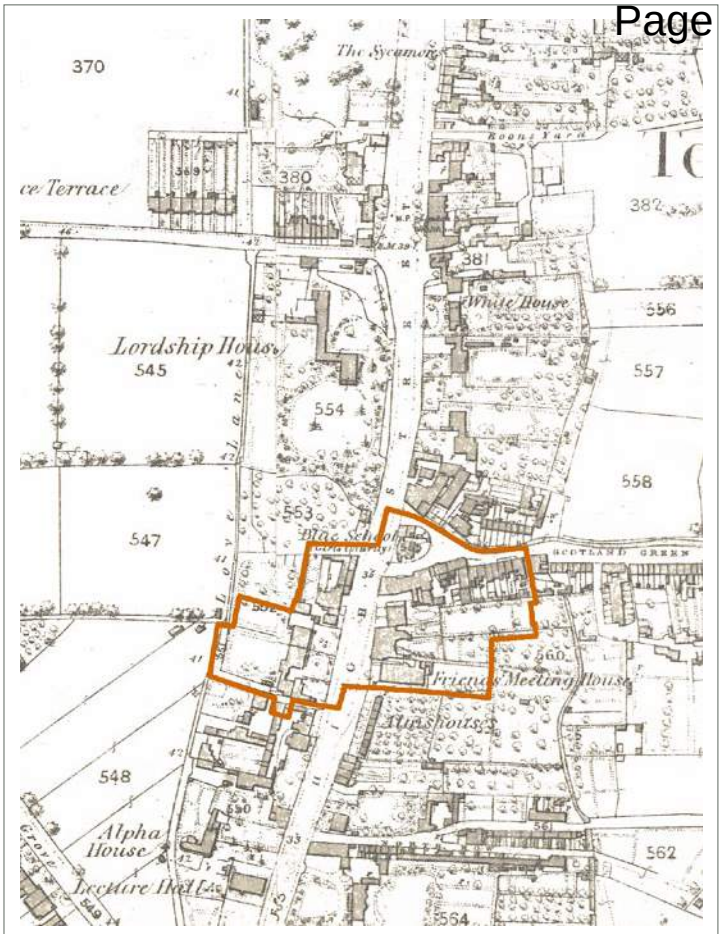
houses along the High Road frontage, with the exception of No. 596, which appears to be one half of a truncated pair. The Quaker meeting house was rebuilt in 1962, behind an office frontage and above a supermarket. Nos. 598-608 has recently been redeveloped as shops and flats.

1.4.14 The former Bluecoat School, which had been converted into shops, and is now a public house, was restored in 2007 under Tottenham High Road Heritage Economic Regeneration Scheme (HERS). The rear site was recently redeveloped as flats (Nos. 2-12 Scotland Green).

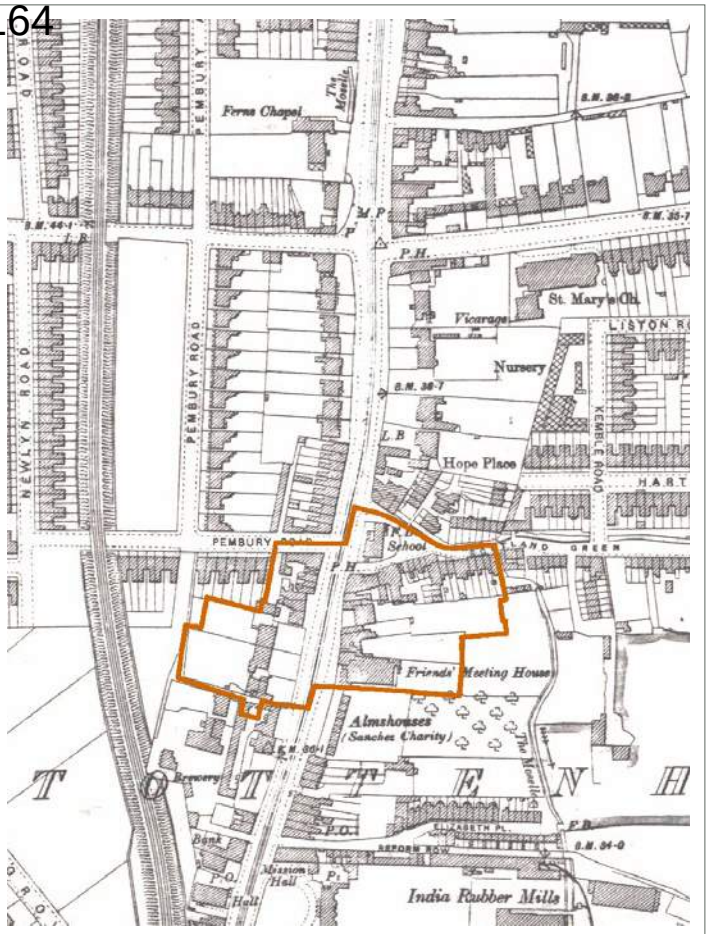
1.4.15 The west side of the High Road was largely unchanged until the creation of Pembury Road c1880, when a group of new buildings was constructed around the southwest of the junction with the High Road. In the late 1930s a parade of shops (Nos. 587-591) replaced a substantial pair of Georgian houses. In the 1950s or 60s, part of the rear gardens Nos. 581-565 was absorbed into a housing scheme, Kenmare Drive. The corner site with Pembury Road (Nos. 593-599) was redeveloped as a block of flats in the 1990s.

ARCHAEOLOGY

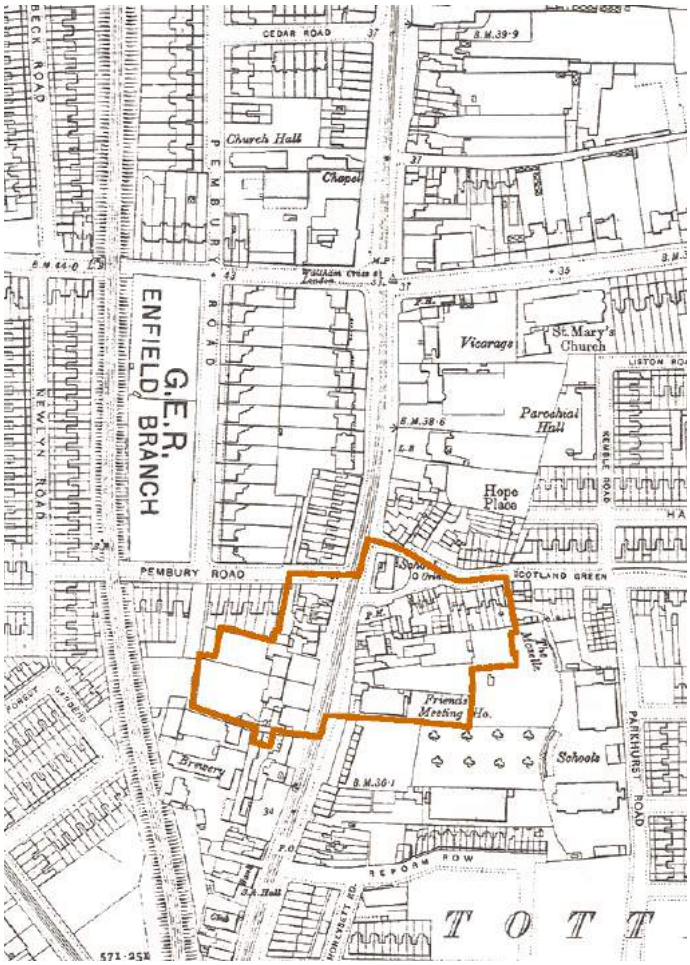
1.4.16 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle Place is the 'Roman Road and Medieval Settlement' AAI; from Lansdowne Road to Scotland Green is the 'Saxon Settlement and Medieval Manor House' AAI; and from Chesnut Road south to Talbot Close is the 'Historic Core of Tottenham' AAI.



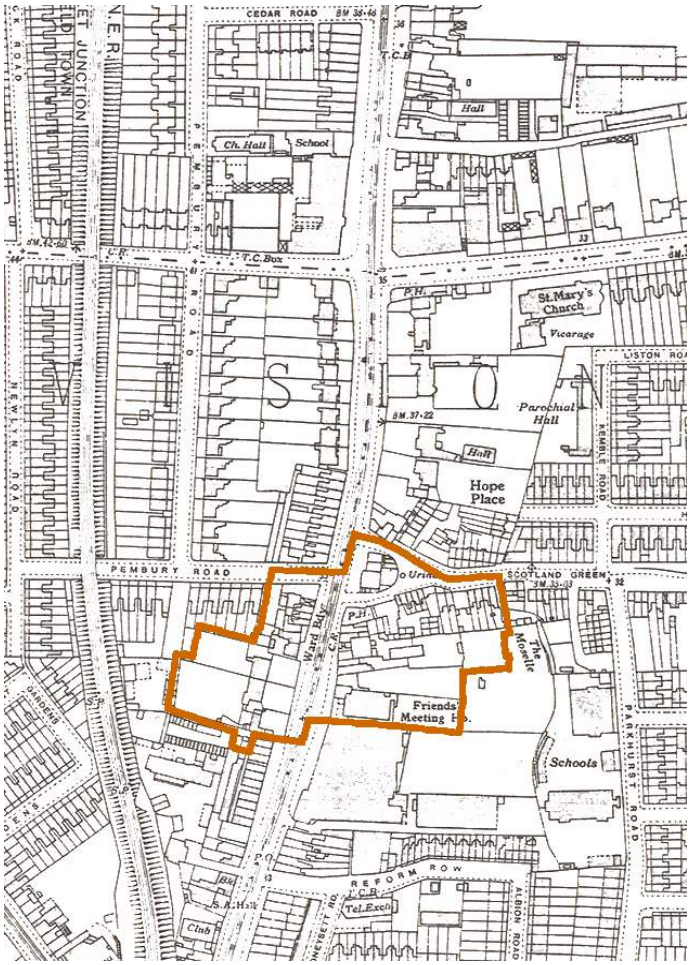
Map 3. **The area in 1864**



Map 5. **The area in 1914**



Map 4. **The area in 1894**



Map 6. **The area in 1935**

1.5 ARCHITECTURAL QUALITY AND BUILT FORM

HIGH ROAD WEST SIDE

1.5.1 The significant aspects of the west side of Scotland Green relate to the surviving 18th-century houses and their frontages (Nos. 581-585). The other buildings on the frontage date from the mid and late 20th century.

1.5.2 No. 593, on the corner of the High Road and Pembury Road, dates from the late 20th century and is a four-storey building in red brick with grey metal windows and recessed balconies. The three-storey front section projects forward of the rest of the block with four shop units with steel roller shutters on the ground floor. The solid brickwork at the ground floor on the corner with Pembury Road is especially unfortunate and the building is generally over scaled for its context as well as being poorly proportioned and detailed.

Picture 4. 18th Century houses, 583-585 High Road

1.5.3 Nos. 587-591 is a 1930s symmetrical group of three two-storey buildings with shop units on the ground floor. Built of red/brown brick with a moulded stone cornice, the central unit projects forward slightly with tiled quoins and a stone pediment with a central crest. Since the last appraisal in 2009 only No. 587 retains its Crittal metal windows, the windows in the other two units having been replaced with different patterns of uPVC windows. This change harms the visual integrity of the terrace, reducing the positive contribution it makes to the streetscape.

1.5.4 The three Georgian houses, Nos. 581-585 are each set well back from the road behind former front gardens which, although now used mainly for car parking, still contribute a spacious and green setting to the High Road aided by the mature trees.

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1.5.5 Nos. 583-585 is a pair of large semi-detached early-18th century houses (Grade II*) of three storeys with a semi basement. They are each four windows wide with six-over-six sashes, of brown brick with red brick pilasters, a moulded red-brick cornice and red-brick rubbed flat arches to the windows with a central keystone. Both houses have six-panelled entrance doors with leaded fanlights. No. 583 has its entrance door in the original two-storey side addition, whilst No. 583 has had a later door case added, with painted Tuscan pilasters and entablature, in place of one of the ground-floor sash windows, and the side addition has been enlarged. The very fine ornate metalwork and gates on the street frontage (Grade II) were restored as part of the 1997/98 Conservation Area Partnership Scheme.

Picture 5. 587-591 High Road.

Picture 6. 593 High Road

Picture 7. View of

1.5.6 The third building in this group is No. 581, known as Charlton Place, a late-Georgian two-storey house in brown brick with three dormer windows set in a slate roof behind a brick parapet. Originally four windows wide but now only three, the house has six-over-six pane sashes and a six-panelled door set in a stone surround with attached Tuscan columns and a pediment. The single- storey brick extension built onto the front of the house is an unfortunate addition that unbalances the elevation and intrudes into the setting of the house. A large single-storey extension has also been added to the rear of the house.

1.5.7 The front wall and railings to No. 581 are modern and of no interest. However, the Grade II listed boundary wall that formerly enclosed the rear gardens of the three Georgian houses extends along the southern boundary and turns the corner onto Kenmare Drive. The conservation area boundary encloses the whole of the site of the former rear gardens. However, the post-war blocks of three-storey flats and houses are of no interest and make no contribution to the conservation area.

1.5.8 The conservation area also includes No. 579A on the south side of the lane. This is a two-storey timber-framed barn structure, weather boarded and with a pantiled roof, possibly dating from the 18th century. It is locally listed and now the sole survivor of the vernacular structures that bordered the High Road until the end of the 19th century.

Picture 8. 581 High Road, Known as Charlton Place, set back behind a large front garden

Picture 9. The timber framed 579a on the south side of the lane

10.

High Road east side and Scotland Green

Picture 10. The locally listed former Blue School on its D-shaped island with the four story apartment building visible behind

1.5.9 The broad splay of the junction with Scotland Green, reflecting the eastward curve of the Moselle stream, inset with the D-shaped 'island' site occupied by the former Blue School, is one of the High Road's most distinctive topographical features. The locally listed former Blue School (now a public house), a good example of the picturesque Tudor Gothic style favoured in school architecture in the early/mid 19th century, provides an attractive focal point in the conservation area, but its setting has been badly compromised by the four-storey building (Nos. 2-12 Scotland Green) which rises directly behind it and blocks the rear view of the school from Scotland Green.

1.5.10 The undulating form of the Moselle stream (or Carbuncle Ditch), which was still unculverted at the end of the 19th century, can be clearly discerned in the irregular building line of Scotland Green, which lends interest and contrast to the streetscape. A small gap after the Three Brewers marks the point at which a secondary ditch forked southeast towards the Hale.

1.5.11 The houses along the south side of Scotland Green are single-bay, two-storey terraced cottages built in stock brick with pitched slate roofs. Although most have lost their original sash windows and doors, and have over-painted facades, they are the most complete surviving run of the smaller dwellings that were built on the side streets of the High Road in the early-19th century, in distinct contrast to the higher-status terraces and villas that stood in the along the main highway, and are thus of significance in the conservation area and wider locality. One house (No. 38) retains a radial-pattern fanlight typical of the late-Georgian period.

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1.5.12 The Two Brewers public house (No. 42), which appears to be a late-19th century conversion of two houses, is a good example of a modest side-street pub, its tiled pub sign with relief lettering now a relatively rare feature. By contrast, the Victoria public house (No. 34), designed in the Queen Anne style, is a scaled-down version of the ornate high street 'gin palaces' that characterised the late-Victoran period, faced in red brick with pilasters, terracotta capitals, a moulded brick cornice and a tall pedimented dormer.

Picture 11. Buildings on the South side of Scotland Green, showing the modest Two Brewers pub and the Queen Anne style Victoria Public House

Picture 12. Modest cottages on Scotland Green

Picture 13. The irregular building line of Scotland Green

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1.5.13 The transition in scale between the two-storey buildings in Scotland Green and the taller frontages to the High Road has been undermined by an obtrusive rear extension to the Prince of Wales pub, which raised the height of the former saloon bar from one storey to four when the pub was converted into flats. The locally listed pub, possibly a remodelling of an earlier building, has a late-19th century rendered facade, mullion-and-transom windows and is notable for its green-tiled pub front with the Prince of Wales feathers emblem.

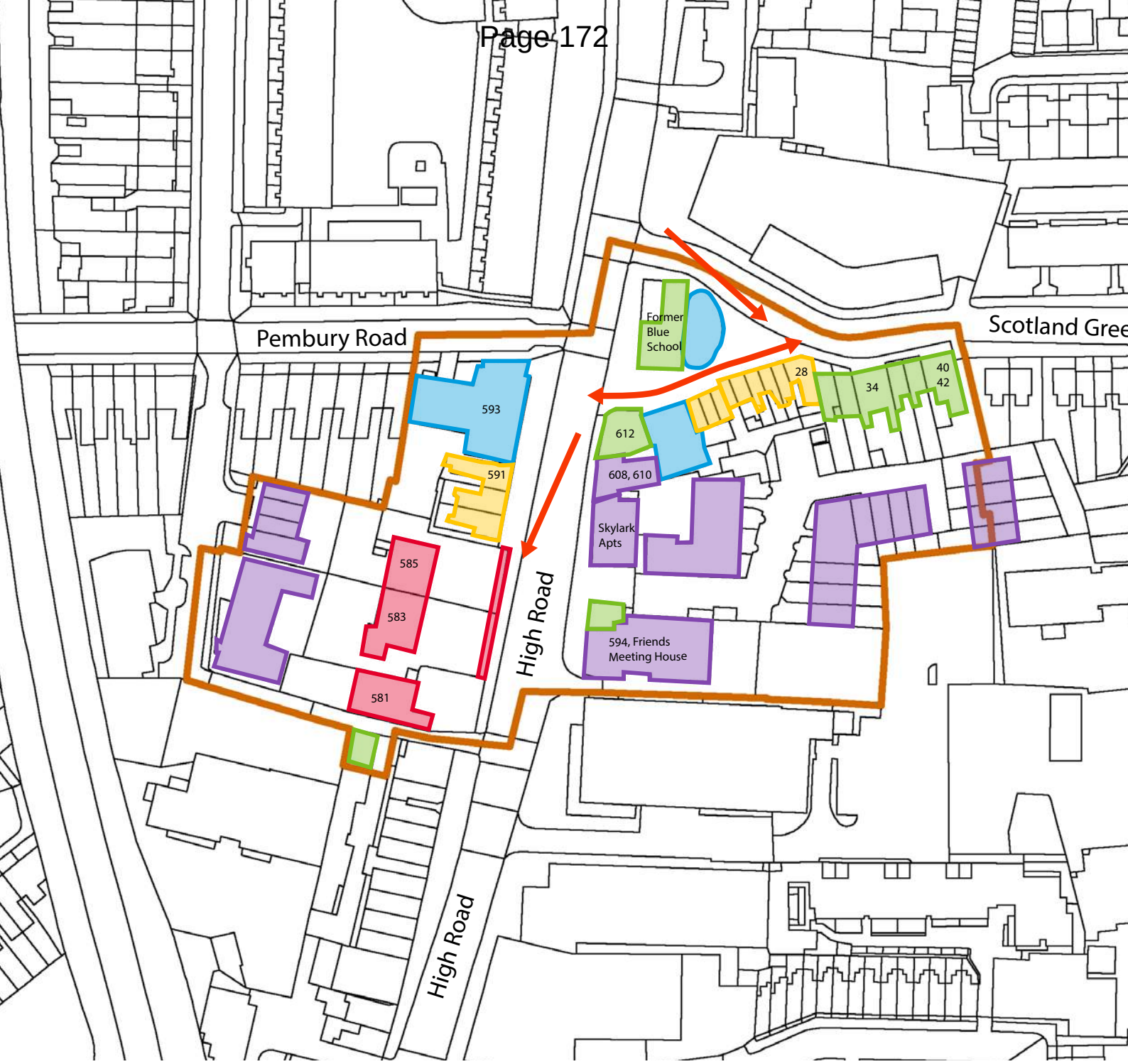
Picture 14. The converted Prince of Wales pub with its large rear extension

Picture 15. High Road looking South

Picture 16. 594 High Road and the Friends Meeting House

1.5.14 Continuing southwards along the High Road, Nos. 608 and 610 are rendered later 19th-century buildings, No. 608 with a recent third storey. Nos. 598-608, which replaced a group of derelict 20th-century buildings are of little distinction but preserve the rhythm and scale of the frontage. No. 596, the sole survivor of the Georgian houses that stood along this stretch of the High Road, has upper-floor windows set in recessed arches typical of the 1820s or '30s and a late-19th century ground-floor shop which retains its original surround. The Friends meeting house of 1962 reflects a 20th-century trend in some non-conformist denominations of incorporating their places of worship within larger mixed-use buildings. While of some historic interest as the successor to the original meeting house of 1714, it has little architectural merit or townscape interest.

Map 7. **Townscape Analysis**



Map 8. **Scotland Green, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary

1.6 PUBLIC REALM

1.6.1 Since the previous conservation area appraisal (2009) the streetscape of the High Road has benefitted from improvements including upgrading and rationalisation of street furniture. The paving consists of concrete paviours with granite kerbs. Street lighting is in a consistent, understated traditional design with tall slender columns and top-hanging lanterns, with half-height lanterns lighting the pavement.

1.7 CONDITION AND DEVELOPMENT PRESSURE

1.7.1 Apart from the Friends Meeting House burial ground, the former open space behind the rest of the buildings on both the High Road and Scotland Green frontages has been infilled with extensive new development. Although the height has been kept low enough so as not to interrupt the roofline of the High Road buildings, this intensification has altered the historic character and setting of the eastern half of the conservation area. The new block attached to the rear of the former Blue School and the recently completed development on the north side of Scotland Green has reinforced this step change in the scale of new building.

1.7.2 Some of the recent developments on both sides of the High Road have been of a poor standard of design, which has failed to compensate for the increased height and scale of these buildings.

1.7.3 Although the listed buildings on the west side are largely protected from piecemeal changes, this does not apply to the surviving buildings along the south side of Scotland Green, which have lost the majority of their original windows and doors, and where the loss of other architectural details would undermine their remaining townscape value.

PRESSURES FOR CHANGE

1.7.4 The conservation area has suffered from incremental alterations that detract from the architectural integrity of individual buildings, and cumulatively from the streetscape, principally:

- Replacement of the majority original timber sash or metal casement windows in uPVC or aluminium, and loss of original doors
- Painting or rendering of brickwork
- Satellite dishes on front elevations
- Poor-quality shop fronts and signage - typically over-scaled fascias, solid metal roller shutters, and loss of original architectural elements

OTHER DEVELOPMENT PRESSURES

1.7.5 Further infill development is unlikely as all of the available sites are now built up.

1.8 AUDIT

STATUTORILY LISTED BUILDINGS

1.8.1 The National Heritage List for England (NHLE) is maintained by Historic England. The NHLE, or the local planning authority, should always be consulted in order to ascertain whether or not a property is listed, as information from other sources may be out of date.

High Road (West side)	**Grade**
No. 581 (Charlton Cottage)	II
Nos. 583 & 585	II*
Walls, gates & railings in front of Nos. 583 & 585	II
Walls along south boundary of No.581 and around original back gardens of Nos.581, 583 & 585	II

LOCALLY LISTED BUILDINGS

High Road (east side)

No. 596

No. 612 (former Prince of Wales Public House)

Nos. 614A to F (inclusive) former Blue School

High Road (west side)

No. 579A (former barn)

Scotland Green

Nos. 30 & 32

No. 34 (The Victoria Public House)

Nos. 36 & 38

Nos. 40 & 42 (The Two Brewers Public House)

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Nos. 14-28 Scotland Green

Nos. 587-591 High Road

BUILDINGS MAKING A NEUTRAL CONTRIBUTION TO THE AREA

Nos. 600-610 High Road

Nos. 16-19 Kenmare Drive and Ashling House

BUILDINGS AND SITES THAT DETRACT FROM THE CHARACTER OF THE CONSERVATION AREA

Nos. 593-599 High Road

Nos. 2-12 Scotland Green

Extension to rear of No. 612 High Road

2. SCOTLAND GREEN CONSERVATION AREA MANAGEMENT PLAN

2.1 THE PURPOSE OF CONSERVATION AREA MANAGEMENT PLANS

2.1.1 Local authorities have a duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Management Plans are essential tools in this process. Their principal functions can be summarised as follows:

- To set out the Council's strategy for managing change in the conservation area
- To provide guidance to all stakeholders to ensure that future change in the conservation area will preserve or enhance its special character

2.2 SUMMARY OF THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

2.2.1 Conservation area designation introduces stricter planning controls over demolition and tree protection:

- Demolition of buildings greater than 115m³ and structures over 1m high next to a public highway, path or open space; or over 2m high elsewhere
- Works to trees with a trunk diameter greater than 75mm at 1.5m² above ground level: written notice must be given to the Council, which has 6 weeks to decide whether to grant permission or make a Tree Preservation Order (TPO). Failure to comply may result in prosecution

2.2.2 Generally, development must preserve or enhance the character or appearance of the conservation area. There is a strong presumption against the demolition of buildings or structures which make a positive contribution to its character or appearance, and similarly to preserve trees.

2.2.3 Additionally, there are restrictions on the types of development that can be carried out without planning permission (permitted development) in conservation areas. Flats and non-residential premises have fewer permitted development rights than dwelling houses. Advice should always be sought from the Council on what works are likely to require planning permission.

2.2.4 Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.

2.3 DEVELOPMENT CONTEXT

2.3.1 Tottenham High Road is to be the focus of major new development associated with the Spurs redevelopment project, coupled with the Council's master plan for a regeneration project to the west of the High Road in the White Hart Lane area.

2.3.2 The direct impact of this major investment just to the north of Scotland Green is likely to be limited in terms of new development as the available building sites within the conservation area have already been developed. However, there could be subsequent pressure for further intensification of development and if so this could threaten the character of the surviving historic townscape.

2.4 MANAGING CHANGE IN THE CONSERVATION AREA: KEY PRINCIPLES

- In considering development proposals in the conservation area, the Council will apply the relevant national, regional and local policies and guidance
- All new development in the conservation area should preserve or enhance its special interest, in terms of scale, design and materials and should have regard to the design guidance provided in Part 3 - Preserving and Enhancing the Conservation Area.
- The Council recommends that pre-application advice be sought from the Planning Services
- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

2.5 ENFORCEMENT

2.5.1 The Council has an adopted Planning Enforcement Charter and will investigate and, where necessary, take enforcement action against unauthorised works in the Conservation Area.

2.5.2 Advertisement and signs: The Council is committed to taking enforcement action against inappropriate signage and advertising. Where this is not historic, appropriate notices are being served and actions have been taken. The Council will continue to do so in the future.

2.5.3 Section 215 Notices: These have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate in a case by case basis and in line with the provisions of the legislation.

2.5.4 To carry out works affecting the special character of a listed building without consent is a criminal offence and can result in severe fines and even imprisonment. Works to listed buildings, therefore, should never be carried out without consent. Where alterations to a listed building have been carried out without consent and are found to be unacceptable, the Council may either seek to prosecute those responsible or serve a listed building enforcement notice.

2.6 THE QUALITY OF PLANNING APPLICATIONS

2.6.1 Applications must provide sufficient information about the proposed development and its setting to enable the Council to assess the impact of the proposals on the character and appearance of the conservation area. Applications for outline planning permission in conservation areas will not normally be acceptable. The Council's Validation Checklist sets out the level of information required in support of planning applications. The following are of key importance:

LEVEL OF DETAIL

2.6.2 A typical planning application might include:

- Plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings
- Plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition
- Detail drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5
- Drawings annotated to show proposed materials
- Any other information considered necessary to assess the potential impact of the development (including, for example, colour perspective

drawings, models, photographs, structural engineers statement).

- Planning applications for replacement of windows should include elevations at scale 1:10 or with all dimensions clearly annotated, property elevations or photographs of the whole of the property, with the windows to be replaced numbered to correspond with window elevations, A cross-section at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, with full size details of any glazing bars or leaded lights.

HERITAGE STATEMENT

2.6.3 All applications should be supported by a design and access statement or heritage statement where appropriate. The amount of detail that is required will vary according to the particular proposal. The statement should include;

- An assessment of significance of any heritage assets which may be affected including their setting;
- An assessment of the likely impact of the proposed development on the heritage asset(s) and their setting; and
- An explanation of the rationale behind design choices, including how the proposal would relate to its context and how potential negative impact on heritage assets would be avoided.

ARCHAEOLOGY

2.6.4 Where a site falls within an Archaeological Priority Area or has the potential to contain archaeological deposits, planning applications should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. It is advisable to contact Historic England's Greater London Archaeological Advisory Service (GLAAS) before the submission of a planning application.

MATERIALS AND WORKMANSHIP

2.6.5 Planning applications should be supported by details of the proposed materials to be used for the external finish and details. Samples of the materials may also be required.

EXPERIENCED CONSULTANTS AND BUILDERS

2.6.6 The Council strongly advises that applicants appoint consultants and builders with proven experience in historic buildings

2.7 RECOMMENDED STEPS

2.7.1 An updated design guide for shop fronts is strongly recommended to support improvements to commercial frontages as a key regeneration objective

- A dated photographic survey of the more significant elements of the conservation area as an aid to monitoring changes, the efficacy of the Management Plan, and to support enforcement action by the Council. It may be possible to engage local volunteers in this exercise.

- Article 4 Directions could be considered to remove permitted development rights for the painting of brickwork, which is highlighted in the Appraisal as a significant issue affecting the conservation area. Many properties in the conservation area are in commercial, mixed or non-residential uses which means they have limited permitted development rights with regard to external alterations. Most of the works - eg. replacement windows - identified in the Appraisal as adversely affecting the conservation area are already subject to planning controls, and the principal issue is therefore the effective and consistent application of development control policies and, where necessary, enforcement.

- Opportunities for further tree planting should be explored, as part of a wider scheme for the High Road The conservation area boundary

2.8 THE CONSERVATION AREA BOUNDARY

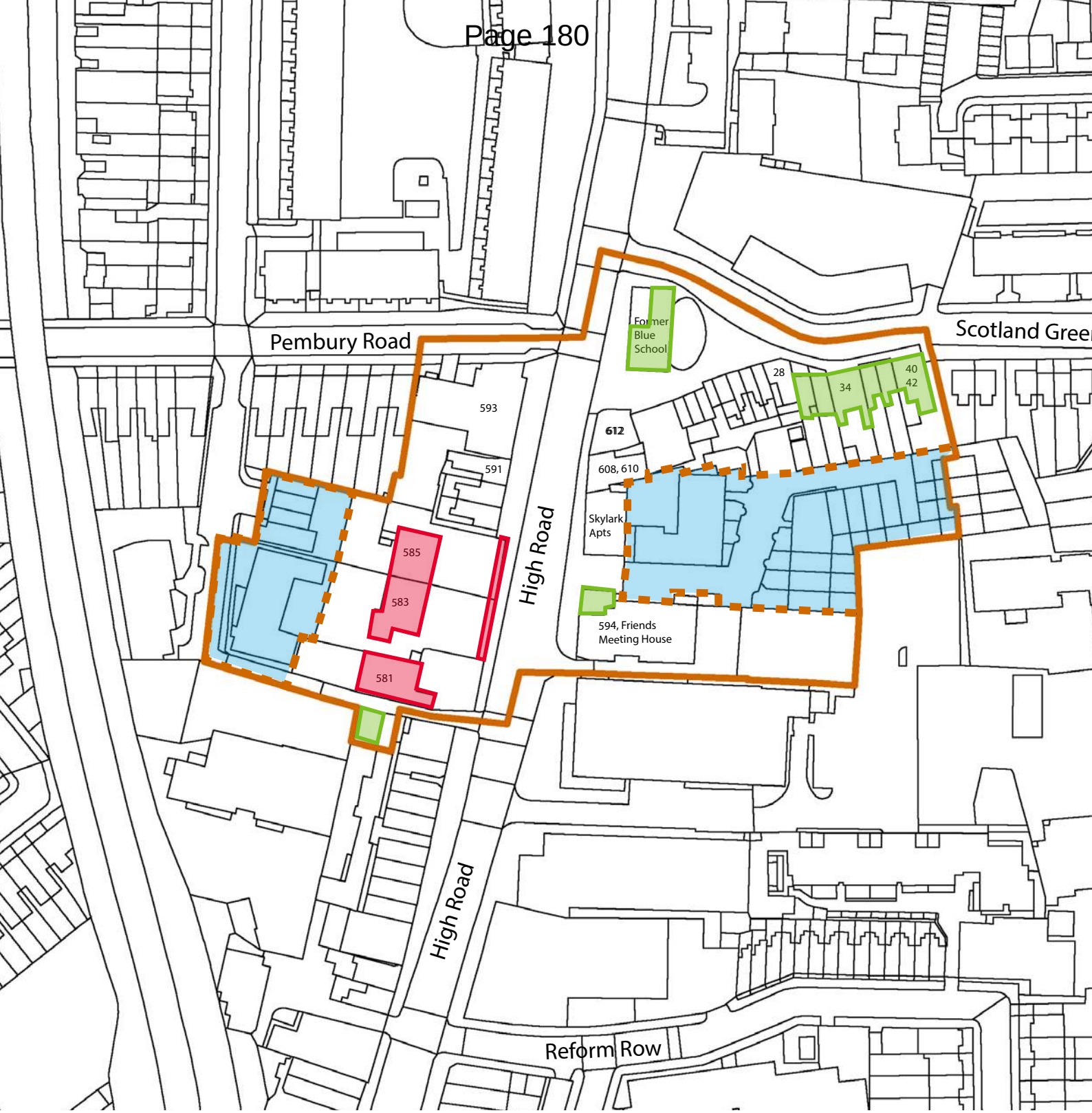
2.8.1 The appraisal has highlighted that the review of the conservation area boundary should include:

- West side of the High Road - exclude the flats on the east side of Kenmare Drive and redraw the conservation area boundary to follow the new property line at the rear of the listed buildings

- East side of the High Road and Scotland Green - exclude the new in-fill housing development and redraw the conservation area boundary at the rear of the frontage buildings, retaining the Friends burial ground.

2.9 MONITORING AND REVIEW

2.9.1 The Council will review this Conservation Area Appraisal and Management Plan as part of a five-year programme, in compliance with national legislation and policy.



Map 9. **Scotland Green, Proposed Boundary Alterations**

Proposed area to be excluded from the conservation area

Existing Conservation Area Boundary

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

3.9.1 The following guidance applies to all buildings within the conservation area, including listed and locally listed buildings, and reflect what the Council considers to be the best approach to preserving and enhancing the character of the conservation area. Applicants for planning permission or listed building consent should ensure that all proposals are in line with the guidelines contained here.

3.1 WHEN IS PERMISSION NEEDED?

3.1.1 Many common alterations will require planning permission. Some changes which would ordinarily be considered 'permitted development' will require planning permission in a conservation area. Below is a brief guide to common projects requiring planning permission. More information is available at https://www.planningportal.co.uk.

MAINTENANCE AND REPAIRS

3.1.2 It is recommended that resident keep their houses in good repair. Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

SHOP FRONTS

3.1.3 Planning permission is required for any alterations or removals that affect the appearance of the shop front. This includes removals or alterations to doors, windows or stall risers, and the installation of shutters or security grills. A separate consent is required for advertisements and shop signs (see below)

ADVERTISEMENT CONSENT

3.1.4 Advertisement consent is usually required for exterior signs and advertisements which are illuminated, or with an area of greater than 0.3 square metres. This also applies to advertisements displayed inside of a shop window, which can be viewed from outside the building Non-illuminated shop signs displayed on a shop front may be exempted from this requirement, if certain requirements relating to design and content are met. More information about advertisement consent is available at **www.planningportal.co.uk**.

WINDOWS AND DOORS

3.1.5 Planning permission is needed for replacement of or alteration to windows and external doors on buildings other than private dwelling houses. Replacement of windows and doors of a house (but not a flat) is considered 'permitted development' and does not require planning consent, provided that the replacement windows are of similar appearance to the existing.

RENDERING AND CLADDING

3.1.6 Rendering and cladding is not considered permitted development in a conservation area, and will require planning consent.

EXTENSIONS

3.1.7 Single storey rear extensions to private dwelling houses of up to 3 metres in depth (or 4m in the case of a detached house) are considered 'permitted development' and do not require consent, provided that the design and materials match the existing building. Extensions to certain commercial and industrial buildings within certain size limits are also considered permitted development. All other extensions will require planning consent, including alterations and extensions to roofs.

BOUNDARIES AND GARDENS

3.1.8 Planning permission is required for the construction, alteration or demolition of a wall, fence or other boundary treatment over 2m in height, or over 1m in height when abutting a highway.

VENTS, SATELLITE DISHES AND SOLAR PANELS

3.1.9 Permission is required for the installation of any of these additions on a wall or roof slope facing the street.

DEMOLITION

3.1.10 Permission is required for the total or substantial demolition of a building with a cubic content of more than 115 cubic metres (measured externally). It is an offense to carry out such works without consent. If in doubt, please consult the Council's conservation team.

TREES

3.1.11 The council must be notified six weeks prior to cutting down or carrying out works to a tree in the conservation area.

LISTED BUILDINGS

3.1.12 Like for like repairs can be carried out without consent, but Listed Building Consent must be obtained for any work that is likely to affect the building's character or significance. This applies to internal alterations and external alterations and works to boundary walls, buildings within the curtillage, or structures attached to the listed building. It is an offense to carry out such works without consent. If in doubt please consult the Council's conservation team. In some circumstances it will be necessary to apply for planning permission alongside listed building consent. For more information about applying for listed building consent, please see listed buildings guidance below.

CHANGE OF USE

3.1.13 Changes of use will often require planning permission. Change of use from shops (A1) or financial or professional services (A2) to use as a dwelling house (C3) is usually considered permitted development, but within the conservation area permission is needed for this change.

17.

3.2 SHOP FRONTS

3.2.1 High quality shop fronts make an important contribution the character of an area. Many of the original shop fronts in the conservation area have been extensively altered or are in poor repair. Nonetheless, many original features remain and the Council will encourage shop owners to repair and restore shop fronts.

3.2.2 Planning permission is required for most changes that will alter the appearance of the shop front, including for shutters and awnings. Applicants should make sure their proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- Shop fronts should have regard to their context, so that the design complements the building as a whole, neighbouring shops and the street scene.

- Historic features should be conserved and restored as far as possible. The removal of original shop front features will not usually be permitted unless these are beyond repair.

Picture 17. Traditionally framed shop fronts on Tottenham High Road complement the architectural qualities of the building.

- Designs should incorporate the elements and proportions of traditional shop front design (see p67) and make use of high quality traditional materials like timber, that complement the character of the building.

- Shop fronts in the conservation area need not always be reproductions of historic styles. This guidance sets out principles which can be applied across different styles of shop front. New designs are encouraged, but these should also express the features and proportions of a traditional shop front.

- Designs must be simple and uncluttered. Shop owners are encouraged to reduce clutter such as unnecessary signage, wiring and electrical equipment, external displays of goods, stickers and additional advertising.

- Any signs, lighting, security measures or canopies should be incorporated within the design and should not obscure architectural elements.

TRADITIONAL SHOPFRONT DESIGN

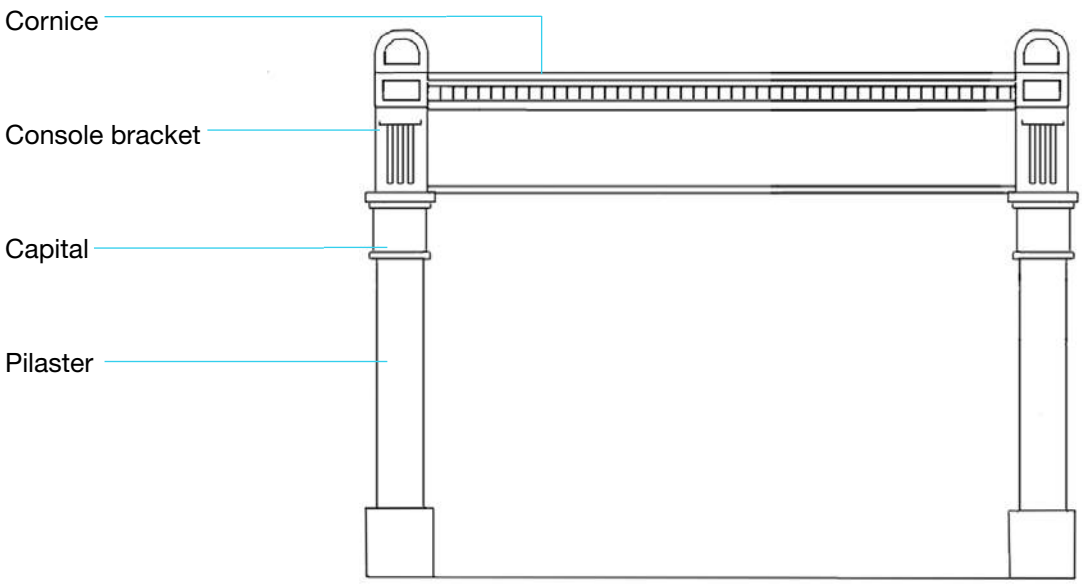
3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

3.2.4 The architectural details that frame the shop front are an important element – usually pilasters, console brackets, and a fascia with cornice (see picture 59). These features should be repaired or restored to the original appearance and maintained in all cases. Original features such as tiling or glazed brick should not be painted or covered.

3.2.5 The design of shop fronts to be fitted in to this framework should aim to incorporate the following traditional features;

- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are not appropriate.
- **Stall risers:** These are traditionally in timber. Other materials might be considered appropriate in some circumstances (for example marble or granite for a bank, glazed tiles for a pub or butcher). Laminates, mosaics or reflective tiles are not appropriate materials.

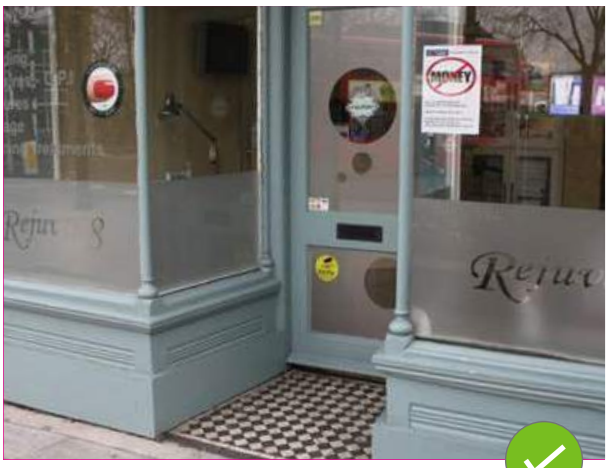
Picture 18. The traditional architectural details that frame the shop front.



- **Shop window:** This should extend from the stallrisers to the architrave at the base of the fascia and should usually be subdivided with a transom rail and one or two vertical mullions. Mullions should usually line up above and below the transom. Floor to ceiling sheet glass is not appropriate in areas of traditional shop fronts.

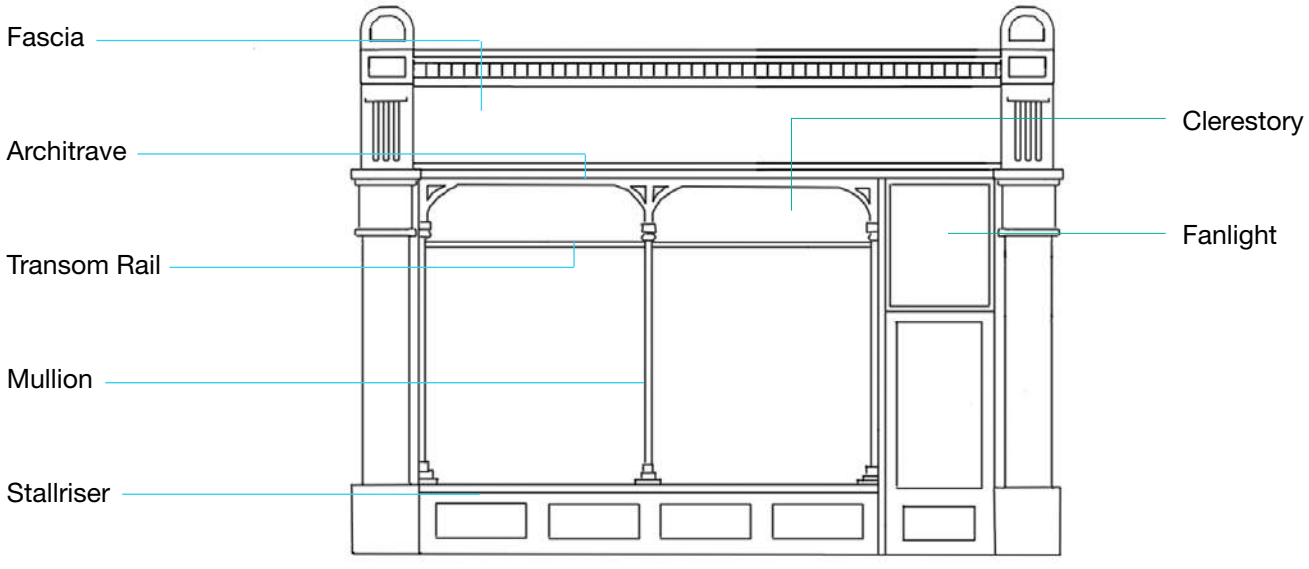
- **Doorway:** This can be set back from the edge of the pavement with a tiled entrance, or flush with the building line. Recessed doorways should be retained where these are an established feature of the street.

3.2.6 The shop front should usually be in timber, although a high quality bespoke metal frame might be considered appropriate in some circumstances. Other materials such as UPVC are not appropriate.



Designs incorporating the elements of traditional shop front design

Picture 19. A typical traditional shopfront



3.2.7 These traditional elements were incorporated in to shop fronts for sound functional reasons. Their inclusion in new shop front designs does not necessarily mean copying historical styles. Sympathetic new designs incorporating these features are encouraged.

3.2.8 Each design should relate to other shop fronts in the area, taking account of fascia lines, stallriser heights, transom height, bay width and material. Individual shop fronts should not dominate the street scene.

3.2.9 Shop fronts that combine more than one shop unit can disrupt proportions, relating poorly to buildings around them. In these cases, pilasters should be retained or included to provide a visual break. Fascia signs should not be extended over multiple units. Each unit should have a separate fascia sign, linked by a common design.

3.2.10 Double aspect corner shops should address both frontages appropriately.

Double aspect frontage on a corner shop

Picture 20. Shops with a common framework appear ordered. Without this, shops relate poorly to one anoher an can appear cluttered or chaotic.

SIGNAGE AND ADVERTISING

3.2.11 The approach should be simple and uncluttered. Signage should not dominate the shop front or obscure windows

3.2.12 Materials, colours and design for all signage should complement the historic character of the building and area. Signwriting directly on to the timber or metal fascia board or individually mounted lettering are usually appropriate. Perspex, acrylic and other non-traditional materials are not.

3.2.13 Lettering should be in proportion with the size of the sign and not fill the entire area. Content should be restricted to the proprietor's name, the type of business and the shop number, not brand names of goods for sale or other advertising. Each shop should have its number clearly displayed.

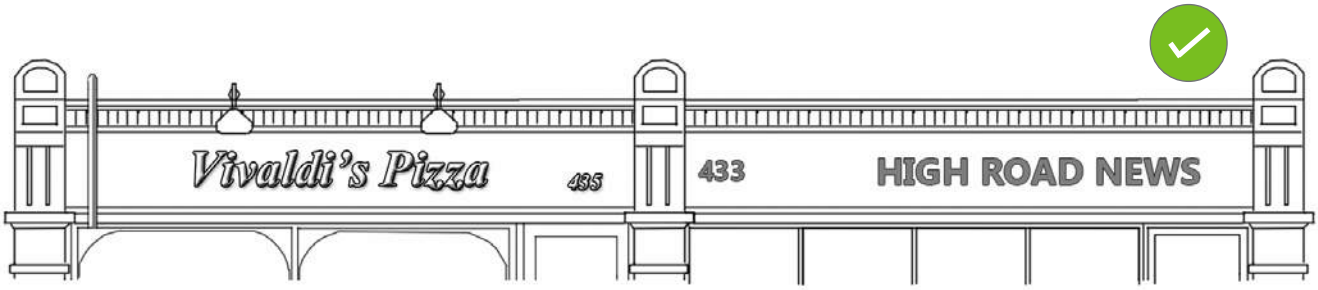
3.2.14 Standard corporate signage, logos and colour schemes should be adapted to suit the context, including colours, size of lettering, materials and style of illumination. In cases where corporate colour schemes are considered out of character, they should be restricted to lettering and detail only.

Fascia Signs

- Fascia signs should be a simple flat panel contained within the fascia area. They should not obscure architectural features, project forward of other features, extend unbroken over more than one shop unit, or impinge upon first floor windows. Box fascias are not acceptable. Additional signs applied to the facade above fascia level or on upper storeys will not usually be permitted.

- In special cases, alternative forms of signage will be considered, for example where a business is located at first floor level or in a building without a traditional shop front. Individual letters applied to walls, lettering directly on to window glass, or signs hung behind windows may all be considered appropriate depending on circumstances.

Picture 21. Fascia Signs



Hanging and projecting signs

- Only one hanging or projecting sign on each elevation with a shop front will be permitted.
- Hanging or projecting signs should usually be positioned on the ground floor at fascia level
- Existing brackets for hanging signs should be reused if possible.
- Perspex projecting box signs will not be considered acceptable.

Illuminated box facsia's are not appropriate

Excess signage is not appropriate

LIGHTING

3.2.15 Internally illuminated panels, signs or lettering will not usually be permitted. There will be a preference for illuminating signs indirectly with an appropriate swan neck or trough light. Lighting fixtures should not obscure architectural features or proportions. Fascia lighting can be concealed within the cornice.

3.2.16 Matt finish slim metal lettering with discrete individual halo illumination may be considered appropriate in some instances.

3.2.17 Illuminated signs will be restricted to those businesses which are open in the evening or at night. Illumination should be kept to a minimum. The light level should be subdued and constant. Bright or flashing lights will not be permitted.

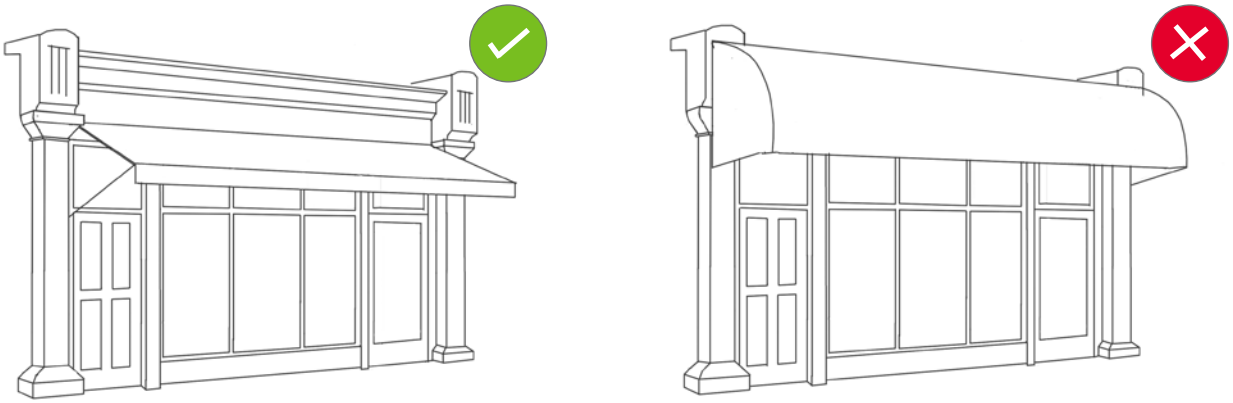
CANOPIES AND AWNINGS

3.2.18 Canopies and awnings will only be permitted if they can be accommodated without damage to the character of the building, and are capable of fully retracting. The mechanism and blind box should be integrated with the overall shop front design and should not obscure features. Retractable traditional straight canvas blinds accommodated within the cornice or architrave will usually be acceptable.

3.2.19 Folding or fixed canopies, quarter round rigid frames and balloon blinds will not be permitted.

3.2.20 Canvas is usually the most appropriate material. Flourescent, glossy or metallic blinds are not appropriate.

Picture 22. Traditional retractable canvas blinds are the most appropriate type of canopy.



SHUTTERS, GRILLS AND SECURITY

3.2.21 All security measures should be integrated within the overall shop front design and should not have a negative impact on the street scene or obscure architectural features.

3.2.22 Shop fronts should use the least visually intrusive security solution. Toughened or laminated glass; Internal screens, grills and shutters; or traditional removable external shutters are the Council's preferred solutions.

3.2.23 Rod and link (or other open type) external grills may be permitted in exceptional circumstances where it can be shown that it is the only possible solution, but these must be integrated with the overall shop front design (including box and runners).

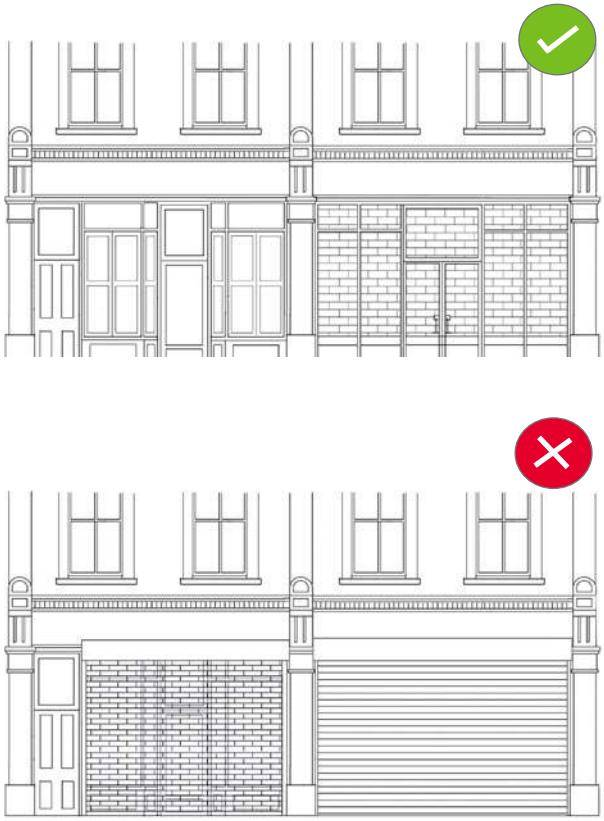
3.2.24 Shutters and grills should not cover pilasters when in the down/closed position and should have a painted or coloured finish to complement the rest of the shop front.

3.2.25 Solid or perforated external roller shutters, transparent external polycarbonate shutters or visually intrusive external shutter boxes will not be considered acceptable.

3.2.26 Burglar alarms, security cameras and other equipment should be kept to a minimum and be located in unobtrusive positions.

ACCESS

3.2.27 If the upper storeys of the building are in a separate use, separate access should be provided at the front of the premises and incorporated into the design of the shop front.



Picture 23. External Roller shutters are not appropriate.

Internal shutters which don't obscure architectural features

External roller shutters are not usually appropriate. .

3.2.28 Access to the shop including level access to the street should be provided for people with disabilities, the elderly, parents with pushchairs, and all users. If installing level access would involve the loss of important features on a historic building, alternatives such as handrails should be considered.

VENTILATION EQUIPMENT

3.2.29 Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

SHOP FRONTS CONVERTED TO RESIDENTIAL

3.2.30 The council will generally oppose the loss of shop fronts, however it may be necessary for some obsolete shop fronts outside of designated town centres and local centres to be converted to residential use.

Original shop front features should usually be retained and adapted.

3.2.31 Where this change of use is considered acceptable shop front features should usually be retained and adapted to suit the new use.

SHOP FRONTS IN NEW BUILDINGS

3.2.32 New shop fronts should respect traditional proportions, materials and signage style.

3.2.33 Recreations of historic shop fronts will not be considered appropriate in new buildings.

3.2.34 When submitting a planning application for shop units, the details of the shop front design should be submitted with the application, even if the final design is to be determined by a future occupier. Plans should show how the shop front relates to the masonry frame, position of doors, size of frame sections, fascia depth and height of stallrisers.

3.2.35 Possible security needs should be considered by allowing space for housing shutters internally.

3.2.36 Privacy should be provided through the use of obscure glazing, timber shutters (internal or external) which complement the historic character, or an internal partition creating a lobby area, window display or winter garden.

24.

3.3 LISTED BUILDINGS

LISTED BUILDING CONSENT

3.3.1 Listed building consent is required for any works of demolition, alteration or extension of a listed building which might affect its character as a building of special architectural or historic interest. This applies to internal as well as external works. It is for the Council to determine in each case whether consent is required.

3.3.2 The list descriptions held by Historic England are intended mainly for identification purposes and are rarely a comprehensive record of all features of interest. They should not be relied upon to determine which features are significant, or whether or not listed building consent is required.

3.3.3 The whole of the building including its interior is listed. The Council recognises that listed buildings vary greatly in the historic value of their interiors, and that the potential for alterations varies accordingly. Decisions must be based on an assessment of the significance of the building in accordance with Historic England guidance. In sensitive interiors, alterations may have to be restricted to a minimum.

Picture 24. The grade II listed former Fire Station on Tottenham Green

3.3.4 Certain types of work do not normally require consent, for example internal redecoration not involving removal of any internal features of significance, renewal of concealed services, routine repairs in matching materials, and maintenance. More substantial repairs may require consent. In cases of doubt, the advice of the Council should be sought in writing.

3.3.5 Buildings that lie within the curtilage of a listed building are also subject to listed building control even if they are not specifically mentioned in the list description. Objects fixed to the building may be considered to be part of the listed building.

3.3.6 Applicants for listed building consent should make sure that proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- The Council will need to be satisfied that all aspects of proposals for alterations are necessary, and that the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the building.

- Alterations should normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest.

- As far as possible, existing detailing and the contemporary features of the building should be preserved, repaired or, if missing, replaced.

- All works, will should be carried out in the correct scholarly manner, under proper supervision, by specialist labour where appropriate.

MAINTAINING LISTED BUILDINGS:

3.3.7 Regular maintenance is essential to the long-term preservation of listed buildings. Prompt action to remedy minor defects will prevent costly and disruptive repairs at a later stage.

3.3.8 Routine maintenance is the responsibility of the owners of a listed building. Planning permission is not required for routine maintenance and like for like repair, but the Council should usually be consulted to confirm whether consent will be needed.

3.3.9 Masonry surfaces can easily be damaged by inappropriate cleaning, and in many cases it is best to leave them undisturbed. External cleaning of buildings with low-pressure intermittent water sprays and bristle brushes does not normally require listed building consent. However, cleaning with water can lead to saturation of the walls and outbreaks of dry rot in built-in timbers. Other methods of cleaning stone or brickwork will generally require listed building consent as these can have a marked effect on the character of the building. Cleaning methods are carefully specified and appropriate for the circumstances. Where proprietary methods are to be used a method statement should be submitted for approval. Cleaning should only be carried out by specialist firms and under close supervision, and it is advisable to employ an independent stone cleaning consultant to specify and supervise such works.

INTERIORS

3.3.10 Interior features of interest may include chimney pieces, plasterwork, panelling, doors and door surrounds, staircases and balustrades. These should always be retained and fully protected from damage during the course of any works to the interior of a listed building. Proposals for the internal refurbishment of listed buildings should be supported by drawings which clearly identify all interior features of interest, and confirm their retention. It is important that original plan forms and room proportions are maintained during any conversion.

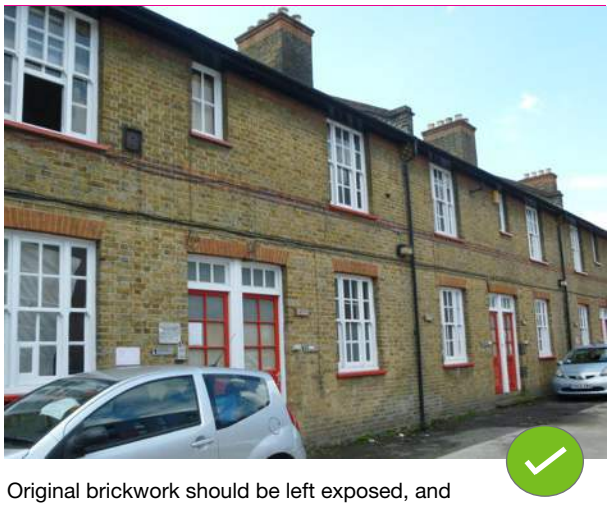
3.4 GENERAL MAINTENANCE AND IMPROVEMENTS

MASONRY AND BRICKWORK

3.4.1 Brickwork, stone, terracotta, tiles, and other original facing materials should not be painted, rendered, or covered with cladding. This can affect the interest of the facade, disrupt the cohesion of the group or terrace, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted.

Brickwork should not be painted or covered with render, pebble-dash or cladding.

3.4.2 Where inappropriate painting or cladding has taken place, the Council supports its removal, provided this can be achieved without damaging the fabric of the building. It is important that a specialist using appropriate non-abrasive methods undertakes the work.



Original brickwork should be left exposed, and restored where necessary.

3.4.3 Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork. Any decorative features should be retained, and where necessary repaired or reinstated. Decayed bricks should be replaced with bricks of a similar quality and colour, and laid in the same pattern as the original. In all cases, skilled bricklayers with an understanding of historic brickwork should be employed.

3.4.4 Where necessary, older brickwork should be repointed with an appropriate mortar mix – usually a 1:2:9 cement/lime/sand mortar carefully matching the existing mix in texture and colour. A flush or slightly recessed mortar joint profile is most appropriate. Cement based hard mortar should not be used on older buildings as it is less permeable than a lime mortar mix and can lead to deterioration of brickwork. Re-pointing with hard cement-based mortars is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.

ROOFS

3.4.5 The form, structure and materials of historic roofs are almost always of interest. The concealed roof of a traditional terraced house can be just as significant as a steeply pitched roof which is visible from the street, or an M shaped double-pitched roof. Where original roofs survive, there will be a presumption will be in favour of their retention.

3.4.6 Where repairs or reroofing is required, this should be done in materials to match the original, in type, size and colour. On older buildings this will most often be either slate or clay tile. Where possible, the original slates or tiles should be retained and reused.

3.4.7 Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to be replaced the original material (or if this cannot be determined, the most appropriate material for the building type) should be used.

3.4.8 Ridge tiles, finials and other details should always be retained and reused, or replicated. The layout, tile/slate size and any patterning in the original roof should be replicated.

3.4.9 Chimney stacks are important features of the roofscape and can be important indicators of the date of a building and of the internal planning, and should never be removed or altered without consent. Repairs may be necessary to stabilise the chimney, but the Council recommends that the height is not reduced and pots are not removed.

3.4.10 Where additional ventilation is required, his should be provided at the eaves and ridge line and should not affect the appearance of the roof. Vents should not be installed on the roof slope.

WINDOWS AND DOORS

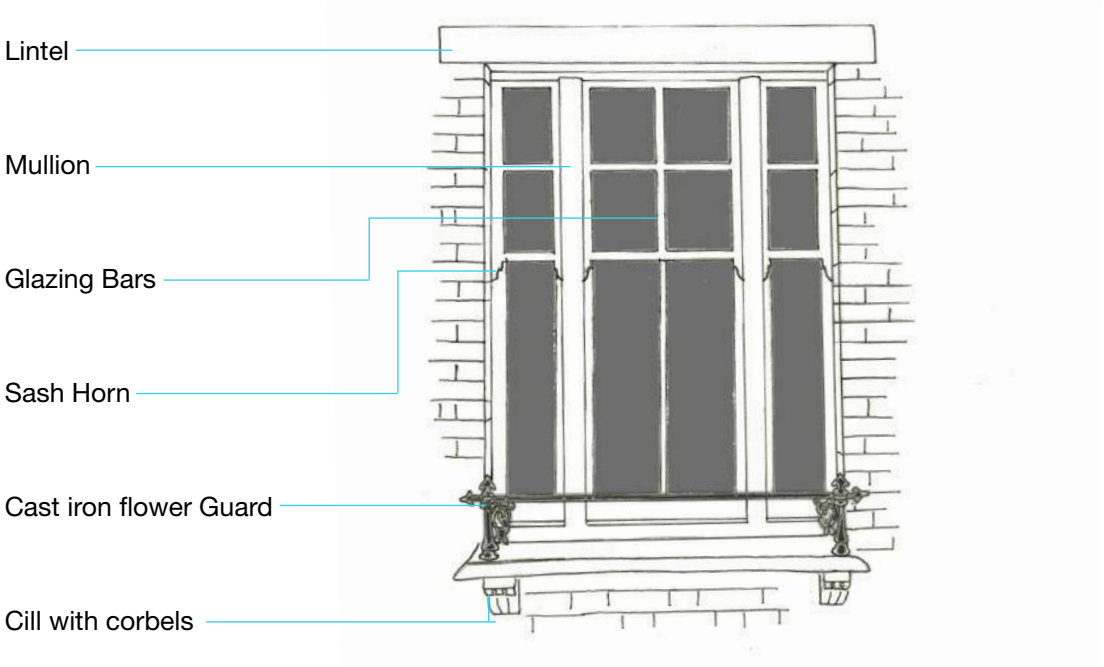
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

- It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.

- The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds. In the case of listed buildings, the installation of secondary glazing will require listed building consent and will usually be permitted where it can be accommodated without harm to the significance of the building interior.

- Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate on rear elevations that are not visible from the street. Glazing bars should always be mounted externally.

Picture 25. The features of a traditional window which should be retained or replicated



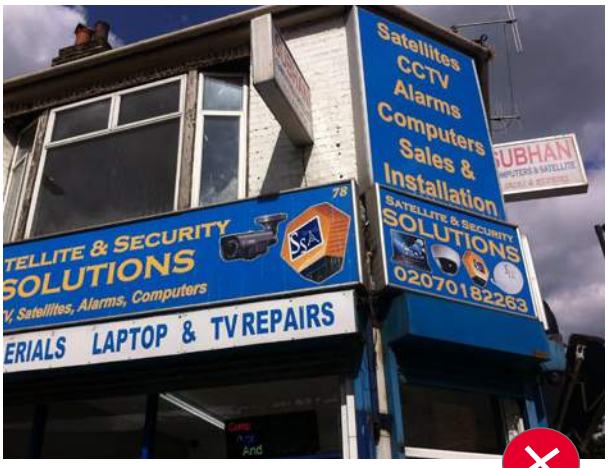
- Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

- In the case of listed buildings, the Council will strongly resist the loss of original windows and doors (including historic glass). Where an original window or door is beyond repair, it should be replaced on an exact like for like basis, and double glazing will not usually be acceptable. Historic glass, whether decorative or plain, should be retained where possible, and carefully protected from damage during building works.

- It is never appropriate to alter the original configuration of windows, the size and proportions of window and door openings, or details such as lintels, brick arches and cills. The depth to which window frames are set back from the face of the building should not be altered.

- Where windows and doors have been altered, every opportunity should be taken to restore them to their original style. In cases where a previously altered window is to be replaced, the new window should replicate the original design and materials, which can usually be ascertained by looking at nearby houses of the same type

- External security grills, gates and shutters should not be installed to doors or windows as this harms the character of the area. Residents wishing to improve security are advised to seek specialist advice on more appropriate solutions.



Windows should never be replaced with a different style or configuration to the original

ARCHITECTURAL FEATURES AND DETAILING

3.4.12 Original architectural features and decoration (and later features which add to the architectural or historic interest of the building) should be retained as far as possible. These might include features such as porches, parapets, balconies, verandahs, carved details in stone or timber, moulded brickwork and terracotta, statuary, murals, mosaics, and ornamental ironwork.

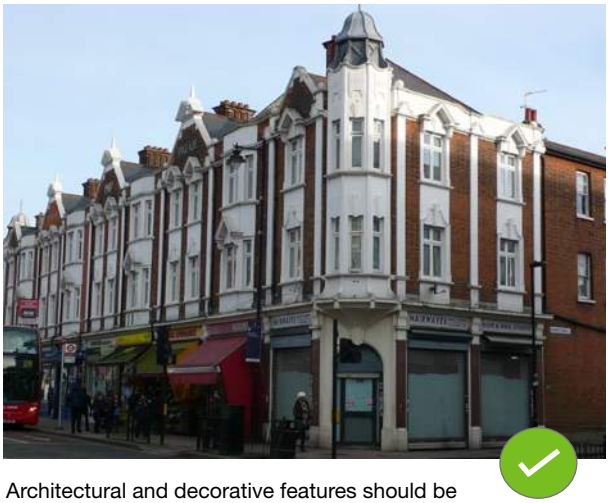
- Repairs to decorative features should usually be carried out by an appropriately skilled craftsperson or conservator.
- Where architectural features or decorative details have been lost or replaced with poor-quality substitutes, the Council will strongly encourage their reinstatement (if there is clear evidence of their original appearance.)
- It is always best to retain the original porch arrangement which is often an integral part of the design of a building. Open porches should not be enclosed. Canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.

BOUNDARY WALLS AND PARKING

3.4.13 Walls, fences and other boundary treatments to both front and back gardens make an important contribution to character. Their removal, or the addition of a boundary treatment of a different height or type will not be considered appropriate. Where boundary walls are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt to reflect the original appearance.

3.4.14 Substantial loss of front gardens and/ or boundary treatments in order to create parking spaces will not usually be considered acceptable. The creation of hard standing for parking should

Alterations to original features such as porches and bay windows should be avoided



Architectural and decorative features should be retained and restored

not cover more than 50% of the original garden, should be appropriately landscaped. The original boundary treatment should usually be retained. It may be possible in some circumstances to enlarge openings in front boundary walls, where the wall is appropriately finished with a pier, in keeping with the style of the original.

EXTERNAL SERVICES AND FITTING

3.4.15 External services such as ventilation equipment, flues, satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimise their impact. Where possible these should be in unobtrusive locations and on walls and roof slopes that are not visible from the street. In the case of listed buildings, such additions will require listed building consent.

Satellite dishes shouldn't usually be mounted on the front of buildings

- Roof plant should be avoided if at all possible, but where it is necessary, it may be possible to locate it within the envelope of the building. If not, it must be concealed in views from ground level.

- Satellite dishes will only be acceptable where they cannot be easily seen from the street or other public areas, usually the rear of the property below the level of the roof ridge, or on hidden roof slopes.

- Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

3.5 EXTENSIONS

3.5.1 In many cases, historic buildings are capable of being extended without damaging their character, subject to sensitive handling of scale and detail. However in some cases extensions would detract from the uniformity of a formal group of buildings, or from the integrity of a particular design and will therefore be unacceptable in principle.

- Extensions will only be permitted if subordinate in size and appearance to the original building. Care should be taken that the form and proportions of the original building are not obscured.

- Design, detailing and materials (including roofing material, windows and doors) should be carefully considered to reflect or complement the existing building and the character of the area, and to be visually subordinate to the existing building. The design might reflect the style of the original building, or provide a modern contrast which complements (and does not compete with) the original.

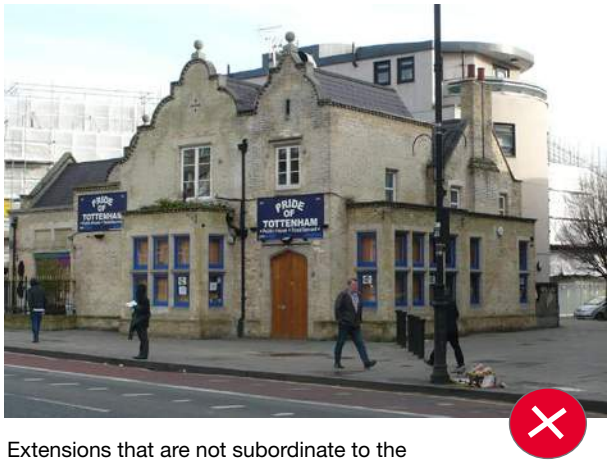
DORMERS AND ROOF EXTENSIONS

- Rear dormers should be subordinate to the size of the roof. Usually the width of the dormer should be not more than 2/3 the length of the ridge. Dormers should usually be set in 0.5m from both sides of the roof and the eaves, and 0.3m from the ridge. Overly large and solid dormers with large 'cheeks' and 'aprons' to create habitable roof space will not be considered acceptable.

- Roof extensions to the front or side of the property will not usually be considered acceptable, unless these are a feature of the original building or an established characteristic of the street.

- Hip to gable extensions will not usually be considered acceptable.

- Juliet balconies, roof terraces and 'cut in' terraces will not be considered acceptable as part of a roof extension, unless they are a feature of the original building or an established characteristic of the street.



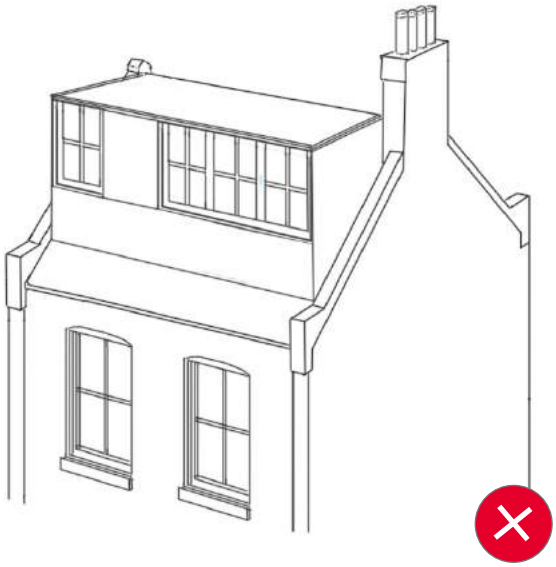
Extensions that are not subordinate to the original building can be detrimental to character

Mansard roof extensions are not usually appropriate

- Mansard roof extensions will not be considered appropriate unless these are a feature of the original building, or they are an established characteristic of the street scene and can be accommodated behind an existing parapet.

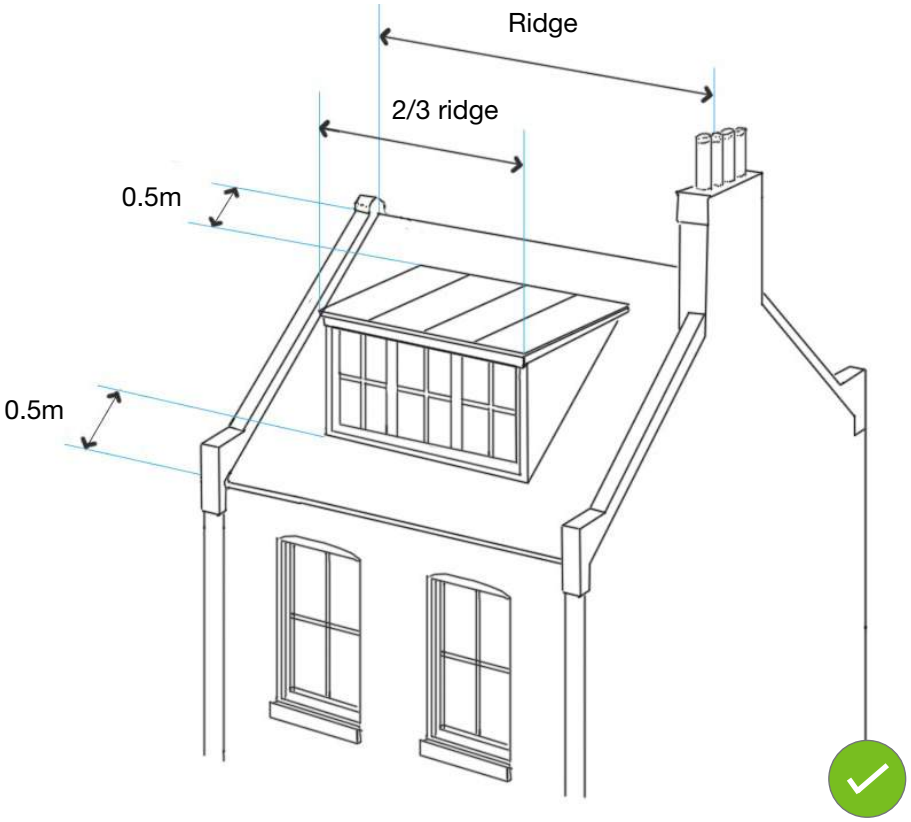
- Roof extensions should complement the original form of the roof, matching the original roofing material and details such as parapets and ridge tiles. Architectural details such as chimney stacks, finials and decorative brickwork should be retained where possible.

- Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.



Picture 26. Over-sized dormers will not usually be acceptable in the conservation area.

Picture 27. Dormers should be subordinate in size to the main roof.



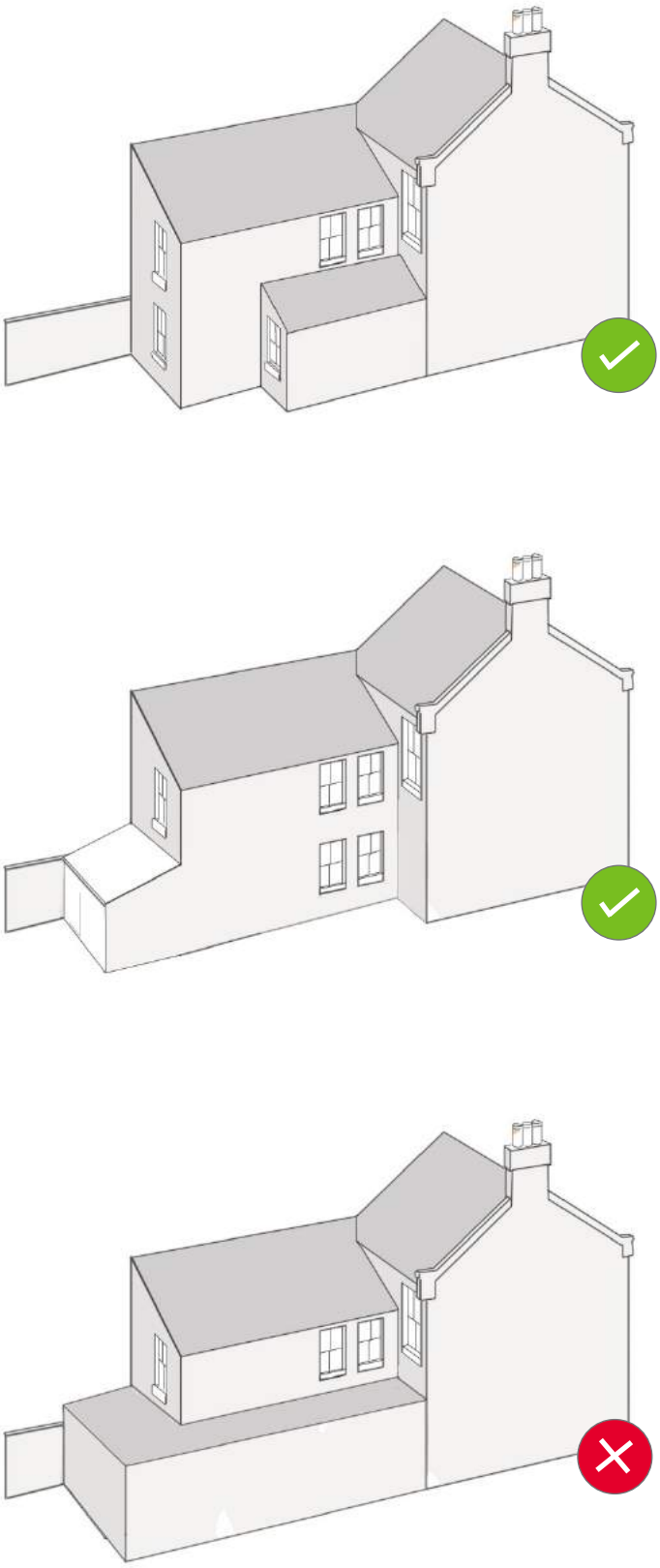
REAR AND SIDE EXTENSIONS

- Rear extensions should usually be one storey lower than the original building and should generally extend no more than 3m beyond the rear wall in terraced properties, or 4m in detached properties.

- Rear extensions should not be wider than the width of the house. Where the original footprint of the house is L shaped, extensions should reflect this. (see diagrams.)

- Existing window and door openings on the rear elevation should be retained where possible.

- Side extensions may be acceptable in some circumstances. These should be set back at least 1m from the front wall of the house with a roof ridge height lower than the ridge of the original roof. Side extensions should usually preserve suitable gaps between buildings where these contribute to the character of the area.



Picture 29. Where the footprint of the building is L shaped, rear extensions should not usually extend across the entire width of the buildling.

3.6 ENERGY EFFICIENCY IN HISTORIC BUILDINGS

3.6.1 The Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. Whilst some historic buildings may not be suited to certain energy efficiency improvements, It is possible to reduce energy loss, even in traditionally built buildings without compromising their historic and architectural character.

3.6.2 Improvements for energy efficiency should minimise disturbance to existing fabric and be easily reversible without damaging the existing fabric (especially changes to services).

3.6.3 It is important that when proposing any works to modify an older building, that its construction, condition and performance are appropriately understood Traditionally constructed buildings perform differently to those constructed with most modern methods. They are more porous and naturally ventilated, so they 'breathe'. They generally include softer materials such as lime based plasters and mortars which respond to air and moisture differently to modern materials.

3.6.4 The first measure should always be repairs and draft proofing, which can deliver significant improvements with very little disruption and cost. The installation of modern energy efficient boilers, appliances and heating systems, which will generally not harm the building's character.

INSULATION

3.6.5 Older buildings tend to be constructed from permeable materials and it is important that water vapour is able to evaporate from the fabric to prevent moisture build up. The installation of some modern insulation materials can alter this and cause damp to build up on or within the structure leading to problems such mould growth, rot and decay. It is usually better to choose vapour permeable materials such as natural wool, and great care should be taken to provide appropriate ventilation.

3.6.6 It will usually be possible to install insulation in the roof with good results. If additional ventilation is needed, this should be incorporated in to the ridge and under the eaves. Vents should not be installed on the roof slope.

3.6.7 External wall insulation will usually be harmful to the character of the building and should only be considered on hidden facades at the rear of the building, or on rendered facades. It should always match the appearance of the original building or group of buildings, including replicating window reveals and frames, doorways, and any other architectural or decorative features.

3.6.8 It may be possible to insulate the walls internally. materials should be chosen and installed with great care in order to avoid moisture build-up or cold spots where condensation may occur. Expert advice should be sought.

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3.6.9 Repairing and draft-proofing windows can deliver significant improvements in their thermal performance, as can the use of blinds, shutters, and secondary glazing. Where it is necessary to replace a window, appropriately designed double glazing will often be considered appropriate (see p__ 'Windows').

MICRO-GENERATION EQUIPMENT

3.6.10 Micro-generation equipment such as solar panels will often deliver improvement in the overall energy efficiency of the building but its application in the conservation area will necessarily be limited and other interventions should be considered in the first instance. It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street. Discretely located installations on hidden elevations or roof slopes may be appropriate.

3.6.11 Detailed advice about improving energy efficiency in older buildings is published by Historic England and is available on their website: www.historicengland.org.uk/advice/your-home/saving-energy/

3.7 DEMOLITON

3.7.1 There is a presumption in favour of the retention of all buildings on the statutory list, locally listed buildings and buildings that make a positive contribution to the conservation area, in line with national and local policy. Permission for demolition will not normally be granted.

3.7.2 In exceptional cases consent for demolition, or part demolition, may be granted. The National Planning Policy Framework (NPPF) sets out the criteria to be used by the Council in assessing proposals that cause total or substantial loss of significance of a heritage asset. The contribution made by the existing building must be assessed. The council will also consider:

- The condition of the building, the cost of repairing and maintaining it in relation to its importance, and to the value derived from continued use;
- The adequacy of efforts made to retain the building in use; and
- The merits of alternative proposals for the site.

3.7.3 Consent for demolition would not be granted simply because redevelopment is economically more attractive to the applicant, or because the applicant acquired the building at a price that reflected the potential for redevelopment rather than the condition and constraints of the existing historic building.

3.7.4 Proposals involving demolition of any part of a listed building will be subject to consultation with the national amenity societies, as well as being referred to Historic England. Historic England must be notified of all proposals to demolish listed buildings, and allowed access to buildings which it wishes to record before demolition takes place.

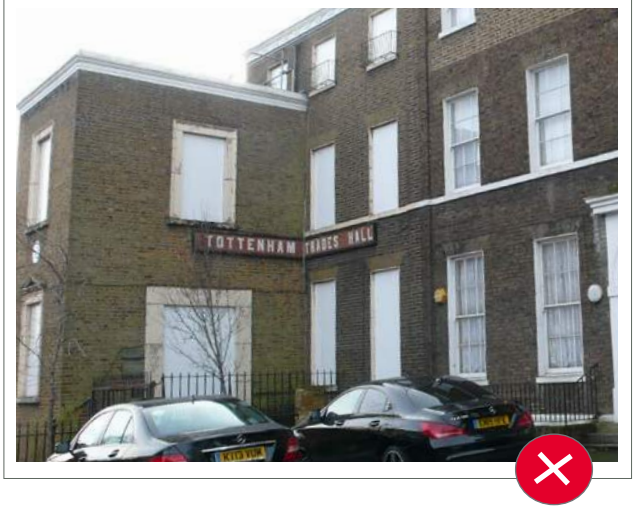
3.8 USES FOR HISTORIC BUILDINGS

3.8.1 The great majority of historic buildings must remain in economically viable use if they are to be maintained in the long term. The best use for a historic building is very often that for which it was originally designed where this continues to be viable. However if buildings are left empty, neglect becomes a considerable danger.

3.8.2 Change of use of a may be appropriate in these circumstances, if it will result in the preservation of an historic building and if it can take place without considerable alteration or loss of character and is consistent with national and local policies. In principle, the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building.

3.8.3 The preservation of facades alone, and the gutting and reconstruction of interiors, is not normally an acceptable approach to the re-use of historic buildings: it can destroy much of a building's special interest and create problems for the long-term stability of the structure.

3.8.4 Where the upper floors of buildings are unoccupied, the introduction of new uses to upper floors of buildings, particularly residential use, is positively encouraged



Examples of buildings in Bruce Grove and Tottenham Green Conservation Areas that have fallen in to disuse can be in danger of neglect.

Change of use can result in the long term preservation of a listed building as in this example in the Tottenham Green Coonservation Area

4. APPENDICES

4.1 APPENDIX A - AUDIT

STATUTORILY LISTED BUILDINGS

4.1.1 The National Heritage List for England (NHLE) is maintained by Historic England. The NHLE, or the local planning authority, should always be consulted in order to ascertain whether or not a property is listed, as information from other sources may be out of date.

High Road (West side)	**Grade**
No. 581 (Charlton Cottage)	II
Nos. 583 & 585	II*
Walls, gates & railings in front of Nos. 583 & 585	II
Walls along south boundary of No.581 and around original back gardens of Nos.581, 583 & 585	II

LOCALLY LISTED BUILDINGS

High Road (east side)

No. 596

No. 612 (former Prince of Wales Public House)

Nos. 614A to F (inclusive) former Blue School

High Road (west side)

No. 579A (former barn)

Scotland Green

Nos. 30 & 32

No. 34 (The Victoria Public House)

Nos. 36 & 38

Nos. 40 & 42 (The Two Brewers Public House)

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Nos. 14-28 Scotland Green

Nos. 587-591 High Road

BUILDINGS MAKING A NEUTRAL CONTRIBUTION TO THE AREA

Nos. 600-610 High Road

Nos. 16-19 Kenmare Drive and Ashling House

BUILDINGS AND SITES THAT DETRACT FROM THE CHARACTER OF THE CONSERVATION AREA

Nos. 593-599 High Road

Nos. 2-12 Scotland Green

Extension to rear of No. 612 High Road

4.2 APPENDIX B - PLANNING POLICY CONTEXT

National

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.
- National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (March 2012), sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 12. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).
- Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A good practice guide published by Historic England in 2015.

Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.
- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas
- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

Local

- Haringey's Local Development Framework (LDF) is a portfolio of development plan documents (DPDs) of which The Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of the Borough up to 2026. This document, in conjunction with the London Plan and the Saved UDP Policies make up Haringey's current development plan. The emerging Development Management DPD will supersede the Saved UDP Policies.

- Section 6.2 of the Local Plan: Strategic Policies relates to the historic environment. Detailed policies are set out in Section 10 of Saved UDP Policies.

- Haringey's Streetscape Manual provides guidance on public realm management

- Links for all the above documents are provided in the Sources section.

4.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990
http://www.legislation.gov.uk/ukpga/1990/9/contents

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment
http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/.

Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).
https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/

Regional

The London Plan

http://www.london.gov.uk/priorities/planning/publications/the-london-plan

Chapter 7 of the London Plan: London's Living Places and Spaces

http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

https://www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context

Historic England, Streets for All: A Guide to the Management of London's Streets

http://historicengland.org.uk/images-books/publications/streets-for-all-guide-to-management-of-londons-streets/

Local

Haringey Local Development Framework

http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework

Haringey Streetscape Manual

http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape.

4.4 APPENDIX D - SOURCES

Bibliographic

- Royal Commission on Historical Monuments England, An Inventory of the Historical Monuments in Middlesex (1937)
- Victoria County History, History of the County of Middlesex, vol. 5 (1976)
- Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)
- Andrew Saint et al, London Suburbs (1999)
- Peter Guillery, The Small House in Eighteenth Century London (2004)
- Chris and Hazel Whitehouse, Haringey Pubs (2004)
- Christine Protz, Tottenham: A History (2009)

Maps

- Thomas Clay's map of Tottenham (1619)
- John Rocque's Map of the County of Middlesex 1757
- Wyburd's map 1798
- Tottenham Parish Tithe Map (1844)
- Ordnance Survey: Middlesex XII 3 1864, 1894, 1913, 1935

4.5 APPENDIX E - GLOSSARY

Arch The spanning of an opening by means other than a lintel, made up of wedge-shaped blocks. Arches may be semi-circular, segmental (a section of a circle) or pointed

Band An unmoulded, horizontal projecting stringcourse, often delineating a floor/storey.

Bargeboards Projecting boards set against the incline of a gable, sometimes decoratively carved

Bay The vertical division of the elevation of a building, usually defined by window openings

Bay window A projecting window, sometimes curved (also known as a bow window), canted (angled) or square

Casement window A window hinged vertically to open like a door

Cladding An external covering applied to a structure for protective or aesthetic purposes

Column An upright, often supporting, structure, usually circular but sometimes square or rectangular in form

Console A scrolled bracket supporting the cornice of a shop front, marking the termination of one shop unit and the beginning of another

Coping A protective capping or covering on top of a wall, either flat or sloping to discharge water

Cornice a projecting, decorative moulding along the top of a building, wall, arch or shop front. A dentil cornice comprises small, square blocks

Corbel A projecting block, usually stone, supporting a horizontal beam

Cresting Decorative finish along the ridge of a roof, often in terracotta or metal

Cupola A dome that crowns a roof or turret

Dog-tooth A series of mouldings consisting of four leaf like projections radiating from a raised centre. Dormer window A projecting window placed vertically in a sloping roof with a roof of its own

Dressings A finish, sometimes in a contrasting material to that of the main elevation, most commonly surrounding windows or doors

Eaves The lower part of a roof slope, overhanging a wall or flush with it

Elevation The external wall or face of a building

Façade The front or face of a building

Fanlight A window above a door, often semi-circular with radiating glazing bars, most commonly associated with Georgian buildings

Gable The triangular upper part of a wall at the end of a pitched roof

Glazing bar A vertical or horizontal bar of wood or metal that subdivides a window frame and holds the panes of glass in place

Heritage asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Keystone A central wedge-shaped stone at the crown of an arch, sometimes carved

Lintel A horizontal beam or stone bridging a door or window

Mortar A mixture of cement (traditionally lime), sand and water laid as an adhesive between masonry courses

Moulding A continuous projection or groove with a contoured profile used decoratively, or to throw water away from a wall

Mullion A vertical bar dividing a window opening into two or more lights

Nail-head A series of pyramidal mouldings resembling the heads of medieval nails

Pantile A roofing tile with a curved S shape designed to interlock

Parapet A low protective wall at the edge of a roof, balcony, bridge etc.

Paterae Circular moulded ornaments derived from classical architecture

Pediment A low-pitched gable above a portico, opening or facade

Pilaster A shallow pier projecting slightly from a wall, often crowned with a capital

Pitched roof A roof with two slopes and a gable at each end

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

Sash window A window that is double hung with wooden frames (sashes) that slide up and down with pulleys and weights

Setts Rectangular blocks of stone (commonly granite) used for road surfacing

Sill (or cill) Horizontal projecting element at the base of a window or door opening

String-course A continuous horizontal band, usually moulded

Stucco A form of plaster finish applied to the external face of a building, or as contrasting moulded decoration e.g. to window and surrounds

Transom A horizontal bar of stone or wood across a window opening

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Soomaali **Somali** ❑
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BRUCE GROVE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Haringey LONDON

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FOREWORD

It is with great pleasure that I am able to present the draft Bruce Grove Conservation Area Appraisal and Management Plan. We hope this document will play a significant role in the positive future management of Bruce Grove Conservation Area and be a guide for developers, residents and planners.

The Conservation Area is part of the Tottenham High Road Historic Corridor, which represents a valuable part of the borough's heritage and makes a central contribution to Tottenham's local character. The townscape is illustrative of the historic development of the area and boasts a great many buildings of historical and architectural interest of a variety of ages and styles, including many listed and locally listed examples.

Conservation area designation is not intended to prevent all change or stop new development, especially where this can bring wider benefits for the community. We believe that change and development at both large and small scale must enhance the Conservation Area through high quality appropriate design and a good understanding of character. In the past this has not always been the case, and some changes made in recent years have eroded the high road's special interest. This appraisal has been produced by independent heritage consultants based on detailed site surveys and observation work, and reflects the area as it is today. It sets out what makes the area special, as well as noting changes that have had a negative impact.

As a council we are committed to ensuring that all future development serves to enhance this valuable part of our heritage. By providing clear design guidance and a strong basis for consistent development management and enforcement, this document will be a valuable tool in achieving this. Good heritage management is only possible with the support and involvement of the local community. I would strongly encourage residents and local businesses to participate in the consultation process, and have their say on these important new documents.

Councillor Alan Strickland

Cabinet Member for Planning

GENERAL INTRODUCTION

Under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an "area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance". Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

Section 71 of the Act requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Current best practice, in accordance with published guidance by Historic England, is to prepare Conservation Area Appraisals and Conservation Area Management Plans, usually as a consolidated document.

Conservation areas are identified as 'designated heritage assets' in the National Planning Policy Framework (NPPF).

The London Borough of Haringey has 29 conservation areas. Bruce Grove Conservation Area was designated in 1991, comprising the section of the High Road from No. 581 to Felixstowe Road on the west side, and from No. 594 to Reform Row on the east side. The boundary was amended in 1998 to include the area between the railway and the west side of the High Road, Nos. 444 to 462 on the east side, and the builder's yard and No.22 (the former Royal Mail Sorting Office) on the east side of Moorefield Road.

This document comprises two parts: Part I Bruce Grove Conservation Area Appraisal which sets out the conservation area's special interest, highlighting those elements which contribute to, or detract from, its character, and Part II Bruce Grove Conservation Area Management Plan, a strategy for managing change in the conservation area to ensure that its character is preserved or enhanced.

The methodology of this Appraisal and Management Plan follows best practice guidance in Historic England's Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).

This document will be treated as a material consideration in assessing planning applications affecting the Bruce Grove Conservation Area.

1. BRUCE GROVE CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

1.1.1 Understanding significance is the key to ensuring that changes to our historic environment can be managed in an informed and positive way. Conservation area appraisals are vital tools in this process. Their principal functions are:

- To articulate why the conservation area is special, highlighting those elements which contribute to, and those which detract from, its character
- To support a robust policy framework for planning decisions
- To inform and guide the associated Conservation Area Management Plan

1.1.2 Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

1.2 SUMMARY OF SPECIAL INTEREST

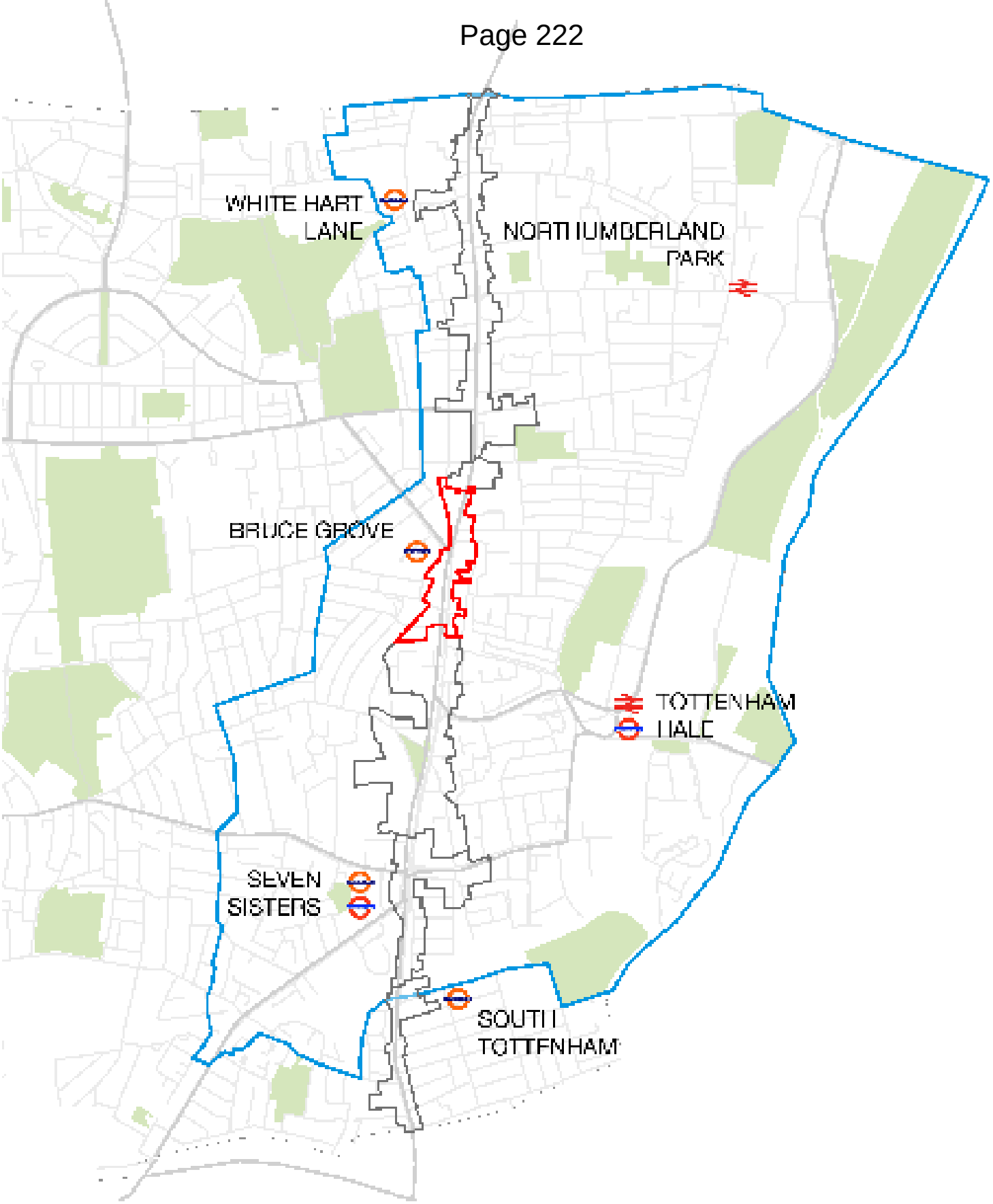
1.2.1 The length of Tottenham High Road within Bruce Grove Conservation Area is notable as an example of an essentially late-Victorian commercial townscape. The urbanisation of this part of the High Road advanced rapidly from about 1872 onwards, following the opening of Bruce Grove station on the Liverpool Street to Enfield line. The railway not only ensured the demise of the remaining houses and estates to the west side of the High Road, but was the catalyst for a wave of commercial development along the High Road itself.

1.2.2 The early-Victorian shopping parade of Warner Terrace, with its simple classically inspired elevation, was later joined by grander versions in an increasingly eclectic range of architectural styles, of which Nos. 527-541 is an unusual example, leading up to Windsor Terrace (1907). This development culminated in the grand classical or Art Deco inspired designs of the Burton's and Marks and Spencer stores dating from the 1930s

1.2.3 Unlike the High Road in North Tottenham, little residential use survived the change to predominantly commercial uses, resulting in a relatively uniform three-storey building height and regular building line with very few if any set backs, which contributes to the enclosed street frontage that is very much part of the character of the 'traditional' Victorian and Edwardian high street, marked also by its density of activity. Only the station buildings break the visual enclosure of the High Road, with their direct presence on the street frontage.

1.2.4 The south side of Bruce Grove was built up with larger houses as an early offshoot from the High Road but the surroundings remained undeveloped until the commercially driven building boom of the late-19th century led to the building of the shopping parades and the cinema that formed an adjunct to the burgeoning town centre on the High Road.

1.2.5 Most of the buildings that helped to create the original bustling nature of the high street survive but much of this essential character has been lost in the 20th century. Due largely to changes in retailing and in shopping patterns, Bruce Grove's shopping centre has declined in the quality of the street frontages. The success of the various grant-aided townscape improvement schemes is notable but the character of the conservation area is also being eroded by new infill development of poor-quality design, compounded by signage and advertising hoardings that detract from the appearance of the High Road.

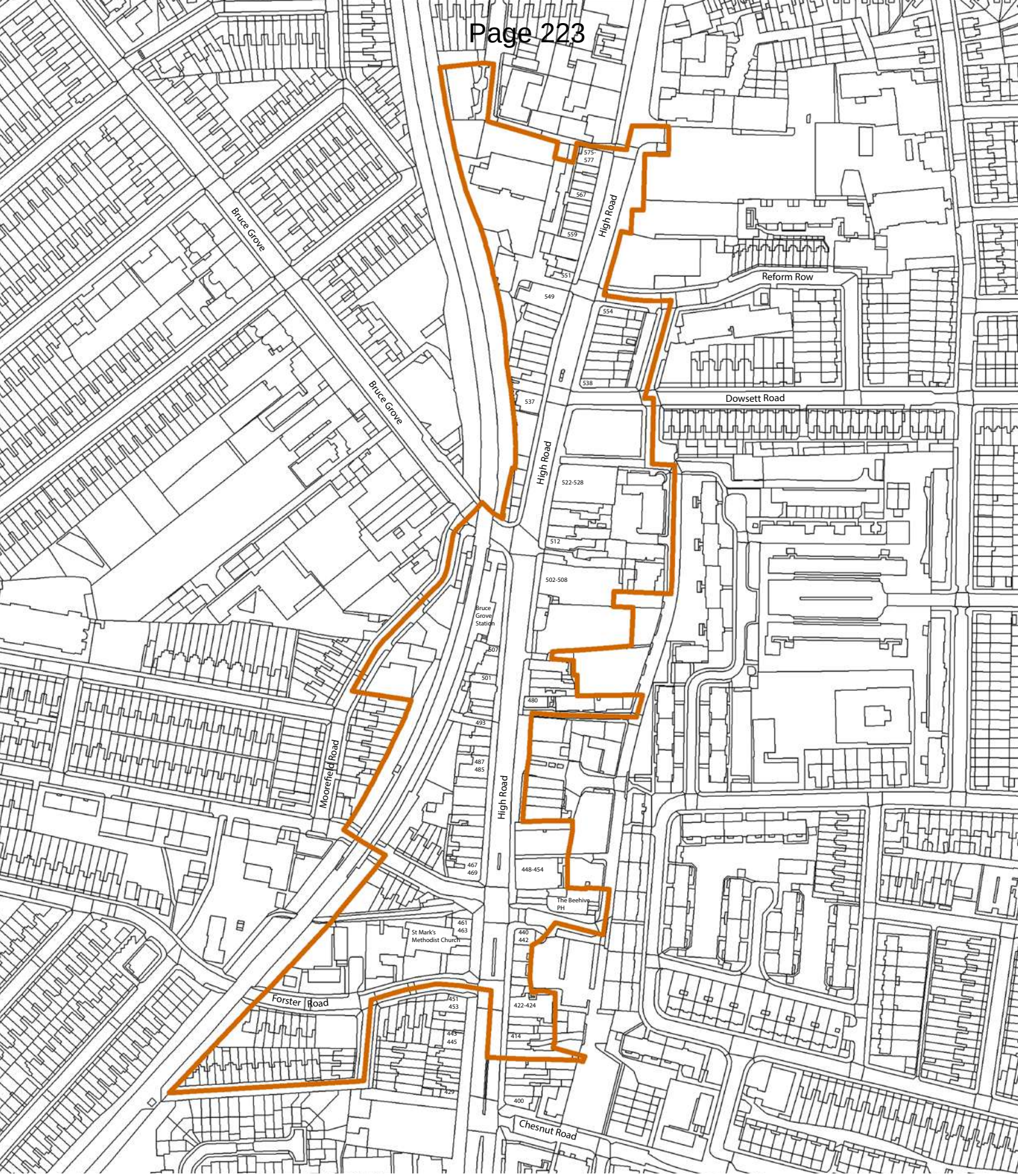


Map 1. **Location map: Bruce Grove Conservation Area**

Conservation Area Boundary

Tottenham High Road Historic Corridor

Area covered by the emerging Tottenham Area Action Plan



Map 2. **The boundary of the Bruce Grove Conservation Area**

Conservation Area Boundary

1.3 LOCATION AND SETTING

LOCATION

1.3.1 The historic parish of Tottenham is located to the north east of the former County of Middlesex, and to the east of the present London Borough of Haringey. It is bordered by Edmonton (London Borough of Enfield) to the north, the River Lea and Walthamstow (London Borough of Waltham Forest) to the east, Stoke Newington (London Borough of Hackney) to the south, Hornsey (London Borough of Haringey) to the west and Friern Barnet (London Borough of Barnet) to the north-west. The High Road is almost three miles long, running north south from Fore Street, Edmonton to Stamford Hill.

TOPOGRAPHY AND GEOLOGY

1.3.2 The High Road is virtually flat until it approaches Tottenham Green where it rises slightly, descends gradually to South Tottenham, and rises again towards Stamford Hill. The land to the east descends towards the Lea Valley, while the area to the west is essentially flat.

1.3.3 The Moselle stream, whose names derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran its meandering course north-eastwards from Hornsey, bending due south at the present junction of the High Road and White Hart Lane and continuing along the west side of the High Road to Scotland Green. Here it turned eastwards as Garbell Ditch, later known as Carbuncle Ditch, with a further ditch forking south-eastwards to the Hale. The stream was incrementally culverted in the 18th and 19th centuries, and by 1864 only short sections remained open along the High Road.

1.3.4 The abundance of brick-earth in Tottenham meant that brick and tile-making was a key local industry from the middle-ages to the 19th century, while the rich alluvial soil along the banks of the

Picture 1. View looking north from Bruce Grove Station showing the narrow pavements

1.

River Lea gave rise to many farms and market gardens producing fruit and vegetables for the London market.

1.3.5 Bruce Grove runs northwest in a straight line from the High Road to Bruce Castle, following the line of one of the avenues of Bruce Castle Park. The road slopes gently downhill towards the High Road.

THE SETTING OF BRUCE GROVE CONSERVATION AREA

1.3.6 On the east side of the High Road, the conservation area boundary generally follows the rear property boundaries of those buildings facing the High Road. The Victorian street pattern behind the High Road between Factory Lane and Chesnut Road has been virtually erased by post-war housing developments.

1.3.7 The railway embankment delineates the western conservation area boundary. The extensive network of late-Victorian and Edwardian terraced housing beyond the railway have survived virtually complete, although these streets have no visual relationship with the High Road itself.

TREES AND OPEN SPACES

1.3.8 There are very few street trees along this stretch of the High Road, where pavements are generally narrow and there are few properties set back behind gardens or forecourts. Trees along the railway embankment however provide a backdrop to views from the High Road into Bruce Grove and into other streets along the west side. A small number of trees remain in the forecourts of the listed buildings in Bruce Grove.

VIEWS

1.3.9 Views are largely contained within the linear form of the High Road, with views in and out of the conservation area only occurring at junctions with side roads.

Picture 2. Forecourts with trees, Bruce Grove

2.

1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

THE DEVELOPMENT OF TOTTENHAM HIGH ROAD

1.4.1 The High Road is the successor to Ermine Street, the Roman road from London to Lincoln and York. A settlement is recorded at Tottenham in the Domesday Survey of 1086, and a manor house existed by 1254, on or near the site of Bruce Castle. Known historically as Tottenham Street, the High Road was an important northern route into London, reflected in the number of inns that existed to service travellers. The linear settlement grew along the High Road and the village centre, as such, was marked by the adjacent Green and the High Cross, commemorating the medieval wayside cross that stood there.

1.4.2 By the 16th century Tottenham was a favoured rural retreat for city merchants, a number of whom had mansions along the High Road, including the Black House, on the site of Northumberland Terrace, and Sir Abraham Reynardson's house in The Green. The High Road's development over the next two centuries reflects Tottenham's continuing attraction as a place of residence for wealthy Londoners. It also became noted for its schools, including several private boarding schools, and numerous charitable and religious foundations.

1.4.3 Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, owner of Tottenham Manor, depicts the High Road with intermittent buildings along its frontage, others set back within enclosed grounds, and concentrations around High Cross and near the northern parish boundary. Farmland or private grounds bordered much of the road, with no buildings between Stamford Hill and Tottenham Green. The main east-west thoroughfares linking Tottenham with Hornsey and Wood Green were established: the present White Hart Lane, Philip Lane, Berry Lane (Lordship Lane); Blackhope Lane (West Green Road) and Chisley Lane (St Ann's Road). Eastwards, as-yet un-named, Marsh Lane (Park Lane) ran along the course of the Garbell Ditch, and High Cross Lane (Monument Way) and Broad Lane respectively linked High Cross and Page Green with The Hale.

1.4.4 Wyburd's parish map shows that by 1798 much of the High Road north of High Cross was bordered by buildings, many within spacious grounds. The present Church Road now linked the High Road with All Hallows Church, and Love Lane, running south from Edmonton, had been created, joining the High Road at Bruce Grove.

1.4.5 In his Tour through the whole island of Great Britain (1724-7) Daniel Defoe remarked upon the number of houses in Tottenham belonging to 'the middle sort of mankind, grown wealthy by trade', but the High Road was never the exclusive preserve of the rich: as in most villages, tradesmen and

artisans would have lived in proximity to wealthier residents, while the dwellings of the poor, often unmapped, have vanished without record. As Peter Guillery comments in The Small House in Eighteenth Century London (2004) 'some affluent commuters had very big houses... but there were other kinds of houses here too. The face of Tottenham High Road was hugely varied; few of the many timber-built small-scale buildings survive'. The variety in status and scale remains discernible in the High Road's surviving pre-Victorian fabric and, to a degree, in redeveloped building plots.

1.4.6 Late-18th and early-19th century building booms had considerable impact, with new villas and terraces which began to spread outward along existing and new side roads, most notably Bruce Grove, an exemplar of the speculative developments built for the carriage-owning classes in fashionable late-Georgian London suburbs. The advent of daily coach services to London in 1823, and omnibuses in 1839, made Tottenham attainable for less-affluent sectors of the middle class. A lace factory was built in 1810 in Love Lane, and a silk-factory five years later in Factory Lane to the east, which became a rubber mill in 1837. Brewing was established in the mid-19th century, but subsequent industry was limited and small scale.

3.

4.

Picture 3. Thomas Clay's map of Tottenham 1619 (the map is oriented south)

Picture 4. Wyburd's parish map 1798

Picture 5. The Tottenham Parish Tithe Map 1844, Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

1.4.7 Tottenham parish tithe map (1844) depicts the area on the brink of transition: Seven Sisters Road, created in 1830, now linked Tottenham with Islington, and few fields bordered the High Road north of Seven Sisters. Dwellings comprised single or paired houses, uniform terraces and accretive rows, directly fronting the road or set behind front gardens of varying depth. Several houses, some of ancient pedigree, stood in spacious grounds. Interspersed with all these were non-residential structures, probably stables, smithies or former agricultural buildings.

1.4.8 The Northern & Eastern Railway, opened in 1840, promoted some eastward spread from the High Road, most notably Northumberland Park; by 1864 no fields bordered the High Road north of Tottenham Green. The opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872, with reduced workmen's fares, instigated a development boom in Tottenham, targeted mainly at the lower-middle and skilled working classes. By 1894 much of the hinterland of the High Road, particularly the west side, was developed with terraced housing, and by 1913 the land between the High Road and Tottenham Hale was extensively developed. In 1894 Tottenham, now separated from Wood Green, became an Urban District, and a new civic hub was created in the Green. Between 1861-1891 the population rose from 13,240 to 97,174; by 1931 (now excluding Wood Green) it had risen to 157,752.

1.4.9 From the mid-19th century, the High Road's character was incrementally transformed as dwellings acquired ground-floor shops or were converted to other uses, purpose-built shopping parades appeared, and ancient hostelries were rebuilt as modern pubs. By 1914 the street boasted the whole range of commercial and public buildings appropriate to a populous London suburb. A

significant arrival was Tottenham Hotspur FC, which moved to its present site, a former plant nursery, in 1913. The outward spread of housing continued apace in the inter-war years; by the 1930s the fields, orchards and gardens between Tottenham and Wood Green had all but disappeared.

THE DEVELOPMENT OF THE HIGH ROAD AND BRUCE GROVE

1.4.10 The development of Bruce Grove was enabled by the break-up of the Bruce manorial lands in 1789. Building commenced on the south-west side near the junction with the High Road with a series of villas (Nos. 5-16), soon to be associated with wealthy Quaker families, which were completed by 1798, followed a couple of decades later by a short terrace, Nos. 1-4. The opposite side was still undeveloped in 1894.

1.4.11 The 1844 tithe map shows that the frontage of the High Road north of Bruce Grove was less intensively built up than that further south, especially on the west side where large detached properties or undeveloped plots fronted the highway, while further south it appears that considerable redevelopment and infill had taken place since 1798, including the partly built Warner Terrace (Nos. 479-491). Also apparent are several back land developments of narrow streets and courts, for example the as yet un-named Reform Row close to the rubber factory, with a concentration of buildings near the junction with Bruce Grove. The development of Stoneleigh Road had also begun.

1.4.12 On the east side, at the north boundary of the conservation area, stood Sanchez Almshouses, a row of eight single-storey dwellings founded in 1600 by Balthazar Sanchez (c1544-1602), confectioner to Philip II of Spain, who came to England in 1554 on the King's marriage to Mary Tudor and bought the manor of Stone Lease to the east of the almshouse site. The almshouses made way for Burgess's department store in 1923. Other charitable foundations included the Pound Almshouses of c1744, extended southwards over the parish pound in 1847, and immediately to the north, the Green Coat School or School of Industry of 1792.

1.4.13 The area also contained three of the High Road's oldest hostelries. On the east side, now the site of No. 490, stood the 16th-century George and Vulture, rebuilt in 1829 and demolished in the 1960s and the Plough Inn of 1537, rebuilt in 1891 and again in the 1960s (No. 474). On the west side the Ship Inn (No. 499) was rebuilt in the late-19th century.

1.4.14 Places of worship included a Methodist chapel of 1818 fronted by a burial ground. Now the site of Nos. 522-528, it was superseded in 1867 by St Mark's church and destroyed by fire in 1904. Brook Street Chapel, built in 1839 for the Plymouth Brethren, survives in altered form.

1.4.15 The 1864 OS map suggests limited change to the frontage, although some redevelopment of existing plots had evidently taken place, e.g. the

terrace at Nos. 482-488. A notable addition on the west side was a public lecture hall, built c1845 by the local Quaker William Janson, which survived after various changes of use until the 1960s; its site is now occupied by No. 545. On the east side, Chestnut (now Chesnut) Road was substantially developed. St Mark's Methodist Chapel was built in 1867 on a large plot acquired from the Forster family, with a Sunday school added to the rear in 1880.

1.4.16 The arrival of the railway in 1872 prompted a major transformation in the built form of the High Road, beginning with the clearance of the buildings around the junction with Bruce Grove to make way for the station and viaduct, followed by the redevelopment of the flanking wedges of land between the curve of the railway line and the High Road. By 1894 two shopping parades (Nos. 515-541), a post office, later a Salvation Army hall, now the site No. 547, a bank (No. 549), and Nos. 551-553, had been built on the north side. Tottenham Brewery (now Morrison Yard) had been established behind the frontage, and would expand considerably in the next two decades. South of Bruce Grove station, another commercial group (Nos. 497, 499 and 501-507) included the rebuilt Ship Inn, while further south, a long shopping parade, Nos. 467-477, had been built. Two new residential streets: St Loy's Road and Forster Road, intersected with the High Road.

1.4.17 The most substantial Edwardian/pre-1914 redevelopment took place on the east side, notably Windsor Parade (Nos. 538-554) of 1907; Nos. 522-528, premises of GL Wilson & Co. builders' merchants, and two parades: Nos. 492-502 and 504-510 of 1907 and 1908 respectively. Dowsett Road was begun around this time.

Picture 6. Histoirc photograph of Tottenham High Road, view looking north from Bruce Grove Station

Picture 7. Historic photograph of Bruce Grove Station looking south

6.

7.

1.4.18 Commercial redevelopment resumed in the inter-war years with new high-street stores designed in the 'moderne' spirit of the age, beginning in 1923 with Burgess's department store on the site of Sanchez Almshouses. A Burton's tailors (Nos. 448-454), a Marks and Spencer (Nos. 502-508) and some small shopping parades: Nos. 424-440, on the site of the The Pound Almshouses, and Nos. 559-565 and 567-577 were built in the 1930s. Among these developments can be counted the frontage of St Mark's Methodist Church, rebuilt in 1938 due to the spire's structural instability, incorporating ground-floor shops.

1.4.19 The Tottenham Cinema and Entertainment Co. Ltd opened the Bruce Grove Cinema in 1921 by. The cinema was designed by the local architect Charles Blackbourn who was also commissioned to design the adjacent Bruce Grove Ballroom which opened in 1923.

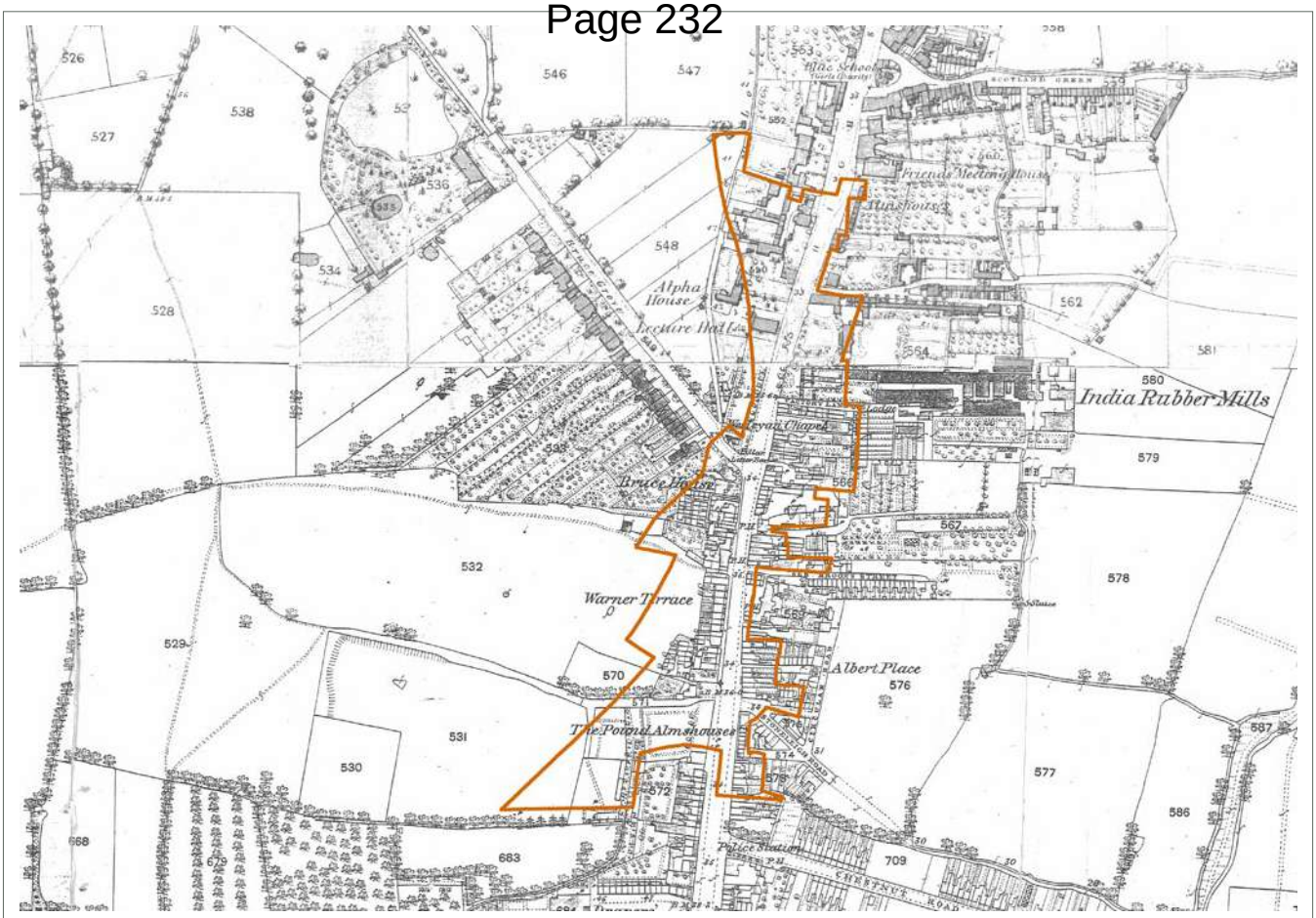
1.4.20 The most extensive post-war redevelopment occurred on the east side of the High Road between the northern conservation area boundary and Windsor Parade, and further south at Nos. 466-476. More recently, a locally listed early-19th century terrace, Nos. 530-536, was destroyed in the Tottenham riots of 2011 and has been redeveloped as flats.

ARCHAEOLOGY

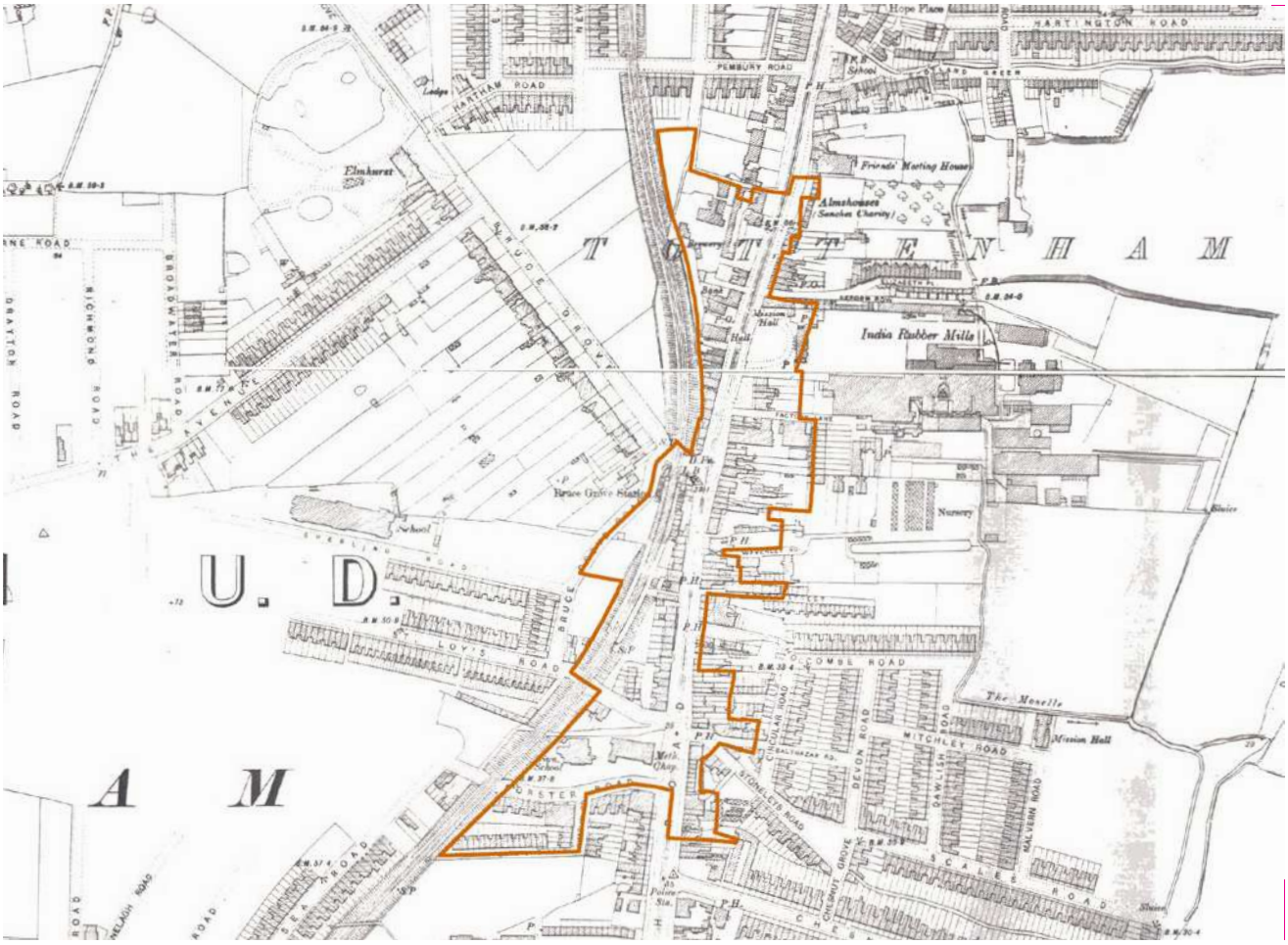
1.4.21 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle Place is the 'Roman Road and Medieval Settlement' AAI; from Lansdowne Road to Scotland Green is the 'Saxon Settlement and Medieval Manor House' AAI; and from Chesnut Road south to Talbot Close is the 'Historic Core of Tottenham' AAI.

Picture 8. Historic photograph of Bruce Grove Station Forecourt on Tottenham High Road

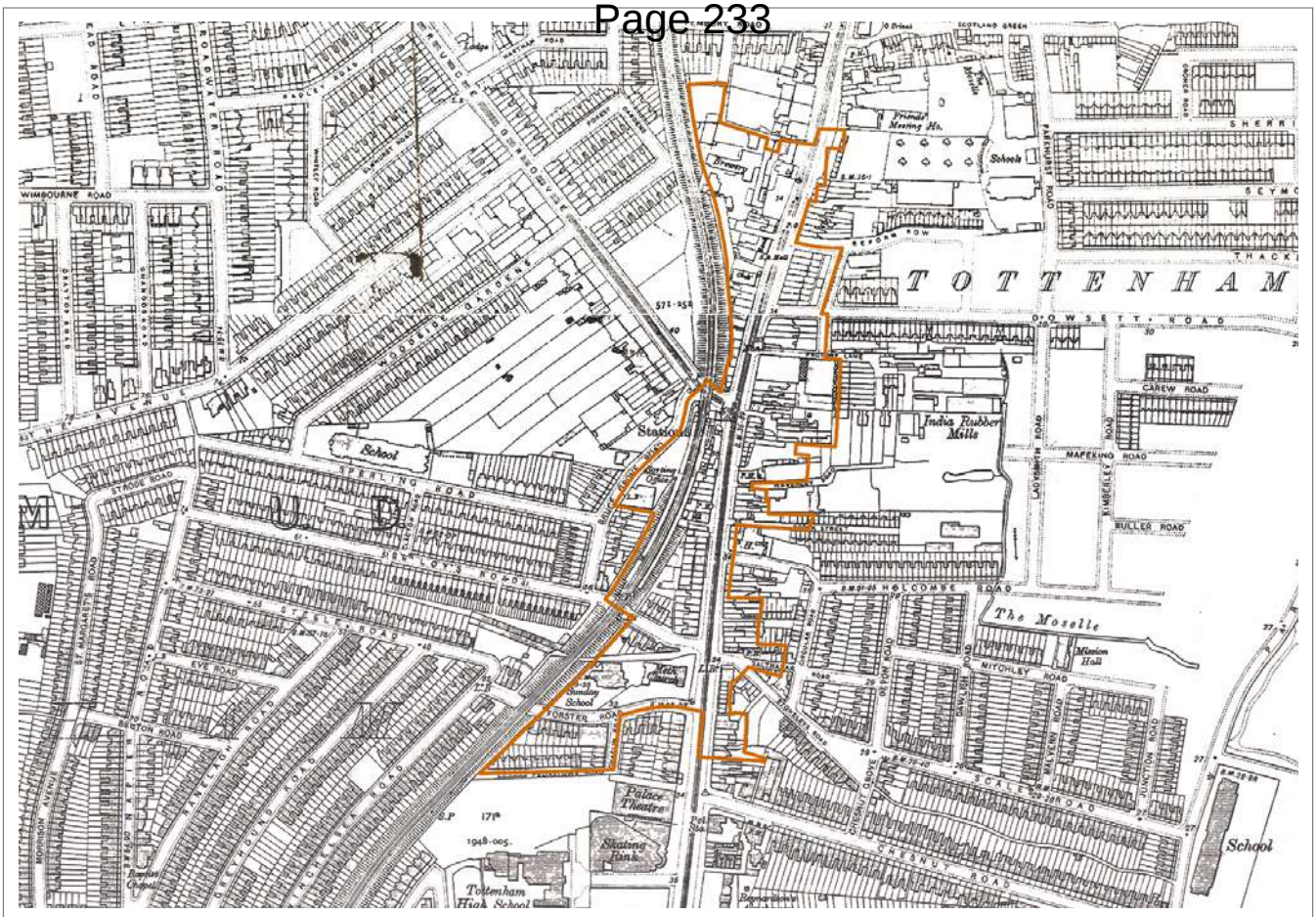
8.



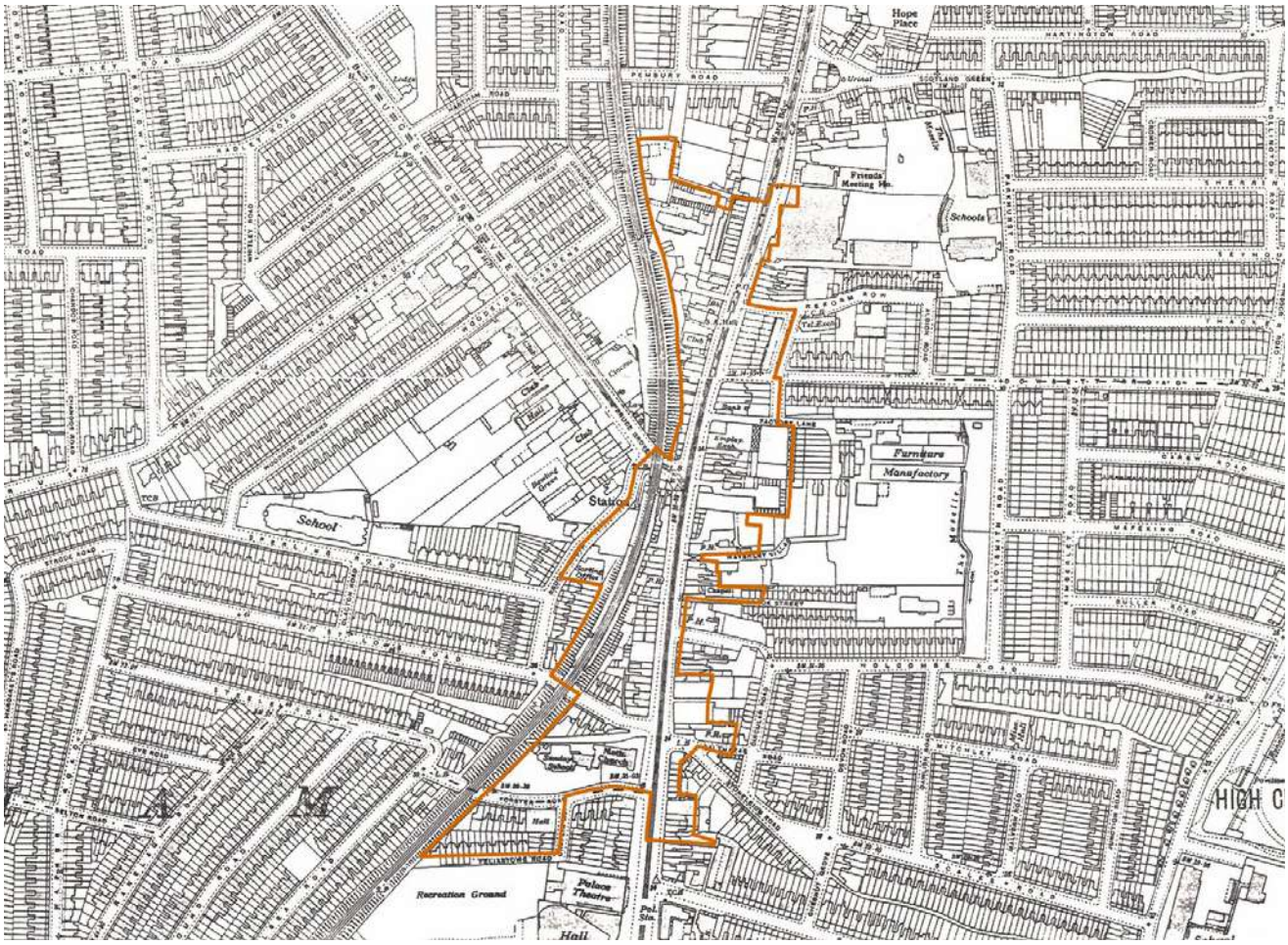
Map 3. **The area in 1864**



Map 4. **The area in 1894**

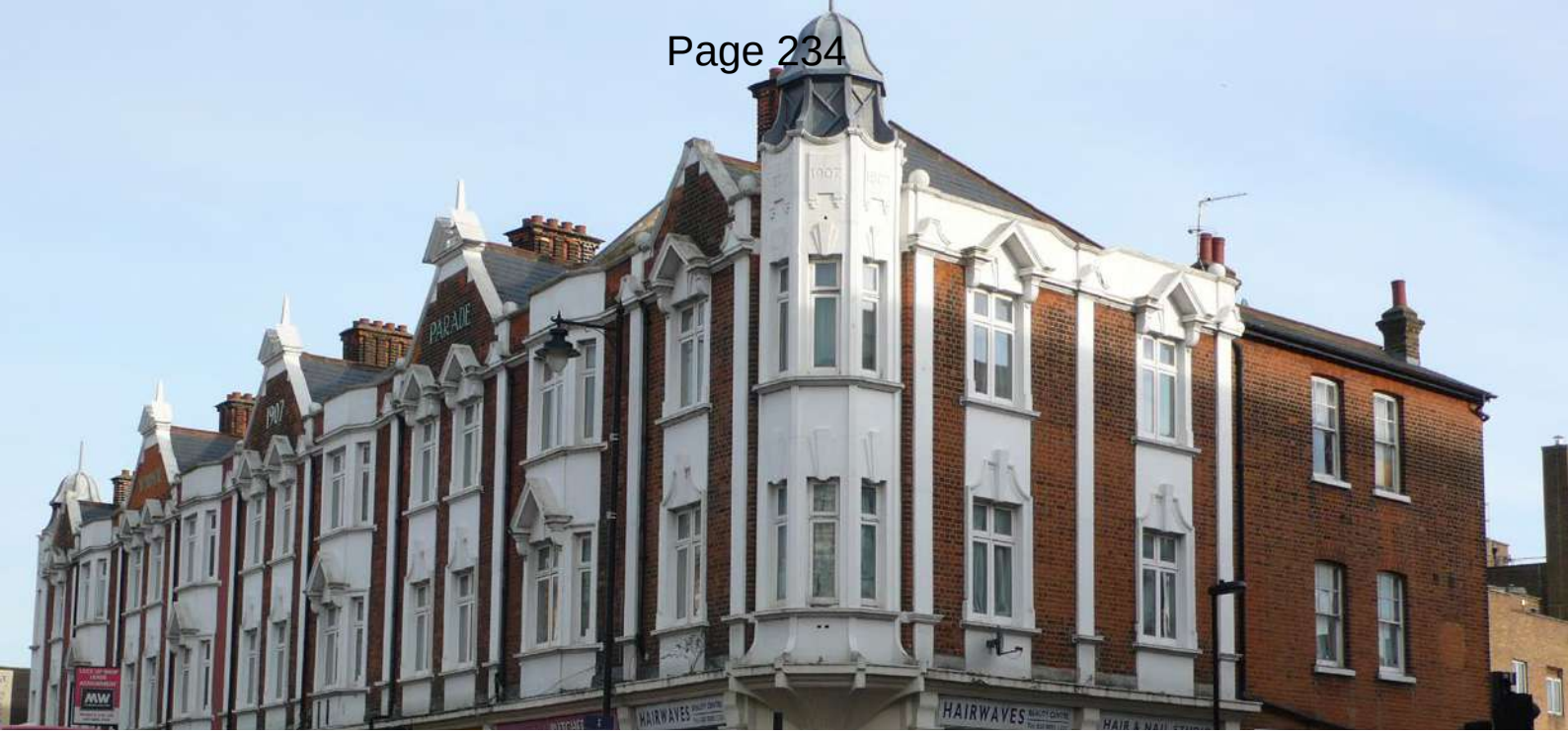


Map 5. **The area in 1913**



Map 6. **The area in 1935**

Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service



1.5 ARCHITECTURAL QUALITY AND BUILT FORM

CHARACTER SUB-AREAS

1.5.1 Character sub-areas are a helpful way of understanding conservation areas that contain development of more than one period. Georgian, Victorian and later development, combined with industrial and commercial activities, create discernible sub-areas of relatively consistent character.

1.5.2 Sub-areas are also a useful means of identifying the differences in townscape character of parts of the conservation area.

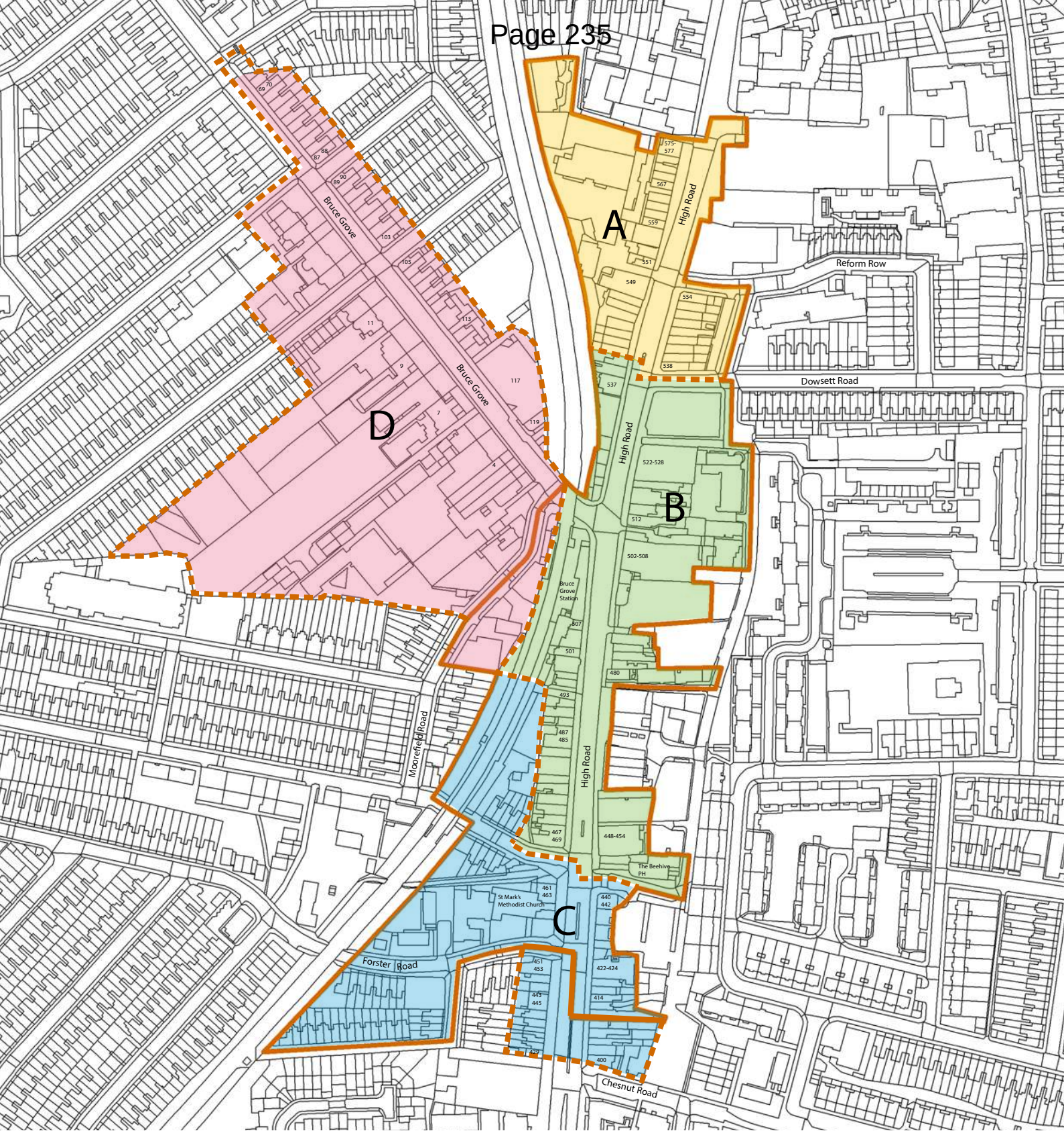
1.5.3 Bruce Grove Conservation Area can be considered as consisting of the following character sub-areas:

A The High Road from the northern boundary with Scotland Green Conservation Area to Dowsett Road

B The High Road from Dowsett Road to St Loy's Road

C The High Road from St Loy's Road to the southern boundary with Tottenham Green Conservation Area at Chesnut Road

D Bruce Grove



Map 7. **Character sub-areas**

Conservation Area Boundary

Character Area Boundary

9.

CHARACTER SUB AREA A: FROM THE NORTHERN CONSERVATION AREA BOUNDARY TO DOWSETT ROAD

1.5.4 In contrast to the more open character of the Scotland Green Conservation Area just to the north, Bruce Grove Conservation Area has a much more enclosed high street feeling, which is quite apparent looking south along the High Road from Scotland Green. However, the interest of the first section encountered is focussed on two groups of buildings, separated by lower scale and poorer quality street frontages. On the west side the first group are Nos. 549-553 and the buildings behind in Morrison Yard, while on the east side the outstanding group is Windsor Parade.

1.5.5 The street frontage on the east side between No. 594 (the Friends' Meeting House) and Nos. 538-544 (Windsor Parade) is excluded from the conservation area. The supermarket (No. 570-592) replacing Burgess's department store and the Grove Business Centre which itself replaced a series of early-19th-century houses, detract from the architectural and historical continuity of the High Road.

Picture 9. Brown brick terrace at 567-575 High Road (west side)

High Road west side

1.5.6 On the west side Nos. 567-575 is a 1930s two-storey terrace in red/brown brick with a stone cornice and parapet. The end units and the central two units project slightly, with brick quoins and a shallow stone pediment emphasising the centre of the symmetrical composition. The original steel Crittall windows on the first floor have all been replaced and this, together with the modern shopfronts, detracts from the character of the group. Nevertheless the continuity of the first-floor elevation still makes a modest but positive contribution to the conservation area.

1.5.7 Nos. 559-565 is a group of four single-storey shop units with fascia signs mounted both on and beneath a brick parapet, and collectively the group detracts from the quality of the street scene. No. 555-557 is a late-20th century four-storey building of flats above ground-floor shops, in red brick with grey-brick soldier courses above the windows. The poor proportions and over scaled shop

fascia, coupled with the added impact of the large advertisement hoarding on the north flank wall, all detract from the appearance of the street.

1.5.8 By happy contrast a handsome pair of late-19th century buildings flanks the entrance to Morrison Yard. Nos. 551-553 is a pair of three-storey buildings in yellow stock brick with shallow arched timber sash windows beneath white-painted stone lintels. The party wall line is emphasised by a narrow recessed panel with a pointed red-brick arch. The left-hand building, No. 551, retains all its original decorative features including the stone entrance with engaged foliate columns and elliptical headed arch, a ground-floor triple sash window with stone surround, and a first-floor square oriel window supported by shaped stone brackets. No. 553 has a simple Art Deco style stone shop surround probably installed in the 1930s with a late-20th century shop front and a first-floor triple sash window in place of the oriel window. This is an attractive pair of buildings that were both restored with grant aid as part of the High Road Regeneration Scheme, and which make a significant contribution to the townscape.

Picture 10. 559-565 High Road - single storey shops that detract from the character of the area

Picture 11. Entrance to Morrison's yard, flanked by 549 High Road (originally a bank) and 551 HIgh Road, forming an attractive pair.

Picture 12. 551-553 and 555-557

13.

14.

15.

Picture 13. 551B - The former brewery gatehouse

Picture 14. 551A - The former brewery building

Picture 15. 545-547 - Projecting single storey shop fronts

1.5.9 On the south side of the entrance to Morrison Yard, No. 549 is a tall three-storey late-19th century building, originally a bank, in red brick with stone string-courses, window heads and with a balustraded parapet. The ground floor has lost its original timber windows but retains the tall round-headed window openings with their alternating brick and stone voussoirs.

1.5.10 No. 551B closes the view when looking from the High Street into the entrance to Morrison Yard. It is an attractively proportioned, single-storey late-19th century classically detailed building in stone that was originally the gatehouse and electricity sub-station of the former Tottenham Brewery. It has a prominent pedimented portico with Tuscan columns, to one side of three windows separated by Tuscan pilasters beneath an entablature and projecting cornice.

1.5.11 No. 551A is the former brewery building, converted into commercial units in the late 20th century. It is a four-storey building in yellow stock brick with red-brick shallow arched lintels, arches and string-courses. The main block has a prominent stepped and gabled, slated roof visible from the adjoining railway line but largely unseen from the High Road. A smaller single-storey building in the same materials formed the gatehouse to the site.

1.5.12 The next sequence of buildings on the west side of the High Road, Nos. 545-545C and 547A and B, consists of single-storey shop fronts projecting forward of two-storey buildings of poor quality that detract from the character of the townscape.

High Road east side

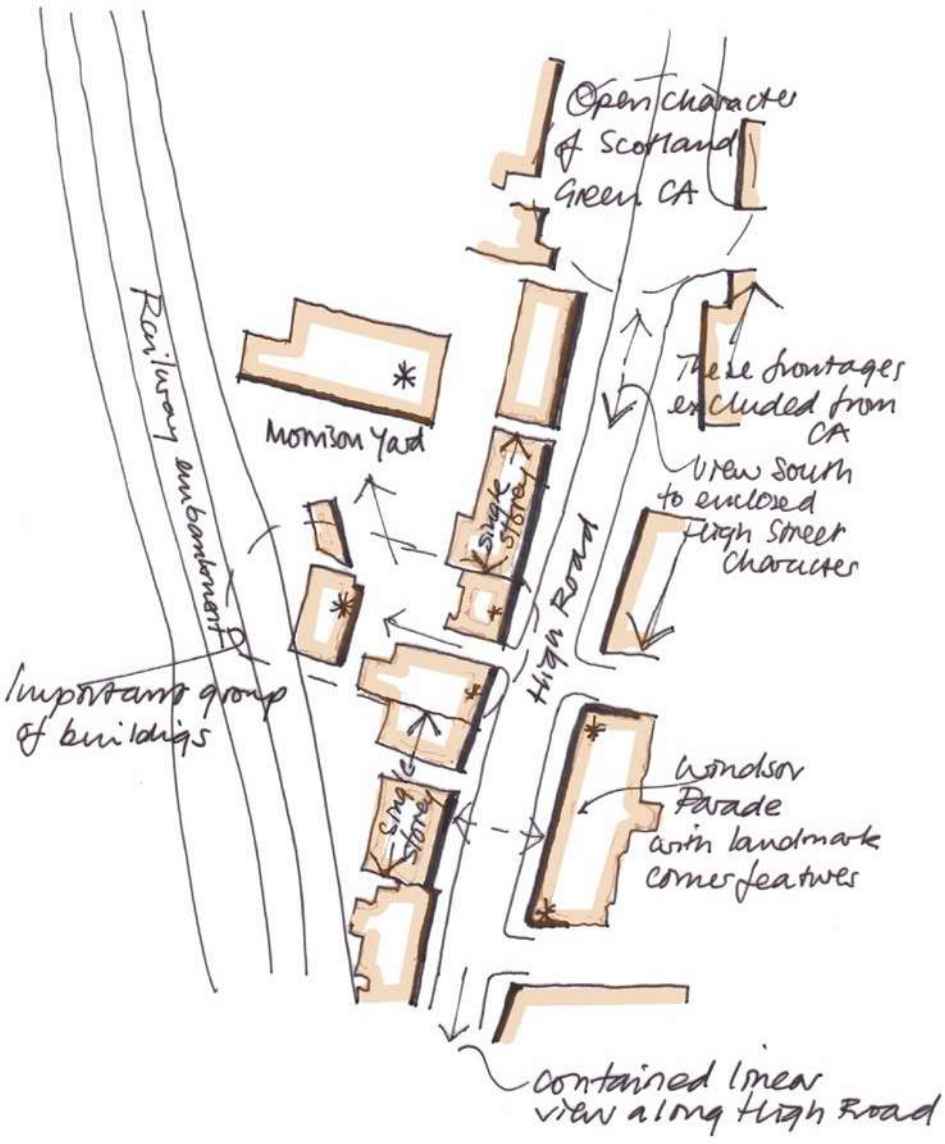
Picture 16. The uniform decorative frontage of the Windsor Parade (538-554 High Road)

1.5.13 Windsor Parade (Nos. 538-554) is an elaborately detailed three-storey shopping parade dating from 1907 and constructed of red brick with stucco dressings, with a slate roof and moulded chimneystacks. The design incorporates 'neo-Mannerist' features such as the tall angular pediments and elongated keystones typical of the later Edwardian period. The symmetrical elevation consists of nine pilastered bays, with decorated and rendered full-height canted bay windows, alternating with paired casements surmounted by prominent gables, some of which have broken pediments and obelisk finials in stone. The central three pediments contain the name and date 'WINDSOR 1907 PARADE' in either bronze or copper. The corner bays, designed as octagonal stuccoed turrets supported on fan-shaped corbels above a recessed porch, have decorative panels at parapet level incised with '1907' and 'ISLV', crowned by an octagonal lead cupola. The shop fronts and their surrounds, including the polished granite pilasters and corbel brackets, were restored with the help of grant aid as part of the Townscape Heritage Initiative regeneration works programme for the High Road. The uniform shop fascias are contained within the architectural framework. The parade is one of the architectural highlights of the conservation area, and makes a major contribution to the townscape.

Townscape Summary

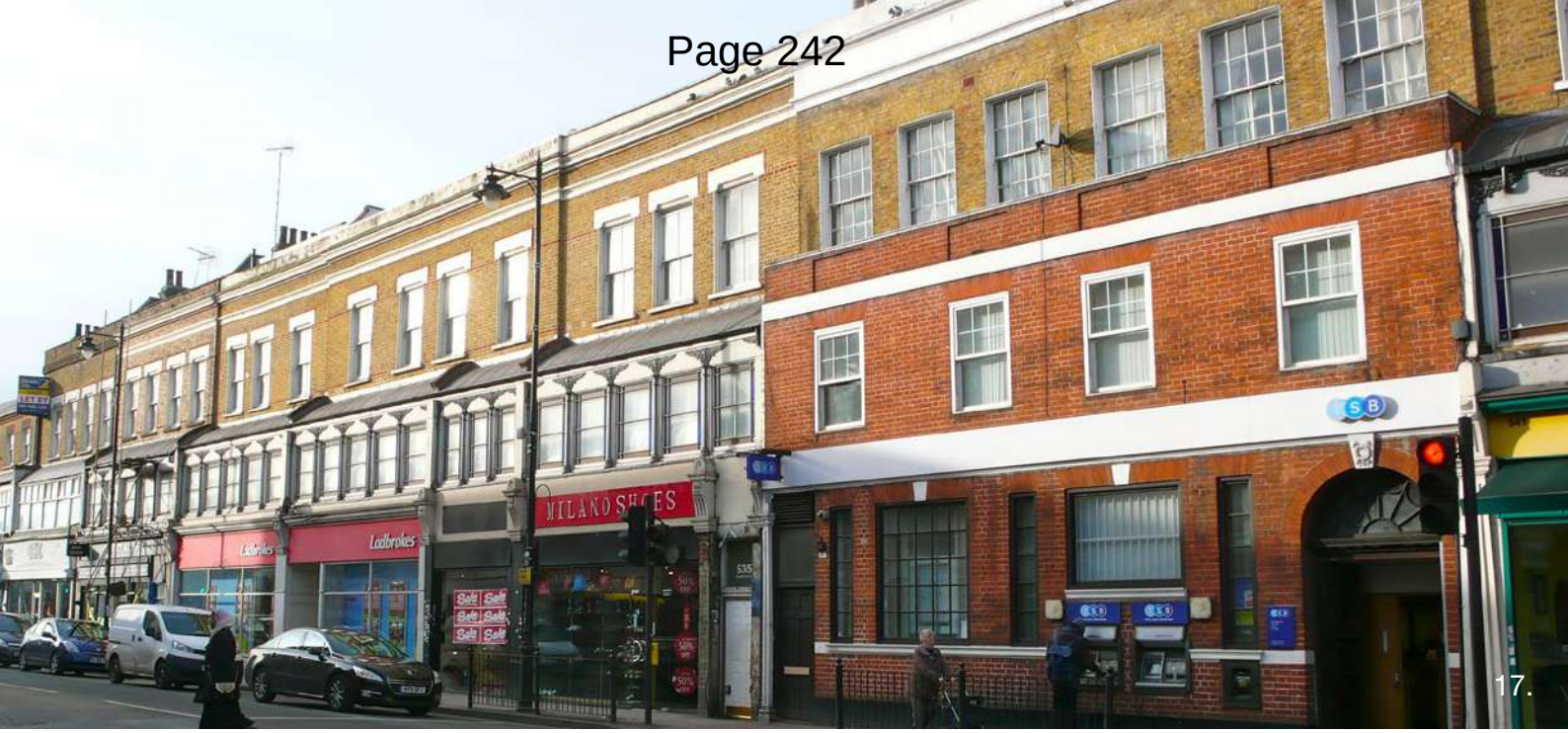
1.5.14 The townscape of this sub-area is fragmented, with long frontages of poor quality on both sides of the High Road. The principal interest lies in Windsor Parade on the east side of the High Road, and on the west side the group consisting of Nos. 549 and 551-3, together with 551A and B to the rear in Morrison Yard, all locally listed. Together these form a group of buildings of architectural interest that make a positive contribution to the character and appearance of the conservation area.

Map 8. **Townscape Analysis**



Map 9. **Sub-area A, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary



17.

CHARACTER SUB AREA B: FROM DOWSETT ROAD TO ST LOY'S ROAD

Dowsett Road to Bruce Grove

High Road (west side)

1.5.15 No. 543 High Road is a modern three-storey building with a ground-floor shop unit, in yellow stock brick with modern sash windows. The rest of the west side of the High Road, as far as the junction with Bruce Grove, consists of a long three-storey shopping parade (Nos. 515-541) distinguished by a continuous glazed enclosure at first floor. The ground and first floors step forward from the main wall of the buildings beneath a curved metal roof. Projecting party walls and consoles at fascia level denote the separate units. Nos. 525-541 has a parapet roof with a stucco cornice and the frontage is split into eight bays successively 6-6-3-4-3-4-4 windows wide (from north to south) with the second, fifth and seventh bays projecting slightly.

Picture 17. Shopping parade at 515-541 High Road. showing alterations to No. 539.

1.5.16 The best of the first-floor units were restored with the help of grant aid and retain the original windows, including their blue and red glass margin lights, set within a decorative metal frame consisting of fluted cast-iron columns with 'capitals' and elaborate ogee arches (No. 525 has lost these features and has later casements). The upper floor has wooden sash windows beneath moulded cast lintels outlined in red brick, also with red-brick band courses set in the yellow stock-brick wall.

1.5.17 No. 539 has been drastically altered with the insertion of a two-storey neo-Georgian façade in red brick, presumably dating from the 1930s and considered more fitting for a bank. The upper windows have also been changed to resemble Georgian sashes. This unfortunate intervention breaks the continuity of the terrace and looks quite out of place in the street scene.

1.5.18 The remainder of the terrace, Nos. 515-523, is three storeys high and slightly lower with a pitched slate roof and an eaves line marked by a red-brick cornice and dogtooth ornament. The second-floor windows are smaller two-over-two timber sashes; the original moulded lintels have been replaced with red-brick segmental arches. The projecting first floors originally had windows with cast-iron columns and arches matching those of Nos. 527-541, but these have been replaced with casement windows with upper opening lights. The first-floor feature turns the corner into a two-storey unit in Bruce Grove but unfortunately the windows of this unit have been further altered.

Picture 18. The South end of the shopping parade which has lost some of the original window details.

Picture 19. Window detail from 527-541 High Road.

High Road (east side)

1.5.19 Nos. 530-536 is a recent four-storey building in red brick with white pre-cast cornice and copings. The projecting front part of the building is three storeys high and approximately aligns with the height of Windsor Terrace to the north. The upper floors have full-height windows and contain storey-height textured panels, presumably intended to alleviate the harshness of the red brick, but in spite of this the building does not sit happily in its context. It is all the more disappointing that this building replaced a locally listed early-19th century terrace with shop fronts restored with grant aid in the 1990s, which was destroyed in the 2011 riots.

1.5.20 Just to the south Nos. 522-528 is a distinctive three-storey commercial building notable for the curved corner to Factory Lane, bands of blue glazed bricks and tall timber-framed windows separated by fluted iron classical pilasters and capitals. The ground-floor shop fascia is over scaled and poorly integrated with the proportions of the building.

1.5.21 There follows a sequence of buildings of varying dates, height and scale starting with Nos. 518-520, a pair of c1900 three-storey buildings built in red brick with terracotta quoins, banding and a parapet with ball finials. The elevation also retains the original timber first-floor casements and second-floor sashes with glazing bars in the upper sections. They are virtually identical to No. 324 further South on the HIgh Road.

1.5.22 Nos. 514-516 is a pair of plain three-storey buildings of an early to mid 19th-century date and hence smaller scale, set back behind projecting

Picture 20. 530 to 536 and its context

Picture 21. 522-528 with its blue glazed brick banding and timber frame windows, adjoining 518-520

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ground-floor shop units. Built in yellow London stock brick with red-brick gauged window arches and timber sashes with glazing bars, No. 516 retains most of its original features but No. 514 has painted brickwork and replacement metal casement windows. No. 512 is a taller, three-storey building of similar date with a painted brick facade and oddly truncated first-floor sash windows that fronts directly onto the High Road. Most of the shops have poorly designed modern shop fronts, but several of the shop surrounds retain their pilasters and corbels and the group forms an integral part of the character and appearance of this part of the conservation area.

Bruce Grove to St Loy's Road

High Road (west side)

1.5.23 Bruce Grove Station and the elevated railway line form a focal point in this part of the conservation area, dominating the views along the High Road and Bruce Grove. This section of the High Road is mainly lined with three-storey Victorian buildings that provide the sub-area with an almost continuous frontage and contribute to the enclosed urban character. The continuous terraces also provide a greater degree of uniformity than the surrounding areas. The Victorian properties are interspersed with single-storey commercial premises and recent infill buildings of little or no architectural merit.

1.5.24 Bruce Grove Station, situated at the junction between the High Road and Bruce Grove is a part single, part two-storey Victorian building, built in yellow London stock brick with a hipped slate roof. The station, with its cast-iron bridge spanning Bruce Grove, was originally built to a standard 'stripped Gothic' style that was used for all the stations of the Great Eastern Railway line in 1872, including those at Seven Sisters and White Hart

Picture 22. 512-518 High Road

Picture 23. Bruce Grove Station facing the High Road

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23.

Picture 24. Streetscape in front of Bruce Grove Station, looking South

Lane, but unfortunately few remain intact following British Rail 'modernisation' works in the 1970s when the staircase enclosures and roofs were removed together with the towers on both sides of the bridge.

1.5.25 An original locally listed cast-iron Royal Mail Box inscribed 'VR', contemporary with the station building, is set into the ticket office wall to the left of the main entrance doors. Grants were given in 1995-98 to restore and reinstate some of the architectural features including the cast-iron and fretted timber platform canopies and to improve the street frontage by creating an open courtyard out of a derelict coal yard on the High Road frontage using York stone, granite sets, rowan trees and seating behind metal gates and railings.

1.5.26 South of the station, this section of the High Road is fronted by a sequence of imposing late-19th century buildings with ground-floor shops. Nos. 501-507 is a uniform three-storey terrace, built of London yellow stock brick with decorative stucco window surrounds and lintels and a deep parapet. Roof and façade repairs and refurbishment were carried out as part of the High Road regeneration programme. Nos. 503-505, were converted into a public house, now named The Elbow Room, in the 1980s.

1.5.27 The Ship, No. 499, is a three-storey, late-19th century red-brick public house with a full-height canted bay forming the right half of the street elevation, and an elaborate openwork stone parapet containing a panel inscribed 'THE SHIP'. The first-floor windows are round headed while those at second floor have segmental arches, all with moulded stucco surrounds and keystones. Above the first-floor windows on either side of the projecting bay there are decorative painted relief panels depicting a sailing ship. Green glazed bricks distinguish the ground-floor frontage of the building.

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1.5.28 The adjacent building, No. 497, is a plainer pair of three-storey red-brick buildings, with bracketed eaves and an attic storey with prominent gabled dormers in a steep slate roof, notable for the pair of triple-arched windows on the first floor. These buildings have also undergone repair and refurbishment works to their roofs and facades as part of the High Road regeneration programme. The gap between this and the next building has been filled by Nos. 491A & 493, a pair of single-storey late-20th century retail units of poor visual quality that leave an unfortunate gap in the street frontage.

Picture 25. 501-507 south of Bruce Grove station

Picture 26. Original cast iron royal mail post box in the Bruce Grove station ticket office wall

Picture 27. The Ship public house with its distinctive facade in green glazed brick

Picture 28. The gap in the building line adjacent to 497 High Road

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1.5.29 Warner Terrace, Nos. 479 to 491, is a symmetrical three–storey terrace built in the early 1840s, with shop units on the ground floor. It is built in yellow London stock brick with timber sash windows in a plain façade with a parapet roof set between slightly projecting pavilions at each end, each with a shallow pediment, the southern one in brick, the northern one picked out in white painted render. The appearance of the terrace has been badly compromised by the painting of the brickwork of No. 489 but even worse by the large mosaic tiled fascia covering the first-floor windows of Nos. 479 & 481, and painted brickwork above at second floor.

1.5.30 A photograph of c1890 shows Warner Terrace with ground-floor arched windows and entrance doors in Nos. 479 and 491 at each end, while the other units had early shop fronts with bow windows and glazing bars. This illustrates the extent of the loss of the High Road's original character since the late-Victorian period.

1.5.31 No. 477A is a late-20th century infill building replicating 19th-century details and materials, linking the two adjoining terraces. Nos. 467-477 is a late-19th century three-storey parade in red brick with a moulded brick cornice and

Picture 29. Mosaic Fascia at 479 and 481 High Road, compromising the appearance of Warner Terrace

Picture 30. The corner of St Loy's Road

parapet surmounted by ball finials, string-courses and decorative pediments over the central first-floor windows. No. 467, at the junction with St Loy's Road, has a splayed corner with a gablet surmounted by a ball at parapet level. The upper floors retain most of their original timber sash windows but the modern fascias mostly obscure the original projecting brick cornice line above the shops. At first floor the south elevation onto St Loy's Road bears a painted sign of a tent advertising "O'Meara Camping Ltd".

1.5.32 Although spoilt in part by the disfiguring alterations to Warner Terrace, the gap in the frontage and the poor general quality of the modern shop fronts, the frontage from Bruce Grove station to St Loy's Road is still one of the best sequences of Victorian high street buildings in this part of the conservation area.

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High Road (east side)

1.5.33 No. 510, on the south side of an alleyway providing access to No. 510A, is an attractive single bay, three-storey red-brick building with stone quoins and keystones, whose elevation to the High Road is dominated by a richly detailed painted stucco gable bearing the inscription '1907'. It is the sole survivor of a symmetrical parade of four shops: Nos. 504-510, of which No. 504 had an identical gable. The building retains its original timber sliding sash windows with glazing bars in the upper sections; the first-floor window is in the form of a shallow canted oriel window.

1.5.34 Nos. 504-508 was rebuilt in the 1930s as a Marks and Spencer's store, absorbing No. 502, the end unit of the adjacent shopping parade to the south. It is an impressive three-storey Art Deco style building, the upper floors set back from the building line of the flanking Edwardian buildings, with a cream painted stucco facade and original

Picture 31. 510 High Road and 504-508, rebuilt as a Marks and Spencer store in the 1930s

Picture 32. Stuccoed gable of 510 High Road with inscription

Crittall metal windows. The ground floor has poorly integrated shop fronts.

1.5.35 Nos. 492-500 is a five, originally six-bay, two-storey parade stylistically similar to No. 510 and possibly by the same developer, built in red brick with a stone cornice, quoins and window dressings. The first-floor windows are in the form of shallow canted oriels and the two end units have decorative stucco gables with the date 1908, the gable of No. 500 apparently relocated from the demolished No. 502. The overall effect of this once-attractive terrace has been diminished by the painting of the brickwork of three of the five first-floor units. Most of the decorative ground-floor pilasters in green glazed tiles with floral panels remain intact, as do the large console brackets and fascia cornices, but all now

suffer from poorly designed modern shop fronts and from over-sized fascias.

Picture 33. Two-storey parade at 492-500 High Road

1.5.36 On the site of the George and Vulture, No. 490, now a supermarket, is an unattractive late-20th-century two-storey flat-roofed infill building with a blank rendered first-floor elevation that has a negative impact on the street scene. Nos. 482-488 is a mid-19th century three-storey terrace with a white-painted stucco facade lined out to replicate stone coursing and a roof parapet with recessed panels above the second-floor windows. All the units have similar replacement timber sash windows with glazing bars and the ground-floor shops have surrounds with traditional features. However No. 488 has a larger shop frontage at ground-floor level with an oversized fascia and false consoles masking the original. The former open carriageway to the left of the shop front is now an additional shop unit.

1.5.37 At the junction with Brook Street, No. 480 is a late-19th century three-storey red-brick building with Tudor style half-timber detailing at second-floor and at gable level. The building makes an interesting contribution to the street scene, particularly as it steps forward of the adjoining building frontages. However, the poor-quality modern shop front and large fascia wrapping around the corner of the building detract from the appearance of the building at ground-floor level. A prominent high-level advertisement hoarding and access platform dominates the south facing flank elevation, also obscuring the first and second-floor windows.

1.5.38 Brook Street Chapel, a single-storey building of 1839 with later alterations, is situated to the rear of No. 480. It is built in yellow London stock brick and has a west-facing gable-end with a high-level bulls-eye window and projecting entrance porch with round-headed door case which are visible in views down Brook Street from the High Road.

1.5.39 South of Brook Street, the High Road frontage between Nos. 466-476 inclusive, consisting of poor design quality modern buildings, has been excluded from the conservation area.

1.5.40 No. 462 is a three-storey early-19th century building with a parapet and white-painted brick facade with one window on each of the upper floors. The modern shop front at ground-floor level has an over-scaled applied fascia that has resulted in the first-floor window being shortened - to the detriment of the building's appearance. Nos. 456-460 is a three-storey building, which appears to be a late-20th century reworking of a 1930s Art Deco style building with faience tile cladding. The faience is still visible on the south flank elevation but the main elevation has been refaced in brickwork in poor imitation of the original.

1.5.41 Nos. 448-454, on the south side of Albert Place, is a large three-storey building that was built in the 1930s as a Burton's tailors store with an upper-floor billiard hall, later the Tottenham Snooker Hall. The upper floors have a well-modulated stone facade with classical detailing that includes double-height pilasters and an entablature framing large metal windows. The ground floor originally had a large fascia bearing the Burton name but the effect has been damaged by the addition of the separate shop fronts, each with a different fascia. On the corner of Stoneleigh Road, Nos. 444 & 446 is an unattractive late-20th century two-storey red-brick building with an attic storey in a steep tiled mansard roof and modern shop front.

Picture 34. 482-488 High Road, showing the oversized fascia at No.488

Picture 35. Tudor-style half timbering on the corner of Brook Street

Picture 36. 456-460 with faience tile cladding visible on the flank elevation, next to the stone facade of 448-454, the former Burton's tailoring store

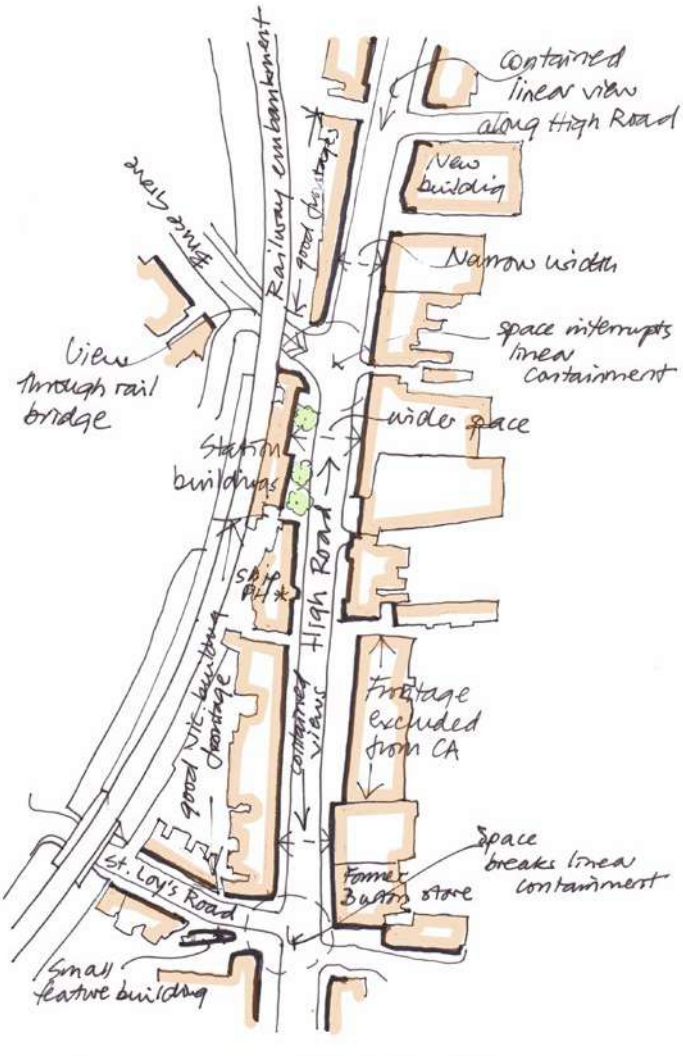
Townscape Summary

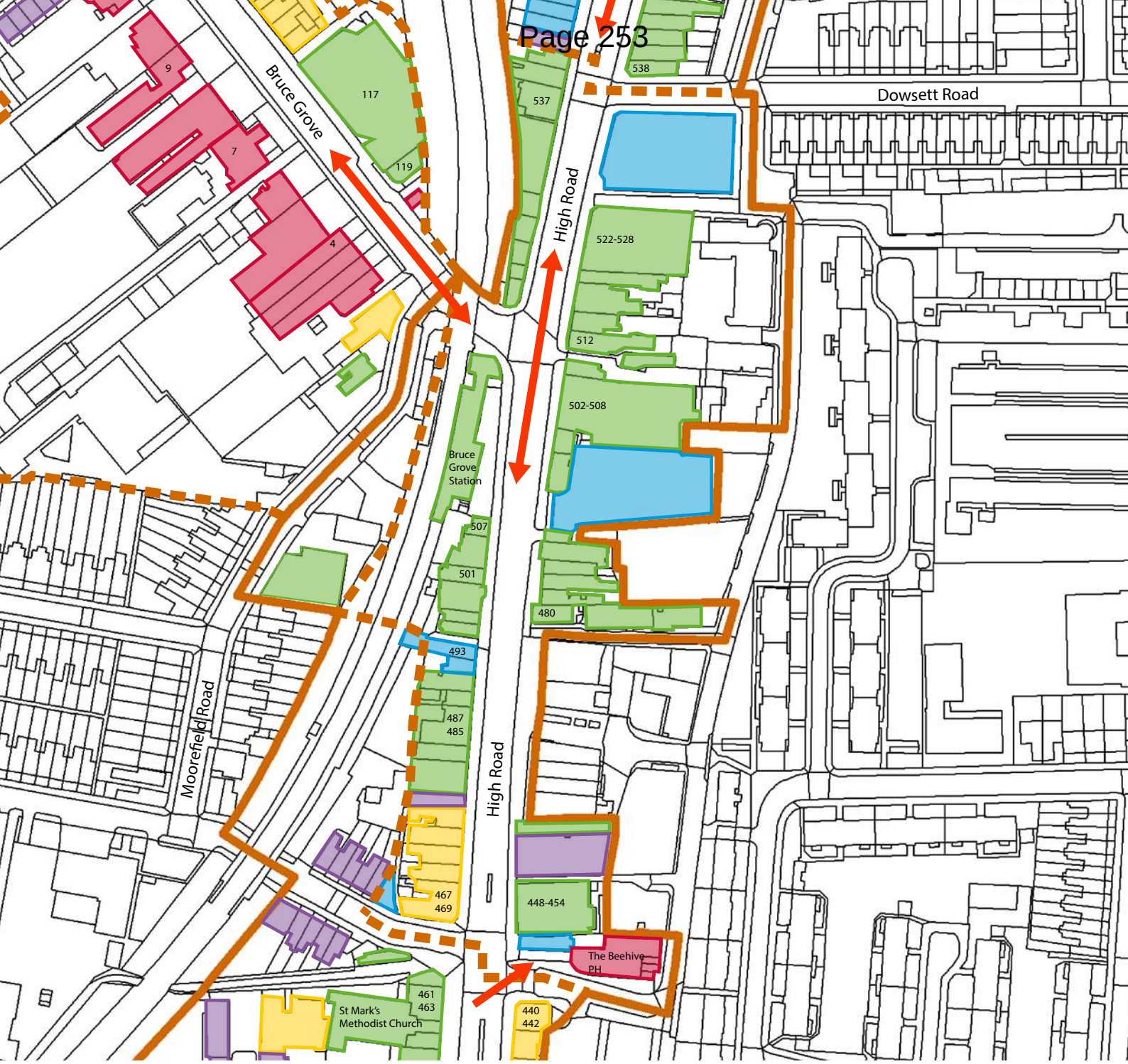
1.5.42 This part of the High Road still preserves the essential character of the late-Victorian high street, showing very clearly the development in the size, scale and pretensions of the shopping parades of this period when compared to the earlier development seen in the North Tottenham Conservation Area. This development culminated in the grand classical or Art Deco inspired designs of the Burton and Marks and Spencer stores.

1.5.43 Although a small number of older buildings remain, the scale of the High Road is mainly set by the three-storey shopping parades with little variation in the building line, creating a definite sense of enclosure reinforced by the slight curve in the road that helps to close the long views when looking either north or south.

1.5.44 However, poorly designed modern buildings with a multiplicity of shop fronts and uncoordinated signage, exacerbated by some examples of large advertising hoardings, impair the quality of the townscape.

Map 10. **Townscape Analysis**





Map 11. **Sub-area B, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary

Picture 37. The rebuilt eastern end of St Mark's Methodist Church forming the centrepiece of a small Art Deco parade

Character Sub-area C: St Loy's Road/ Stoneleigh Road to Chesnut Road

High Road (west side)

1.5.45 The sub-area begins with St Mark's Methodist Church, whose entrance and tower form the centrepiece of a small shopping parade, Nos. 455-465. The original Gothic Revival church of 1867 was built in ragstone with a tall eastern spire. The eastern end of the church facing the High Road was rebuilt in 1938 and subsequent wartime land mine damage destroyed much of the nave and the 1880 Sunday school. The church, rebuilt in brick in 1963, retains elements of the original building including the lower masonry courses and the western apse and vestry. While the architectural cohesion of the original group has been lost, the Art Deco style frontage to the High Road is of architectural note in its own right. It is faced in pre-cast stone with a central stepped tower with vertical glazing incorporating a cross, and (mainly) original horizontal steel glazing divided by fluted panels; despite altered shop fronts it is one of the High Road's most distinctive inter-war buildings.

1.5.46 The south-west corner of Forster Road is occupied by a single-storey inter-war shop (No. 449) which took the place of a farrier's. It retains a stepped parapet characteristic of the period but is otherwise much altered. The adjacent Edwardian block, Nos. 443-449, comprising ground-floor shops (King's Parade), is a typical example of the 'mansion' flats more commonly associated with inner London. It is a striking, symmetrical red-brick composition, four storeys high plus a tall attic with pedimented dormers and prominent moulded chimney stacks, but marred by poor replacement windows and shop fronts and a huge advertisement board on its north flank wall.

Picture 38. View looking north from the corner of Chesnut Grove showing the four storey King's Parade and the St Mark's Methodist Church

Picture 39. Corner detail, 465 High Road

Picture 40. The side elevation of St Mark's from Forster Road

1.5.47 King's Parade replaced four houses that formed part of a long row present on the 1798 map. Of this row six houses survive and of these four, Nos. 433-441, are locally listed. Possibly of mid-18th century date, they are two storeys high with mansard roofs and altered 20th-century shop fronts. The facade of Nos. 433-437, originally a single house, was rendered in the 1930s and embellished with jazzy Art Deco mouldings with a bold keystone, an ambitious treatment for a building of this small scale. Although altered, these are important representatives of the High Road's smaller 18th-century houses, of which only a handful remain. Also part of the original row, Nos. 429 and 431 have been more extensively altered, the mansard roof is a modern addition, and are primarily of interest for their group value. The remainder of the houses made way for the Tottenham Palace Theatre of 1908, which stands within the Tottenham Green Conservation Area.

High Road (east side)

1.5.48 The sub-area commences with a two-storey shopping parade of c1930, Nos. 428-442, which is faced in dark-red brick with contrasting stone dressings, quoined pilasters dividing each bay, and an ornate openwork parapet; the central entrance leading to the upper floors has unfortunately been lost. This is one of the High Road's most noteworthy inter-war shopping parades, albeit with poor replacement windows and shop fronts.

1.5.49 Immediately to the south is a series of two and three-storey buildings dating from the later Georgian through to the Edwardian period. No. 424 is late Victorian with red and grey-brick segmental window arches; its neighbour, No. 422, has distinctive stone Tudor-Gothic style windows to the upper floor, and may be a Victorian remodelling of an earlier 19th-century building. The following pair of two-storey houses with mansard attics, Nos. 418 and 420 appears to date from the later 18th century; the parapet to No. 420 has an inset balustrade but that to its partner is blocked. Both have been rendered, as have Nos. 412 and 414, a three-storey pair with Tudor gables and a cartouche dated 1901. No. 410, probably of c1870-80 has a striking facade featuring a triple-arched first-floor window with stucco embellishments and frieze of trefoils below a deep dentil cornice; the attic storey is a poorly detailed modern addition. Next, Nos. 406 and 408, a matching pair, and No. 404, probably date from c1845-50; they have the flat, finely gauged-brick window arches characteristic of the late-Georgian and early-Victorian period, those to No. 404 with moulded keystones. The corner pair at the junction with Chesnut Road, Nos. 400 and 402, built in brown brick with red-brick dressings, dates from the end of the 19th century, occupying the former garden of No. 1 Chesnut Road. The canted corner bay of the No. 400 is badly disfigured by a wrap-around advertisement at first floor level.

1.5.50 Overall, this is a characterful group which makes a positive contribution to the townscape, although compromised by the type of alterations - e.g. loss of nearly all original windows, poor-quality shop fronts and obtrusive signage - that affect the wider conservation area.

1.5.51 Probably dating from the 1870s, Stoneleigh House, No. 1 Chesnut Road, is an elaborate three-storey stuccoed house in the Italianate style which seems to have been a one-off design. It was one of the last of the large detached villas to be built in the area before the late-19th century development boom transformed its character. While subdivided into flats and somewhat dilapidated, it is remarkably well preserved externally with an abundance of decorative detail, including an eaves cornice with medallion ornament, an asymmetrical entrance stair with a similarly detailed parapet, and tall moulded chimneystacks.

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Picture 41. 429-441 High Road

Picture 42. 428-442 High Road

Picture 43. 410-424 High Road

Picture 44. 400-402 High Road with wrap-around sign

St Loy's Road, Forster Road, Chaplin Road and Felixstowe Road

1.5.52 These streets formed the beginnings of the westward spread of housing from the High Road between Bruce Grove and Philip Lane, the last part of the High Road's hinterland to be developed.

1.5.53 The dominant feature at the entrance to St Loy's Road is a two-storey building, No. 1, which occupies a narrow, elongated wedge-shaped plot at the apex of St Loy's Road and an alleyway running along the northern boundary of St Mark's Church. It is built in stock brick with a red-brick facade and a slate roof, the gable-end has fretted bargeboards and a finial; the ground floor has a modern shop front and the side elevation an obtrusive garage extension. The view into St Loy's Road is compromised by poor-quality infill buildings, Nos. 1A and 2, which precede the terraces on either side.

1.5.54 The houses on the south side of St Loy's Road (Nos. 3-11) follow the typical late-Victorian pattern of the wider area: i.e. two-storey stock-brick terraces with stucco dressings, paired entrances and ground-floor bay windows. The Edwardian houses on the north side (Nos. 2A-10), also typical of their period, have a continuous pentice roof above the ground floor, and gables with roughcast infill and moulded bargeboards. The houses on both sides of the street have been badly affected by the replacement of nearly all windows and doors in varying designs in uPVC or metal, over painting or rendering of brickwork and rebuilt mismatching front boundary walls.

1.5.55 The north side of Forster Road is mainly occupied by St Mark's Methodist Church complex. The surviving portion of the Sunday school, which appears to have been an early-20th century link between the church and the original 1880 Sunday school, is a pleasing Gothic Revival building in ragstone with a timber bellcote, although partly obscured by the undistinguished 1950s minister's house (No. 33). A concrete slab wall enclosing the site detracts from the appearance of the group as a whole. The Sunday school site was redeveloped in the 1960s with a linked pair of three-storey blocks of flats, which are of limited architectural note. To the west is a small early-20th century electricity sub-station in brick, which is locally listed.

1.5.56 The south side of Forster Road comprises two terraces: Nos. 1-5A and Nos. 6-13, bisected by Chaplin Road which runs south, turning westwards as Felixstowe Road. These streets form a quiet enclave, enclosed on the west side by the railway line. The houses in Forster Road, Chaplin Road and Nos. 15 and 16 Felixstowe Road share a common arrangement of canted bay windows, most with red-brick banding, and moulded detail to the entrances and upper-floor window lintels. Nos. 1-5A Forster Road are the most decorative of the group, with foliated capitals and ornate entrance arches, although several have poor replacement windows. Nos. 5 and 5A have ground-floor shops, possibly original or early additions, but much altered.

1.5.57 Forster Hall, now the Tottenham Tabernacle, occupies the corner of Chaplin Road and Forster Road. Built in 1885 as the Blue Ribbon Gospel Temperance Mission, it had become the People's Palace by 1907, operated by the Walturdaw Animated Picture Co., and continued as a cinema until 1923. It has a pitched roof, a pedimented corner entrance bay and a gabled facade to Chaplin Road with a moulded eaves-cornice and triple windows set in recessed panels. Its architectural character has been diminished however by painting of the brick facade, and signage obscuring the corner entrance.

1.5.58 Nos. 1-14 Felixstowe Road are simple flat-fronted cottages, several retaining their original sash windows, but their cohesion is disrupted by an obtrusive 'Georgian' bow window to one house, another has been pebble dashed, and there is a multiplicity of satellite dishes. The street is bordered on the south side by a boundary wall to a former recreation ground, later developed as housing (Eleanor Close).

Picture 45. The terrace on chaplin Road

Picture 46. Forster Road

Picture 47. Felixstowe Road

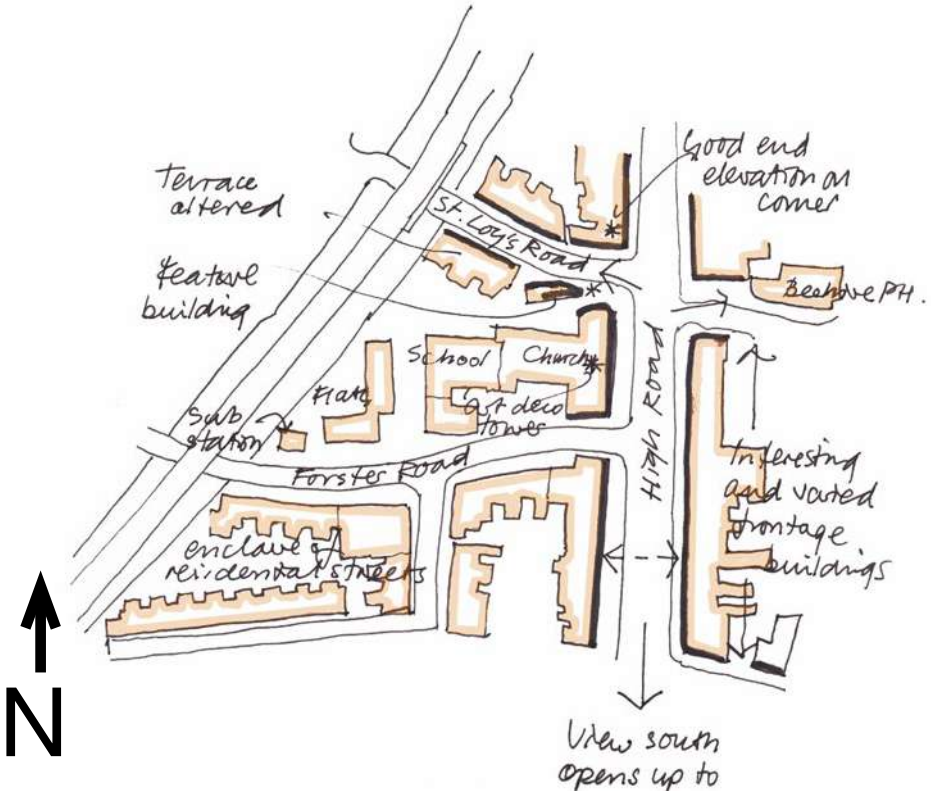
Townscape summary

1.5.59 This stretch of the High Road has suffered little post-war incursion, and in contrast to the larger, purpose-built parades and commercial buildings seen further north, the frontage consists predominantly of domestic-scale buildings, several having originated as modest Georgian or early-Victorian two or three-storey houses, mostly of two bays. With the notable exception of King's Parade, rebuilding and infill has generally perpetuated this scale and rhythm. However the townscape quality is impaired by a multiplicity of poor-quality shop fronts and signage.

1.5.60 The broadening of the highway near St Loy's Road, from where it continues in a virtually straight line southwards to Tottenham Green, affords the longest uninterrupted north-south view anywhere in the High Road. With the lower building heights, this gives a more open character to the High Road than further north within the conservation area.

1.5.61 The late-Victorian residential streets between the High Road and the western boundary of the conservation area share a cohesive character in terms of their scale, design and materials but their modest architectural quality has been significantly undermined by piecemeal alterations and loss of original features. With the exception of St Loy's Road, these terraces have little or no visual relationship with the High Road.

Map 12. **Sub-area C - Townscape analysis**



Map 13. **Sub-area C, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary

48.

Character Sub-area D: Bruce Grove and Moorefield Road

Picture 48. Station buildings at the junction with moorefeld Road and numbers 1 and 2 Bruce Grove

1.5.62 The north-east and south-west sides of Bruce Grove are described respectively as north and south for convenience.

Bruce Grove (south side)

1.5.63 At the junction with Moorefield Road, Station Buildings, now a restaurant, is a two-storey early-20th century infill building with ground-floor shops, with a canted east elevation and a single-storey pedimented entrance arch in Moorefield Lane bearing the building name. It is an attractive red brick building in the Domestic Revival style with a hipped tile roof, casement windows with leaded lights and a bracketed eaves-cornice.

1.5.64 Bruce Grove itself commences with Nos.1-4, a Grade II listed three-storey terrace of c1820 with 20th-century shops built over the former front gardens; Nos. 2-4 with painted facades.

The next sequence of houses, Nos. 5-16, built by 1798, was one of the earliest and by far the most prestigious of the residential developments that spread outwards from the High Road from the late 18th-century onwards; all are listed Grade II. They are three-storeys high with hipped roofs, built in yellow stock brick with stucco dressings. As built, they comprised six pairs with intervening coach houses, Nos. 9-16 with lower, slightly set back side wings containing the entrances, some with columned porches, and ground-floor windows set in round-arched recesses. The original rhythm and proportions of the group have been eroded by the late-19th century intervention of Woodside Gardens between Nos. 12 and 13, and by ad hoc infill and extensions of varying design quality. All are set back behind deep front gardens, lending a spacious character to the street, but these have mainly been given over to hard standings for car parking, and all

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the original boundary walls and railings have been replaced. There has been considerable extension and back land development over the large rear gardens.

Picture 49. Large houses on the south side of Bruce Grove

Picture 50. 15-16 Bruce Grove

Picture 51. Public convenience on the North side of Bruce Grove

Bruce Grove (north side)

1.5.65 After the railway bridge is a small 1920s public convenience, a Grade II listed building with mock-Tudor half-timbering and remarkably elaborate ironwork, now disused. The former cinema (No. 117), now in mixed uses, dominates the following stretch. The stuccoed entrance block, designed in

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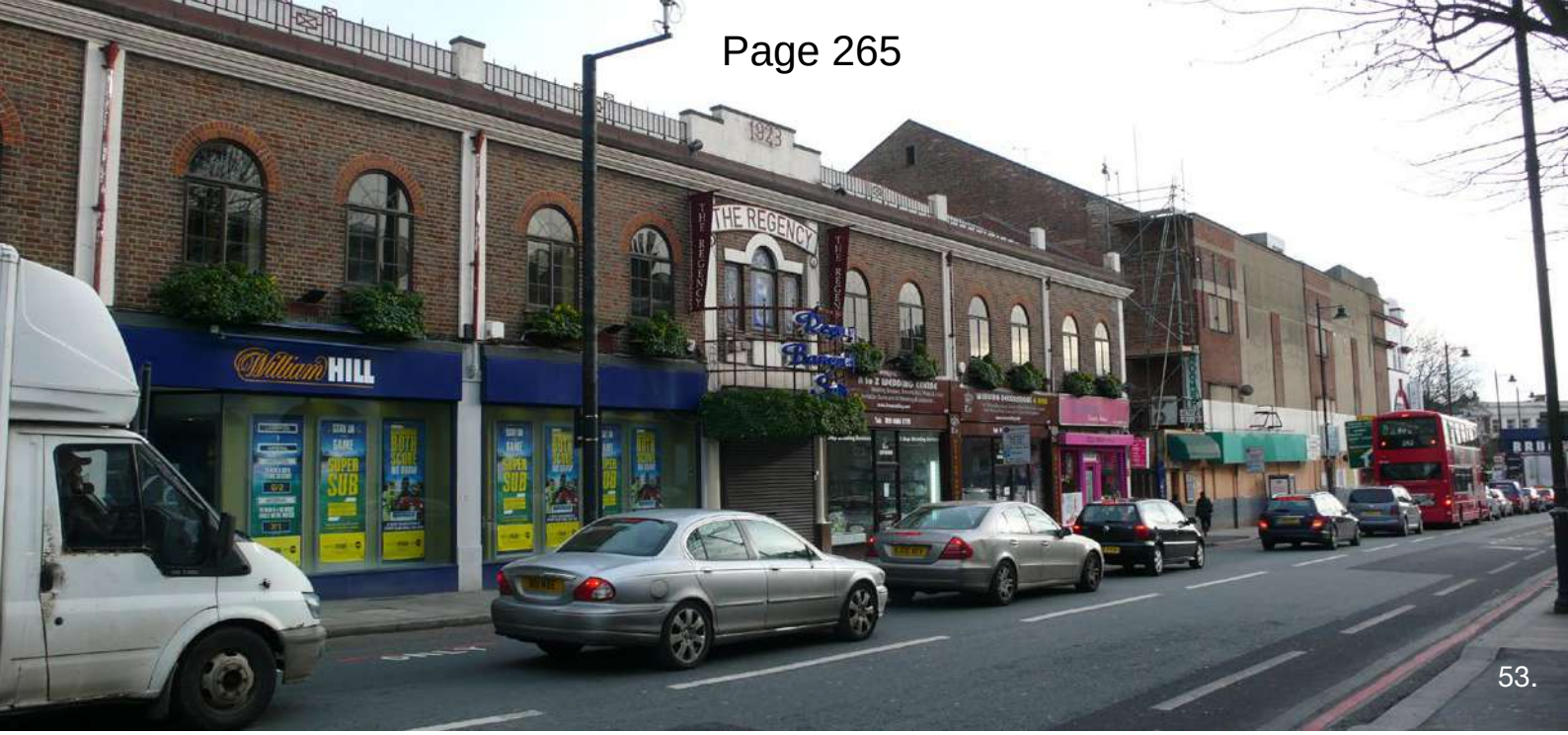
Picture 52. Former cinema on Bruce Grove

the classical manner with a (blocked) arched window over the entrance and a heavy dentilled cornice, was originally surmounted by a dome. The east elevation has an incongruous extension built c2002 above a 1930s single-storey kiosk (No. 119), now a minimarket. While the building has considerable local significance, as recognised in its locally listed status, the long auditorium flank wall facing Bruce Grove, disfigured by modern fascias, signage and patchy finishes where lean-to structures have been removed, detracts from the streetscape in its current state.

1.5.66 Next, Nos. 110-116, the former Bruce Grove Ballroom of 1923, now the Regency Banqueting suite, is a two-storey, seven-bay symmetrical composition in the neo-Georgian style - possibly a deliberate response to the Georgian buildings opposite - incorporating emerging 'moderne' details of the period such as the stepped pediment and ironwork. It is faced in brown and red brick with stuccoed pilasters dividing the bays, the round-arched upper-floor windows with replaced metal casements; the central entrance bay accentuated by a Venetian window and a curved balconet. The ground-floor shops have been much altered.

1.5.67 The frontage continues with a late-Victorian three-storey shopping parade: Nos. 70-88, 89-103 and 105-109, built as three blocks intersected by Woodside Gardens and Forest Gardens. The buildings are in stock brick with red-brick dressings, tripartite windows to the first floor and single windows to the second, all with moulded stucco lintels. Nos. 70-103 have slightly projecting shop fronts framed by glazed-brick pilasters; entrances to the upper floor are set within recessed porches with stuccoed openwork parapets. Shop fronts are modern and generally poor quality, but there is a relatively good survival of features such as consoles and cornices, and a few sash windows remain at upper-floor level. The appearance of these terraces is badly affected by satellite dishes.



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1.5.68 A smaller, two-storey asymmetrical Edwardian pair, Nos. 68 and 69 follows. Built in stock brick with red-brick and stucco dressings, it is attractively detailed with pilastered bays and cambered gauged-brick window arches with keystones. No. 69 has a tripartite upper-floor window and a shaped parapet inset with a stucco panel with swagged ornament. The continuous modern shop fascia shared with No. 70 detracts from the group, however. The three adjoining shop units (Nos. 68 B, C and D) were single-storey additions; units B and C have recently been raised to two storeys to match No. 68, with moderate success.

Picture 53. 110-116 on the north side of Bruce Grove in the neo-Georgian style

Picture 54. Late Victoiran shopping parades on Bruce Grove north side

Picture 55. The former Post Office depot on Moorefield Road

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Moorefield Road

1.5.69 Originally named Bruce Grove Road, the street was created in the late-19th century, running south-west from Bruce Grove to St Loy's Road. A short stretch to the north is included in the conservation area to encompass two locally listed buildings: the former Post Office depot (No. 22) on the east side and the former station master's house on the west, which form an important group with the railway station, also locally listed.

1.5.70 The former post office depot dates from 1906 and is a very good and well-preserved example of its type. The front elevation has twin gables in smooth red brick with finely carved stone detailing including band courses, curved kneeler blocks at the base of the gables, copings and a good stone entrance surround with 'POSTMEN'S OFFICE' written above the doorway. It also retains an original letter box set in the wall with the initials GE VII.

Picture 56. The former station master's house

Picture 57. Chimney detail - the former station master's house

Picture 58. Entrance to the former Post Office depot

Picture 59. Letter box set in to the wall of the former Post Office depot

1.5.71 The former Station Master's house, known as Holly Cottage, is a detached gabled house in stock brick with red brick dressings and a slate roof, designed in a Gothic style to complement the station.

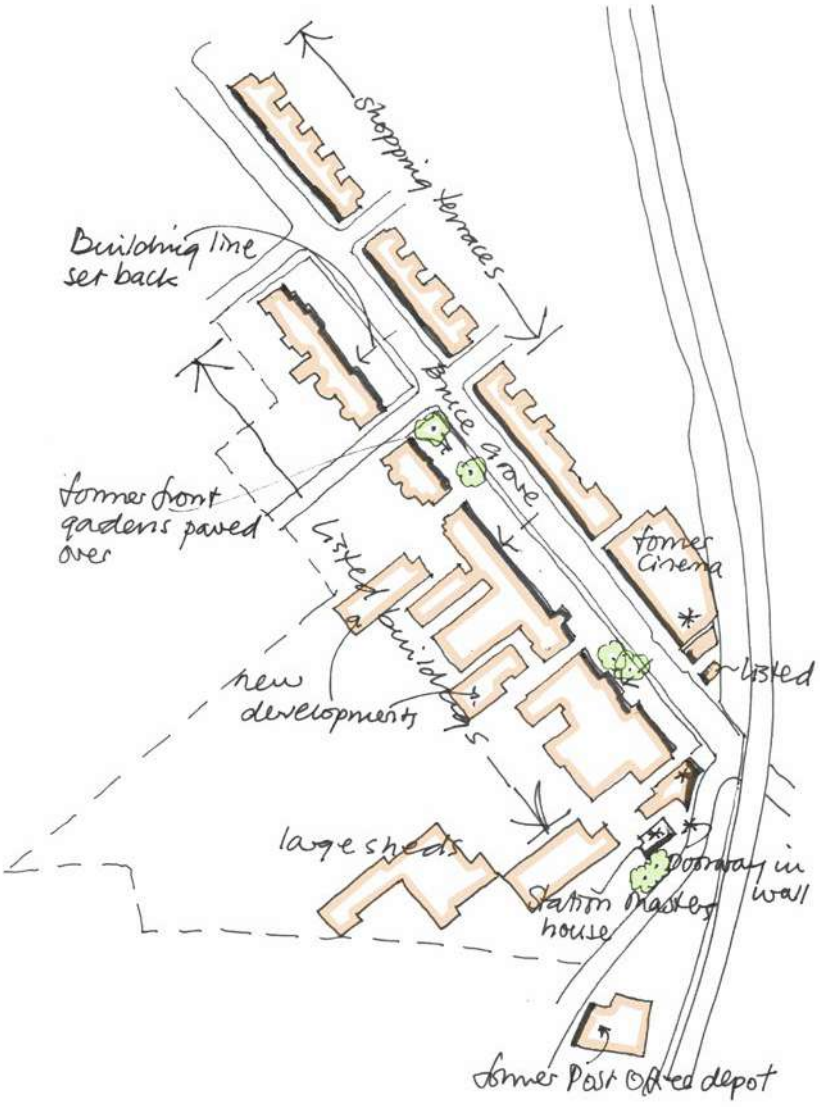
1.5.72 The remainder of the Moorefield Road frontage consists mainly of builders' yards and has nothing else of note.

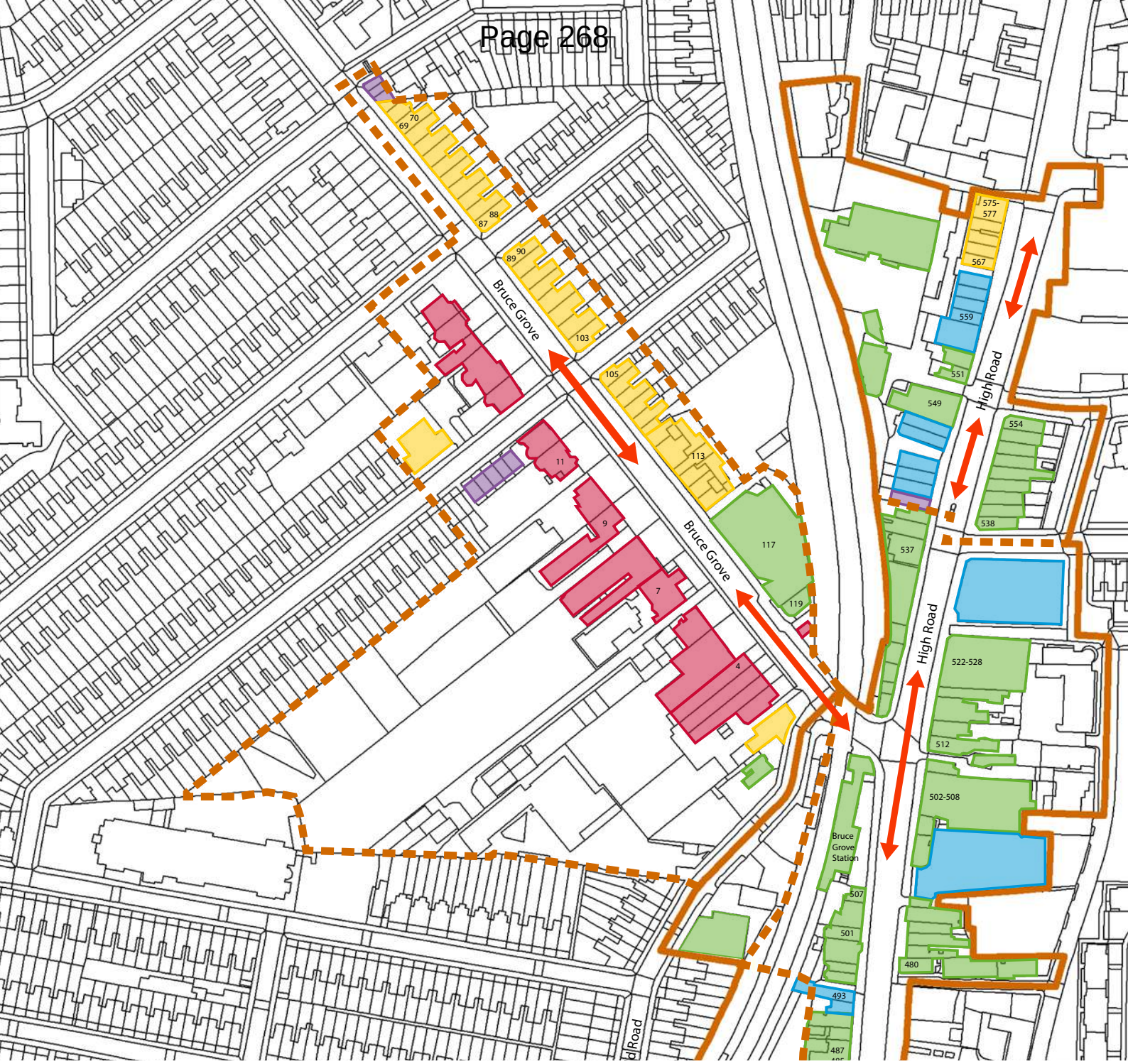
Townscape summary

1.5.73 The south side of Bruce Grove is one of the most substantial stretches of Georgian townscape to survive in the vicinity of the High Road - indeed anywhere in Tottenham - and is thus of major significance in the conservation area. The street frontage, and the setting of the listed buildings, are blighted however by the shop fronts at Nos. 1-4 and by forecourt parking and poor-quality boundaries at Nos. 5-16.

1.5.74 The 'commercial' north side has important group value with the Victorian and inter-war High Road, of which it is effectively a continuation, and the majority of its buildings make a positive contribution to the conservation area. The townscape quality is impaired however by poor shop fronts, signage and satellite dishes, and by a cluster of prominent advertisement hoardings on the railway embankment retaining wall and on the embankment itself.

Map 14. **Sub-area D - Townscape**





Map 15. **Sub-area D, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary

1.6 PUBLIC REALM

1.6.1 Since the previous conservation area appraisal was written the streetscape of the High Road has benefitted from improvements including upgrading and rationalisation of street furniture. The paving consists of concrete paviours with granite kerbs. Street lighting is in a consistent, understated traditional design with tall slender columns and top-hanging lanterns, with half-height lanterns lighting the pavement.

1.7 CONDITION AND DEVELOPMENT PRESSURES

GENERAL CONDITION

1.7.1 Bruce Grove Conservation Area is a good example of a once-important shopping centre containing showpiece buildings of national chain stores now reduced to a purely local function. Formerly large stores such as the Marks and Spencer and Burton's shops have been broken up into separate units with a loss of identity in the street scene. The more recently introduced larger retail units are mainly low-cost food retailers with large sheds behind relatively anonymous frontages.

1.7.2 Although the various grant-aided improvement schemes in recent years have helped to preserve the appearance of parts of some of the best shopping terraces, there are too many examples where ill-judged alterations to individual shop units have marred the overall appearance of some of the more interesting Victorian buildings. This has been exacerbated by the generally poor quality of the few new developments along the High Road.

1.7.3 As elsewhere along the High Road, signage is an issue and the plethora of signs and large shop fascias contributes to a cluttered street scene. A shop front design policy backed up by a design guide and actively implemented is needed to effect improvements over time. Large advertising hoardings attached to the sides of buildings represent a specific problem.

1.7.4 There are a number of opportunities for new infill development along the High Road, for example the existing single-storey frontages that might follow on from wider investment in the regeneration of the area. Any new development should be informed by clear guidance on appropriate urban design principles.

DEVELOPMENT PRESSURES

1.7.5 The conservation area has suffered considerably from incremental alterations that detract from the architectural integrity of individual buildings, and cumulatively from the streetscape, as follows:

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SHOP FRONTS AND SIGNAGE

- Over scaled fascias projecting beyond the shop-front frame
- Poor quality design and materials
- Illuminated box signs
- Solid metal roller shutters, which are visually intrusive, create a forbidding atmosphere and are graffiti prone
- Loss of vertical divisions (e.g. pilasters and consoles) between shop units disrupting the rhythm of the commercial frontage, particularly where individual shops have been combined as a larger premises
- Extraneous signage or advertisements above shop-front level, including estate agents' boards

Picture 60. Oversize shop frontage that detracts from the character of the terrace

Picture 61. Large advertising hoarding

ELEVATIONS

- Extensive replacement of original timber sash or casement windows in uPVC or aluminium, many with tilting lights which have a disruptive visual impact
- Painting or rendering of brickwork
- Satellite dishes on front elevations, frequently several dishes per property
- Poor quality repairs, re-facing and loss of original architectural detail

Advertisements

1.7.6 There are a number of instances of advertisement hoardings affixed to buildings, or freestanding (for example near Bruce Grove Station), which have a detrimental impact on the streetscape.

2. BRUCE GROVE CONSERVATION AREA MANAGEMENT PLAN

2.1 THE PURPOSE OF CONSERVATION AREA MANAGEMENT PLANS

2.1.1 Local authorities have a duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Management Plans are essential tools in this process. Their principal functions can be summarised as follows:

- To set out the Council's strategy for managing change in the conservation area
- To provide guidance to all stakeholders to ensure that future change in the conservation area will preserve or enhance its special character

2.2 SUMMARY OF THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

2.2.1 Conservation area designation introduces stricter planning controls over demolition and tree protection:

- emolition of buildings greater than 115m³ and structures over 1m high next to a public highway, path or open space; or over 2m high elsewhere
- Works to trees with a trunk diameter greater than 75mm at 1.5m² above ground level: written notice must be given to the Council, which has 6 weeks to decide whether to grant permission or make a Tree Preservation Order (TPO). Failure to comply may result in prosecution

2.2.2 Generally, development must preserve or enhance the character or appearance of the conservation area. There is a strong presumption against the demolition of buildings or structures which make a positive contribution to its character or appearance, and similarly to preserve trees.

2.2.3 Additionally, there are restrictions on the types of development that can be carried out without planning permission (permitted development) in conservation areas. Flats and non-residential premises have fewer permitted development rights than dwelling houses. Advice should always be sought from the Council on what works are likely to require planning permission.

2.2.4 Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.

2.3 MANAGING CHANGE IN THE CONSERVATION AREA: KEY PRINCIPLES

- In considering development proposals in the conservation area, the Council will apply the relevant national, regional and local policies and guidance
- All new development in the conservation area should preserve or enhance its special interest, in terms of scale, design and materials and should have regard to the design guidance provided in Part 3 - Preserving and Enhancing the Conservation Area.
- The Council recommends that pre-application advice be sought from the Planning Services
- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

2.4 ENFORCEMENT

2.4.1 The Council has an adopted Planning Enforcement Charter and will investigate and, where necessary, take enforcement action against unauthorised works in the Conservation Area.

2.4.2 Advertisement and signs: The Council is committed to taking enforcement action against inappropriate signage and advertising. Where this is not historic, appropriate notices are being served and actions have been taken. The Council will continue to do so in the future.

2.4.3 Section 215 Notices: These have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate in a case by case basis and in line with the provisions of the legislation.

2.4.4 To carry out works affecting the special character of a listed building without consent is a criminal offence and can result in severe fines and even imprisonment. Works to listed buildings, therefore, should never be carried out without consent. Where alterations to a listed building have been carried out without consent and are found to be unacceptable, the Council may either seek to prosecute those responsible or serve a listed building enforcement notice.

2.5 THE QUALITY OF PLANNING APPLICATIONS

2.5.1 Applications must provide sufficient information about the proposed development and its setting to enable the Council to assess the impact of the proposals on the character and appearance of the conservation area. Applications for outline planning permission in conservation areas will not normally be acceptable. The Council's Validation Checklist sets out the level of information required in

support of planning applications. The following are of key importance:

LEVEL OF DETAIL

2.5.2 A typical planning application might include:

- Plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings
- Plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition
- Detail drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5
- Drawings annotated to show proposed materials
- Any other information considered necessary to assess the potential impact of the development (including, for example, colour perspective drawings, models, photographs, structural engineers statement).
- Planning applications for replacement of windows should include elevations at scale 1:10 or with all dimensions clearly annotated, property elevations or photographs of the whole of the property, with the windows to be replaced numbered to correspond with window elevations, A cross-section at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, with full size details of any glazing bars or leaded lights.

HERITAGE STATEMENT

2.5.3 All applications should be supported by a design and access statement or heritage statement where appropriate. The amount of detail that is required will vary according to the particular proposal. The statement should include;

- An assessment of significance of any heritage assets which may be affected including their setting;
- An assessment of the likely impact of the proposed development on the heritage asset(s) and their setting; and
- An explanation of the rationale behind design choices, including how the proposal would relate to its context and how potential negative impact on heritage assets would be avoided.

ARCHAEOLOGY

2.5.4 Where a site falls within an Archaeological Priority Area or has the potential to contain archaeological deposits, planning applications should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. It is advisable to contact Historic England's Greater London Archaeological Advisory Service (GLAAS) before the submission of a planning application.

MATERIALS AND WORKMANSHIP

2.5.5 Planning applications should be supported by details of the proposed materials to be used for the external finish and details. Samples of the materials may also be required.

EXPERIENCED CONSULTANTS AND BUILDERS

2.5.6 The Council strongly advises that applicants appoint consultants and builders with proven experience in historic buildings

2.6 RECOMMENDED STEPS

- A dated photographic survey of the more significant elements of the conservation area is recommended as an aid to monitoring changes, the efficacy of the Management Plan, and to support enforcement action. It may be possible to engage local volunteers in this exercise.

- Article 4 Directions could be considered to remove permitted development rights for the painting of brickwork, which is highlighted in the Appraisal as a significant issue affecting the conservation area. Many of the properties in the conservation area are in commercial, mixed or non-residential uses which means they have limited permitted development rights with regard to external alterations. Most of the works identified in the Appraisal as adversely affecting the conservation area are already subject to planning controls, and the principal issue is therefore the effective and consistent application of development control policies and, where necessary, enforcement.

- Enforcement action to be taken, where possible within the scope of the advertisement regulations, to control advertisement hoardings placed on buildings within the conservation area.

- While there may be limited scope for tree planting along the High Road, one area that could benefit is the junction with St Loy's Road.

2.7 MONITORING AND REVIEW

2.7.1 The Council will review this Conservation Area Appraisal and Management Plan as part of a five-year programme, in compliance with national legislation and policy.

2.8 THE CONSERVATION AREA BOUNDARY

The following boundary changes are proposed:

A. Modification of the western boundary to exclude parts of St Loy's Road, Forster Road and Felixstowe Road.

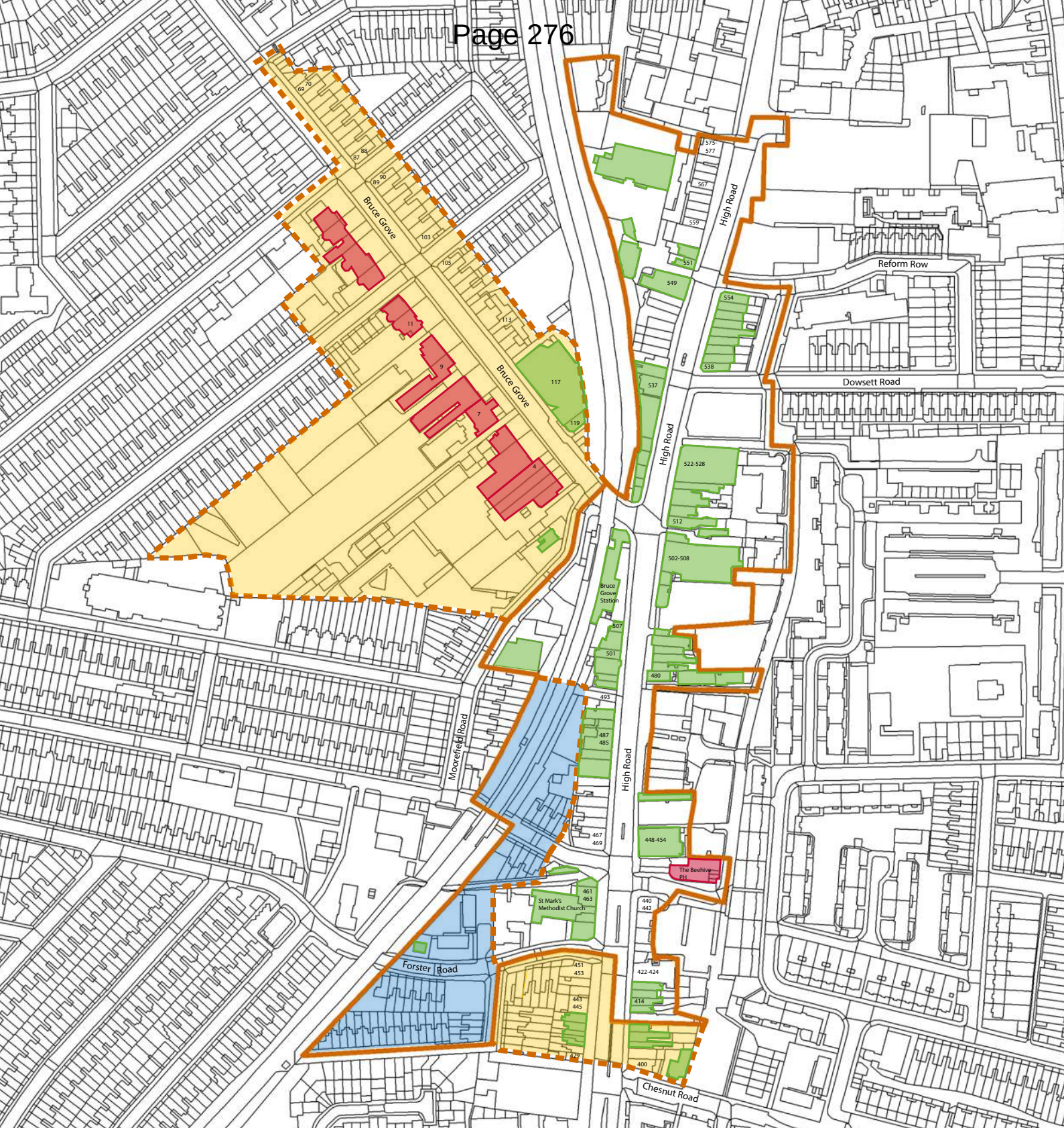
2.8.1 The terraced houses in Forster, Chaplin and Felixstowe Roads are of modest architectural quality that has been significantly undermined by piecemeal alterations and loss of original features. As a group they also have little or no visual relationship with the High Road. The houses in St Loy's Road have also been extensively altered, whilst the flats on the former Sunday School site contribute little to the conservation area. It is therefore recommended that the current boundary following the railway line be deleted and replaced by a new boundary as follows. From the Post Office depot on Moorefield Road the proposed new boundary crosses the railway line and follows the rear of Nos. 467- 497 High Road, crosses St Loy's Road and follows the west side of the surviving Sunday school building, and finally follows the rear boundary line of Nos. 429-453 High Road to meet the new boundary with Tottenham Green Conservation Area.

B. Extension of the southern boundary to include part of the current Tottenham Green Conservation Area.

2.8.3 The existing boundary follows Forster Road before running along the centre of the High Road and then turning east, splitting up the existing group of buildings on the east side of the road. These buildings properly belong to the townscape of the Bruce Grove Conservation Area and it is recommended that the boundary be adjusted to follow the rear boundary of Nos. 429-453 High Road and then across to Chesnut Road as far as No. 1 Chesnut Road

C. Extension of the western boundary to include part of Bruce Grove which is currently within the Bruce Castle Conservation Area.

2.8.4 Historically the development of this section of Bruce Grove was part of the increasing urbanisation of the High Road rather than any connection with Bruce Castle. It is therefore recommended that the part of the current Bruce Castle Conservation Area as far as Hartham Road, including the Georgian listed buildings at Nos. 1-16 on the south side and the Victorian commercial frontages on the north side should be incorporated within the Bruce Grove Conservation Area. Consideration should also be given to reviewing the southern boundary of the conservation area, which currently includes the former rear garden plots of the listed buildings (Nos. 1-16) fronting the south side of Bruce Grove. Several of these plots are now in separate ownership and have been developed with buildings that contribute little to, or even detract from, the conservation area.



Map 16. **Bruce Grove, Proposed Boundary Alterations**

- Proposed area to be included in the Conservation Area
- Proposed area to be excluded from the Conservation Area
- Existing Conservation Area Boundary
- Statutory Listed Building
- Locally Listed Building

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

3.8.1 The following guidance applies to all buildings within the conservation area, including listed and locally listed buildings, and reflect what the Council considers to be the best approach to preserving and enhancing the character of the conservation area. Applicants for planning permission or listed building consent should ensure that all proposals are in line with the guidelines contained here.

3.1 WHEN IS PERMISSION NEEDED?

3.1.1 Many common alterations will require planning permission. Some changes which would ordinarily be considered 'permitted development' will require planning permission in a conservation area. Below is a brief guide to common projects requiring planning permission. More information is available at https://www.planningportal.co.uk.

MAINTENANCE AND REPAIRS

3.1.2 It is recommended that resident keep their houses in good repair. Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

SHOP FRONTS

3.1.3 Planning permission is required for any alterations or removals that affect the appearance of the shop front. This includes removals or alterations to doors, windows or stall risers, and the installation of shutters or security grills. A separate consent is required for advertisements and shop signs (see below)

ADVERTISEMENT CONSENT

3.1.4 Advertisement consent is usually required for exterior signs and advertisements which are illuminated, or with an area of greater than 0.3 square metres. This also applies to advertisements displayed inside of a shop window, which can be viewed from outside the building Non-illuminated shop signs displayed on a shop front may be exempted from this requirement, if certain requirements relating to design and content are met. More information about advertisement consent is available at **www.planningportal.co.uk**.

WINDOWS AND DOORS

3.1.5 Planning permission is needed for replacement of or alteration to windows and external doors on buildings other than private dwelling houses. Replacement of windows and doors of a house (but not a flat) is considered 'permitted development' and does not require planning consent, provided that the replacement windows are of similar appearance to the existing.

RENDERING AND CLADDING

3.1.6 Rendering and cladding is not considered permitted development in a conservation area, and will require planning consent.

EXTENSIONS

3.1.7 Single storey rear extensions to private dwelling houses of up to 3 metres in depth (or 4m in the case of a detached house) are considered 'permitted development' and do not require consent, provided that the design and materials match the existing building. Extensions to certain commercial and industrial buildings within certain size limits are also considered permitted development. All other extensions will require planning consent, including alterations and extensions to roofs.

BOUNDARIES AND GARDENS

3.1.8 Planning permission is required for the construction, alteration or demolition of a wall, fence or other boundary treatment over 2m in height, or over 1m in height when abutting a highway.

VENTS, SATELLITE DISHES AND SOLAR PANELS

3.1.9 Permission is required for the installation of any of these additions on a wall or roof slope facing the street.

DEMOLITION

3.1.10 Permission is required for the total or substantial demolition of a building with a cubic content of more than 115 cubic metres (measured externally). It is an offense to carry out such works without consent. If in doubt, please consult the Council's conservation team.

TREES

3.1.11 The council must be notified six weeks prior to cutting down or carrying out works to a tree in the conservation area.

LISTED BUILDINGS

3.1.12 Like for like repairs can be carried out without consent, but Listed Building Consent must be obtained for any work that is likely to affect the building's character or significance. This applies to internal alterations and external alterations and works to boundary walls, buildings within the curtillage, or structures attached to the listed building. It is an offense to carry out such works without consent. If in doubt please consult the Council's conservation team. In some circumstances it will be necessary to apply for planning permission alongside listed building consent. For more information about applying for listed building consent, please see listed buildings guidance below.

CHANGE OF USE

3.1.13 Changes of use will often require planning permission. Change of use from shops (A1) or financial or professional services (A2) to use as a dwelling house (C3) is usually considered permitted development, but within the conservation area permission is needed for this change.

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3.2 SHOP FRONTS

3.2.1 High quality shop fronts make an important contribution the character of an area. Many of the original shop fronts in the conservation area have been extensively altered or are in poor repair. Nonetheless, many original features remain and the Council will encourage shop owners to repair and restore shop fronts.

3.2.2 Planning permission is required for most changes that will alter the appearance of the shop front, including for shutters and awnings. Applicants should make sure their proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- Shop fronts should have regard to their context, so that the design complements the building as a whole, neighbouring shops and the street scene.

- Historic features should be conserved and restored as far as possible. The removal of original shop front features will not usually be permitted unless these are beyond repair.

Picture 62. Traditionally framed shop fronts on Tottenham High Road complement the architectural qualities of the building.

- Designs should incorporate the elements and proportions of traditional shop front design (see p67) and make use of high quality traditional materials like timber, that complement the character of the building.

- Shop fronts in the conservation area need not always be reproductions of historic styles. This guidance sets out principles which can be applied across different styles of shop front. New designs are encouraged, but these should also express the features and proportions of a traditional shop front.

- Designs must be simple and uncluttered. Shop owners are encouraged to reduce clutter such as unnecessary signage, wiring and electrical equipment, external displays of goods, stickers and additional advertising.

- Any signs, lighting, security measures or canopies should be incorporated within the design and should not obscure architectural elements.

TRADITIONAL SHOPFRONT DESIGN

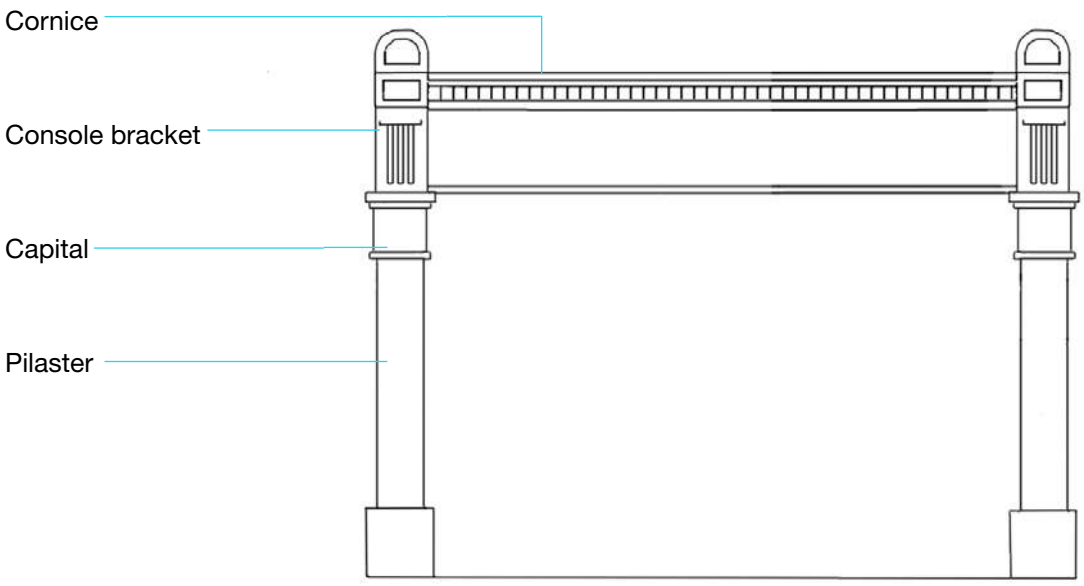
3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

3.2.4 The architectural details that frame the shop front are an important element – usually pilasters, console brackets, and a fascia with cornice (see picture 59). These features should be repaired or restored to the original appearance and maintained in all cases. Original features such as tiling or glazed brick should not be painted or covered.

3.2.5 The design of shop fronts to be fitted in to this framework should aim to incorporate the following traditional features;

- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are not appropriate.
- **Stall risers:** These are traditionally in timber. Other materials might be considered appropriate in some circumstances (for example marble or granite for a bank, glazed tiles for a pub or butcher). Laminates, mosaics or reflective tiles are not appropriate materials.

Picture 63. The traditional architectural details that frame the shop front.



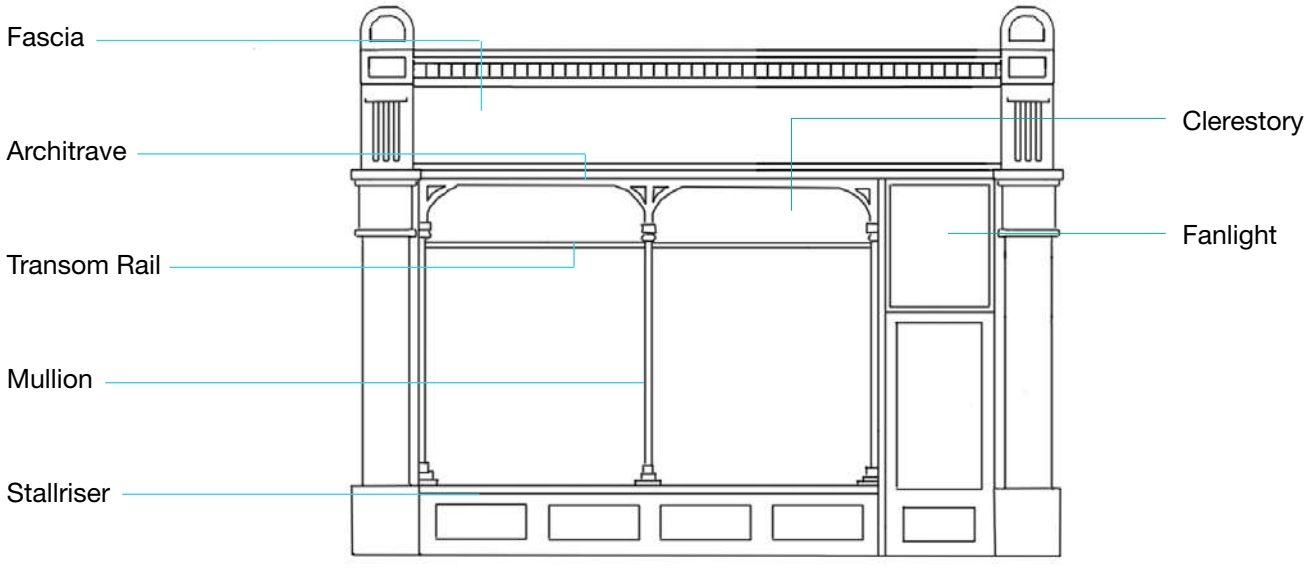
- **Shop window:** This should extend from the stallrisers to the architrave at the base of the fascia and should usually be subdivided with a transom rail and one or two vertical mullions. Mullions should usually line up above and below the transom. Floor to ceiling sheet glass is not appropriate in areas of traditional shop fronts.

- **Doorway:** This can be set back from the edge of the pavement with a tiled entrance, or flush with the building line. Recessed doorways should be retained where these are an established feature of the street.

3.2.6 The shop front should usually be in timber, although a high quality bespoke metal frame might be considered appropriate in some circumstances. Other materials such as UPVC are not appropriate.

Designs incorporating the elements of traditional shop front design

Picture 64. A typical traditional shopfront



3.2.7 These traditional elements were incorporated in to shop fronts for sound functional reasons. Their inclusion in new shop front designs does not necessarily mean copying historical styles. Sympathetic new designs incorporating these features are encouraged.

3.2.8 Each design should relate to other shop fronts in the area, taking account of fascia lines, stallriser heights, transom height, bay width and material. Individual shop fronts should not dominate the street scene.

3.2.9 Shop fronts that combine more than one shop unit can disrupt proportions, relating poorly to buildings around them. In these cases, pilasters should be retained or included to provide a visual break. Fascia signs should not be extended over multiple units. Each unit should have a separate fascia sign, linked by a common design.

3.2.10 Double aspect corner shops should address both frontages appropriately.

Double aspect frontage on a corner shop

Picture 65. Shops with a common framework appear ordered. Without this, shops relate poorly to one anoher an can appear cluttered or chaotic.

SIGNAGE AND ADVERTISING

3.2.11 The approach should be simple and uncluttered. Signage should not dominate the shop front or obscure windows

3.2.12 Materials, colours and design for all signage should complement the historic character of the building and area. Signwriting directly on to the timber or metal fascia board or individually mounted lettering are usually appropriate. Perspex, acrylic and other non-traditional materials are not.

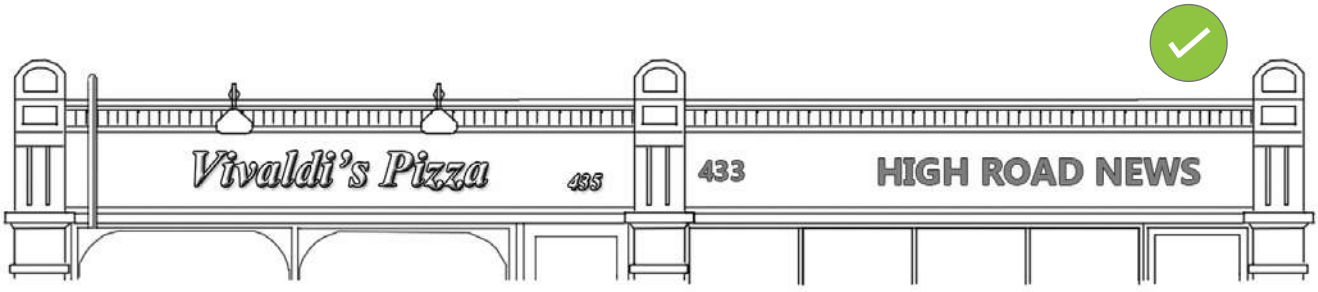
3.2.13 Lettering should be in proportion with the size of the sign and not fill the entire area. Content should be restricted to the proprietor's name, the type of business and the shop number, not brand names of goods for sale or other advertising. Each shop should have its number clearly displayed.

3.2.14 Standard corporate signage, logos and colour schemes should be adapted to suit the context, including colours, size of lettering, materials and style of illumination. In cases where corporate colour schemes are considered out of character, they should be restricted to lettering and detail only.

Fascia Signs

- Fascia signs should be a simple flat panel contained within the fascia area. They should not obscure architectural features, project forward of other features, extend unbroken over more than one shop unit, or impinge upon first floor windows. Box fascias are not acceptable. Additional signs applied to the facade above fascia level or on upper storeys will not usually be permitted.
- In special cases, alternative forms of signage will be considered, for example where a business is located at first floor level or in a building without a traditional shop front. Individual letters applied to walls, lettering directly on to window glass, or signs hung behind windows may all be considered appropriate depending on circumstances.

Picture 66. Fascia Signs



Hanging and projecting signs

- Only one hanging or projecting sign on each elevation with a shop front will be permitted.
- Hanging or projecting signs should usually be positioned on the ground floor at fascia level
- Existing brackets for hanging signs should be reused if possible.
- Perspex projecting box signs will not be considered acceptable.

Illuminated box facsia's are not appropriate

Excess signage is not appropriate

LIGHTING

3.2.15 Internally illuminated panels, signs or lettering will not usually be permitted. There will be a preference for illuminating signs indirectly with an appropriate swan neck or trough light. Lighting fixtures should not obscure architectural features or proportions. Fascia lighting can be concealed within the cornice.

3.2.16 Matt finish slim metal lettering with discrete individual halo illumination may be considered appropriate in some instances.

3.2.17 Illuminated signs will be restricted to those businesses which are open in the evening or at night. Illumination should be kept to a minimum. The light level should be subdued and constant. Bright or flashing lights will not be permitted.

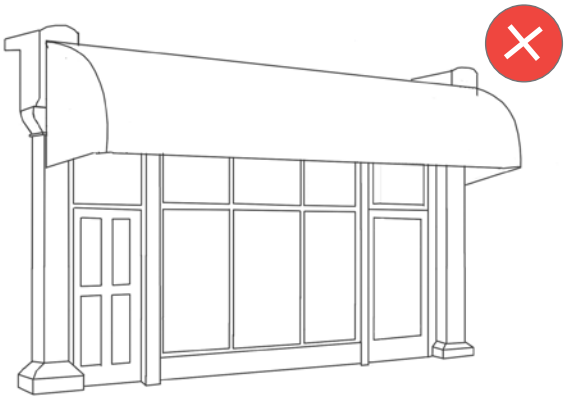
CANOPIES AND AWNINGS

3.2.18 Canopies and awnings will only be permitted if they can be accommodated without damage to the character of the building, and are capable of fully retracting. The mechanism and blind box should be integrated with the overall shop front design and should not obscure features. Retractable traditional straight canvas blinds accommodated within the cornice or architrave will usually be acceptable.

3.2.19 Folding or fixed canopies, quarter round rigid frames and balloon blinds will not be permitted.

3.2.20 Canvas is usually the most appropriate material. Flourescent, glossy or metallic blinds are not appropriate.

Picture 67. Traditional retractable canvas blinds are the most appropriate type of canopy.



SHUTTERS, GRILLS AND SECURITY

3.2.21 All security measures should be integrated within the overall shop front design and should not have a negative impact on the street scene or obscure architectural features.

3.2.22 Shop fronts should use the least visually intrusive security solution. Toughened or laminated glass; Internal screens, grills and shutters; or traditional removable external shutters are the Council's preferred solutions.

3.2.23 Rod and link (or other open type) external grills may be permitted in exceptional circumstances where it can be shown that it is the only possible solution, but these must be integrated with the overall shop front design (including box and runners).

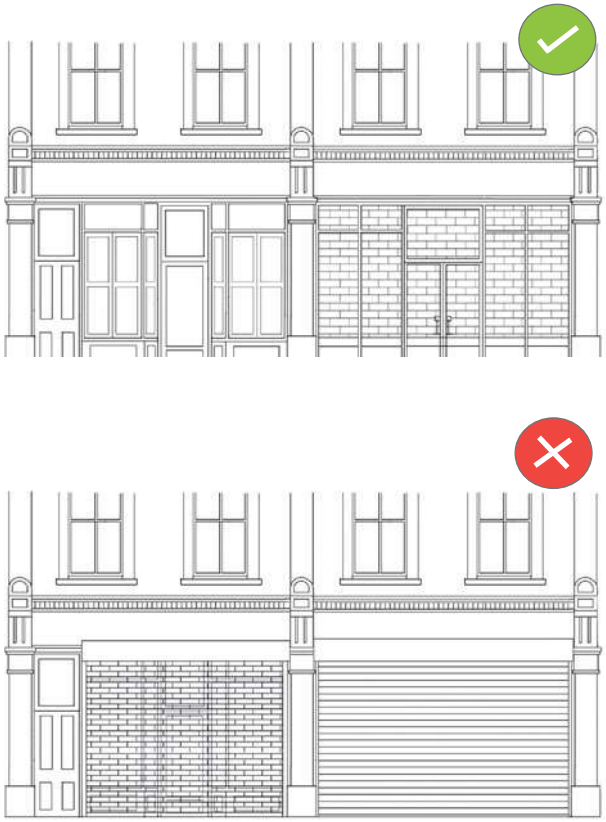
3.2.24 Shutters and grills should not cover pilasters when in the down/closed position and should have a painted or coloured finish to complement the rest of the shop front.

3.2.25 Solid or perforated external roller shutters, transparent external polycarbonate shutters or visually intrusive external shutter boxes will not be considered acceptable.

3.2.26 Burglar alarms, security cameras and other equipment should be kept to a minimum and be located in unobtrusive positions.

ACCESS

3.2.27 If the upper storeys of the building are in a separate use, separate access should be provided at the front of the premises and incorporated into the design of the shop front.



Picture 68. External Roller shutters are not appropriate.

Internal shutters which don't obscure architectural features

External roller shutters are not usually appropriate. .

3.2.28 Access to the shop including level access to the street should be provided for people with disabilities, the elderly, parents with pushchairs, and all users. If installing level access would involve the loss of important features on a historic building, alternatives such as handrails should be considered.

VENTILATION EQUIPMENT

3.2.29 Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

SHOP FRONTS CONVERTED TO RESIDENTIAL

3.2.30 The council will generally oppose the loss of shop fronts, however it may be necessary for some obsolete shop fronts outside of designated town centres and local centres to be converted to residential use.

Original shop front features should usually be retained and adapted.

3.2.31 Where this change of use is considered acceptable shop front features should usually be retained and adapted to suit the new use.

SHOP FRONTS IN NEW BUILDINGS

3.2.32 New shop fronts should respect traditional proportions, materials and signage style.

3.2.33 Recreations of historic shop fronts will not be considered appropriate in new buildings.

3.2.34 When submitting a planning application for shop units, the details of the shop front design should be submitted with the application, even if the final design is to be determined by a future occupier. Plans should show how the shop front relates to the masonry frame, position of doors, size of frame sections, fascia depth and height of stallrisers.

3.2.35 Possible security needs should be considered by allowing space for housing shutters internally.

3.2.36 Privacy should be provided through the use of obscure glazing, timber shutters (internal or external) which complement the historic character, or an internal partition creating a lobby area, window display or winter garden.

69.

3.3 LISTED BUILDINGS

Picture 69. The grade II listed former Fire Station on Tottenham Green

LISTED BUILDING CONSENT

3.3.1 Listed building consent is required for any works of demolition, alteration or extension of a listed building which might affect its character as a building of special architectural or historic interest. This applies to internal as well as external works. It is for the Council to determine in each case whether consent is required.

3.3.2 The list descriptions held by Historic England are intended mainly for identification purposes and are rarely a comprehensive record of all features of interest. They should not be relied upon to determine which features are significant, or whether or not listed building consent is required.

3.3.3 The whole of the building including its interior is listed. The Council recognises that listed buildings vary greatly in the historic value of their interiors, and that the potential for alterations varies accordingly. Decisions must be based on an assessment of the significance of the building in accordance with Historic England guidance. In sensitive interiors, alterations may have to be restricted to a minimum.

3.3.4 Certain types of work do not normally require consent, for example internal redecoration not involving removal of any internal features of significance, renewal of concealed services, routine repairs in matching materials, and maintenance. More substantial repairs may require consent. In cases of doubt, the advice of the Council should be sought in writing.

3.3.5 Buildings that lie within the curtilage of a listed building are also subject to listed building control even if they are not specifically mentioned in the list description. Objects fixed to the building may be considered to be part of the listed building.

3.3.6 Applicants for listed building consent should make sure that proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- The Council will need to be satisfied that all aspects of proposals for alterations are necessary, and that the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the building.

- Alterations should normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest.

- As far as possible, existing detailing and the contemporary features of the building should be preserved, repaired or, if missing, replaced.

- All works, will should be carried out in the correct scholarly manner, under proper supervision, by specialist labour where appropriate.

MAINTAINING LISTED BUILDINGS:

3.3.7 Regular maintenance is essential to the long-term preservation of listed buildings. Prompt action to remedy minor defects will prevent costly and disruptive repairs at a later stage.

3.3.8 Routine maintenance is the responsibility of the owners of a listed building. Planning permission is not required for routine maintenance and like for like repair, but the Council should usually be consulted to confirm whether consent will be needed.

3.3.9 Masonry surfaces can easily be damaged by inappropriate cleaning, and in many cases it is best to leave them undisturbed. External cleaning of buildings with low-pressure intermittent water sprays and bristle brushes does not normally require listed building consent. However, cleaning with water can lead to saturation of the walls and outbreaks of dry rot in built-in timbers. Other methods of cleaning stone or brickwork will generally require listed building consent as these can have a marked effect on the character of the building. Cleaning methods are carefully specified and appropriate for the circumstances. Where proprietary methods are to be used a method statement should be submitted for approval. Cleaning should only be carried out by specialist firms and under close supervision, and it is advisable to employ an independent stone cleaning consultant to specify and supervise such works.

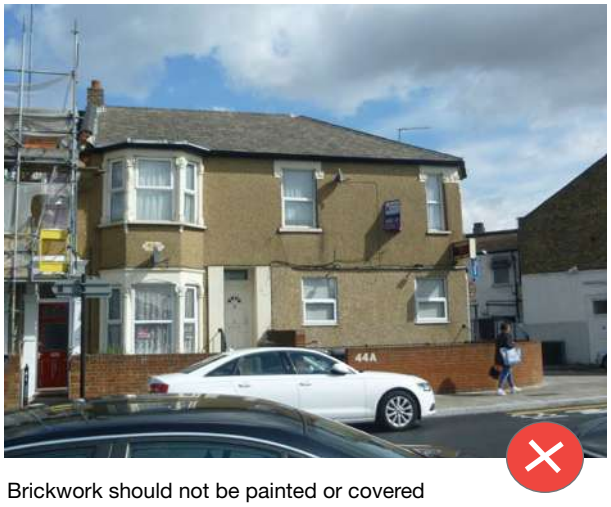
INTERIORS

3.3.10 Interior features of interest may include chimney pieces, plasterwork, panelling, doors and door surrounds, staircases and balustrades. These should always be retained and fully protected from damage during the course of any works to the interior of a listed building. Proposals for the internal refurbishment of listed buildings should be supported by drawings which clearly identify all interior features of interest, and confirm their retention. It is important that original plan forms and room proportions are maintained during any conversion.

3.4 GENERAL MAINTENANCE AND IMPROVEMENTS

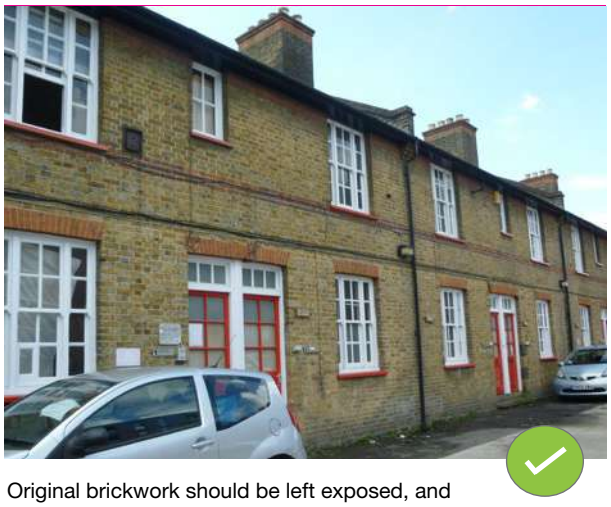
MASONRY AND BRICKWORK

3.4.1 Brickwork, stone, terracotta, tiles, and other original facing materials should not be painted, rendered, or covered with cladding. This can affect the interest of the facade, disrupt the cohesion of the group or terrace, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted.



Brickwork should not be painted or covered with render, pebble-dash or cladding.

3.4.2 Where inappropriate painting or cladding has taken place, the Council supports its removal, provided this can be achieved without damaging the fabric of the building. It is important that a specialist using appropriate non-abrasive methods undertakes the work.



Original brickwork should be left exposed, and restored where necessary.

3.4.3 Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork. Any decorative features should be retained, and where necessary repaired or reinstated. Decayed bricks should be replaced with bricks of a similar quality and colour, and laid in the same pattern as the original. In all cases, skilled bricklayers with an understanding of historic brickwork should be employed.

3.4.4 Where necessary, older brickwork should be repointed with an appropriate mortar mix – usually a 1:2:9 cement/lime/sand mortar carefully matching the existing mix in texture and colour. A flush or slightly recessed mortar joint profile is most appropriate. Cement based hard mortar should not be used on older buildings as it is less permeable than a lime mortar mix and can lead to deterioration of brickwork. Re-pointing with hard cement-based mortars is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.

ROOFS

3.4.5 The form, structure and materials of historic roofs are almost always of interest. The concealed roof of a traditional terraced house can be just as significant as a steeply pitched roof which is visible from the street, or an M shaped double-pitched roof. Where original roofs survive, there will be a presumption will be in favour of their retention.

3.4.6 Where repairs or reroofing is required, this should be done in materials to match the original, in type, size and colour. On older buildings this will most often be either slate or clay tile. Where possible, the original slates or tiles should be retained and reused.

3.4.7 Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to be replaced the original material (or if this cannot be determined, the most appropriate material for the building type) should be used.

3.4.8 Ridge tiles, finials and other details should always be retained and reused, or replicated. The layout, tile/slate size and any patterning in the original roof should be replicated.

3.4.9 Chimney stacks are important features of the roofscape and can be important indicators of the date of a building and of the internal planning, and should never be removed or altered without consent. Repairs may be necessary to stabilise the chimney, but the Council recommends that the height is not reduced and pots are not removed.

3.4.10 Where additional ventilation is required, his should be provided at the eaves and ridge line and should not affect the appearance of the roof. Vents should not be installed on the roof slope.

WINDOWS AND DOORS

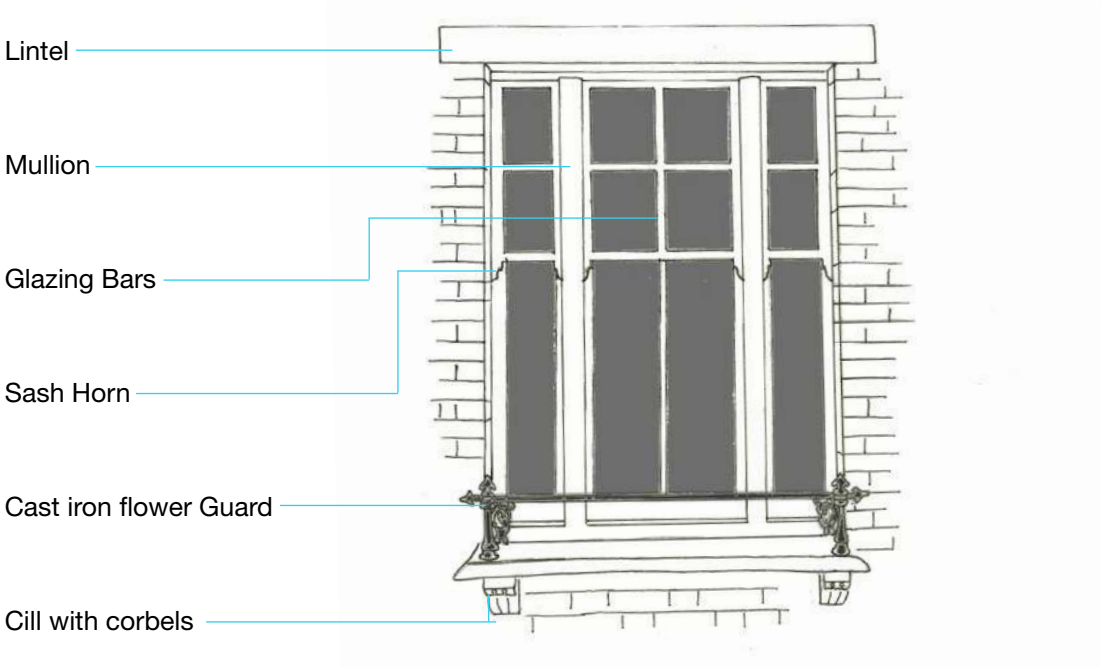
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

- It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.

- The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds. In the case of listed buildings, the installation of secondary glazing will require listed building consent and will usually be permitted where it can be accommodated without harm to the significance of the building interior.

- Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate on rear elevations that are not visible from the street. Glazing bars should always be mounted externally.

Picture 70. The features of a traditional window which should be retained or replicated



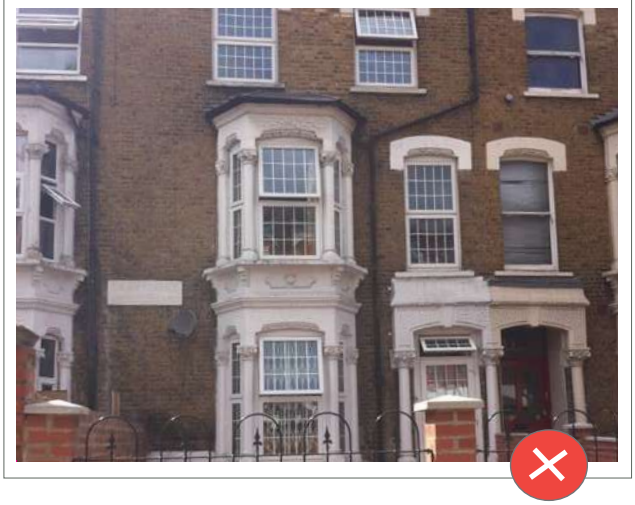
- Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

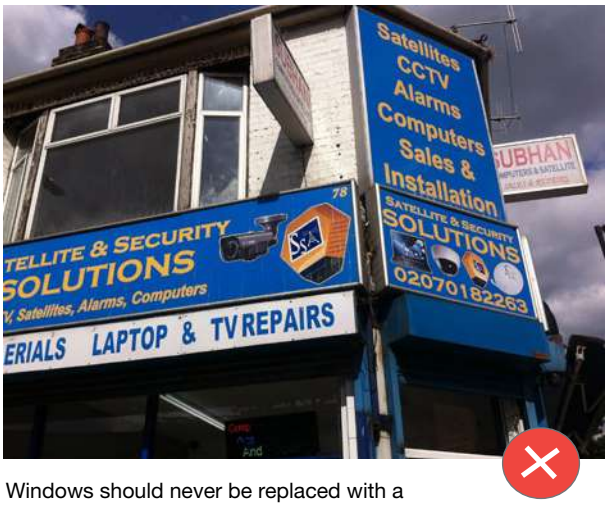
- In the case of listed buildings, the Council will strongly resist the loss of original windows and doors (including historic glass). Where an original window or door is beyond repair, it should be replaced on an exact like for like basis, and double glazing will not usually be acceptable. Historic glass, whether decorative or plain, should be retained where possible, and carefully protected from damage during building works.

- It is never appropriate to alter the original configuration of windows, the size and proportions of window and door openings, or details such as lintels, brick arches and cills. The depth to which window frames are set back from the face of the building should not be altered.

- Where windows and doors have been altered, every opportunity should be taken to restore them to their original style. In cases where a previously altered window is to be replaced, the new window should replicate the original design and materials, which can usually be ascertained by looking at nearby houses of the same type

- External security grills, gates and shutters should not be installed to doors or windows as this harms the character of the area. Residents wishing to improve security are advised to seek specialist advice on more appropriate solutions.





Windows should never be replaced with a different style or configuration to the original

ARCHITECTURAL FEATURES AND DETAILING

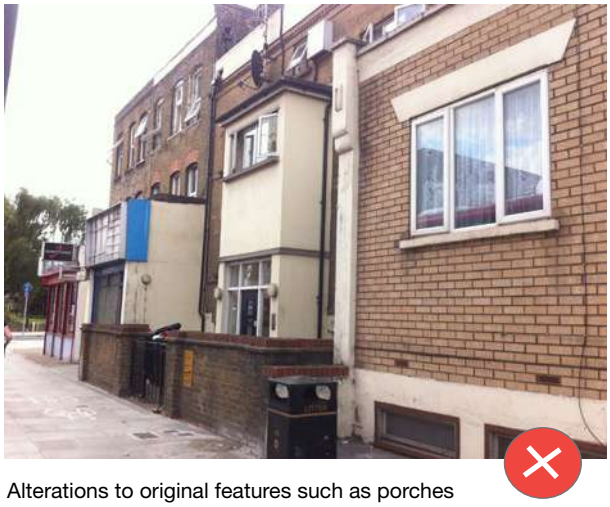
3.4.12 Original architectural features and decoration (and later features which add to the architectural or historic interest of the building) should be retained as far as possible. These might include features such as porches, parapets, balconies, verandahs, carved details in stone or timber, moulded brickwork and terracotta, statuary, murals, mosaics, and ornamental ironwork.

- Repairs to decorative features should usually be carried out by an appropriately skilled craftsperson or conservator.
- Where architectural features or decorative details have been lost or replaced with poor-quality substitutes, the Council will strongly encourage their reinstatement (if there is clear evidence of their original appearance.)
- It is always best to retain the original porch arrangement which is often an integral part of the design of a building. Open porches should not be enclosed. Canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.

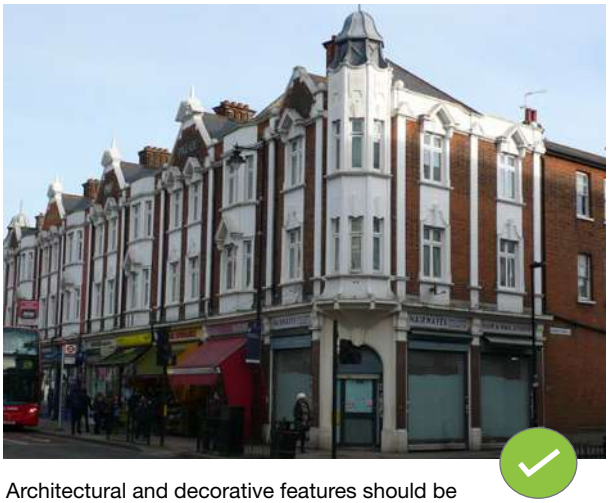
BOUNDARY WALLS AND PARKING

3.4.13 Walls, fences and other boundary treatments to both front and back gardens make an important contribution to character. Their removal, or the addition of a boundary treatment of a different height or type will not be considered appropriate. Where boundary walls are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt to reflect the original appearance.

3.4.14 Substantial loss of front gardens and/ or boundary treatments in order to create parking spaces will not usually be considered acceptable. The creation of hard standing for parking should



Alterations to original features such as porches and bay windows should be avoided



Architectural and decorative features should be retained and restored

not cover more than 50% of the original garden, should be appropriately landscaped. The original boundary treatment should usually be retained. It may be possible in some circumstances to enlarge openings in front boundary walls, where the wall is appropriately finished with a pier, in keeping with the style of the original.

EXTERNAL SERVICES AND FITTING

3.4.15 External services such as ventilation equipment, flues, satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimise their impact. Where possible these should be in unobtrusive locations and on walls and roof slopes that are not visible from the street. In the case of listed buildings, such additions will require listed building consent.

Satellite dishes shouldn't usually be mounted on the front of buildings

- Roof plant should be avoided if at all possible, but where it is necessary, it may be possible to locate it within the envelope of the building. If not, it must be concealed in views from ground level.

- Satellite dishes will only be acceptable where they cannot be easily seen from the street or other public areas, usually the rear of the property below the level of the roof ridge, or on hidden roof slopes.

- Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

3.5 EXTENSIONS

3.5.1 In many cases, historic buildings are capable of being extended without damaging their character, subject to sensitive handling of scale and detail. However in some cases extensions would detract from the uniformity of a formal group of buildings, or from the integrity of a particular design and will therefore be unacceptable in principle.

- Extensions will only be permitted if subordinate in size and appearance to the original building. Care should be taken that the form and proportions of the original building are not obscured.

- Design, detailing and materials (including roofing material, windows and doors) should be carefully considered to reflect or complement the existing building and the character of the area, and to be visually subordinate to the existing building. The design might reflect the style of the original building, or provide a modern contrast which complements (and does not compete with) the original.

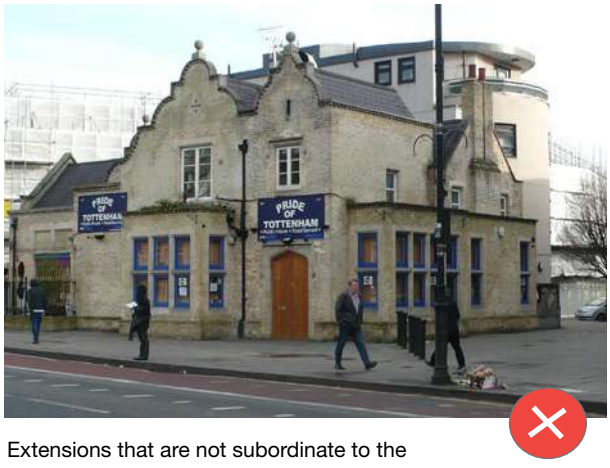
DORMERS AND ROOF EXTENSIONS

- Rear dormers should be subordinate to the size of the roof. Usually the width of the dormer should be not more than 2/3 the length of the ridge. Dormers should usually be set in 0.5m from both sides of the roof and the eaves, and 0.3m from the ridge. Overly large and solid dormers with large 'cheeks' and 'aprons' to create habitable roof space will not be considered acceptable.

- Roof extensions to the front or side of the property will not usually be considered acceptable, unless these are a feature of the original building or an established characteristic of the street.

- Hip to gable extensions will not usually be considered acceptable.

- Juliet balconies, roof terraces and 'cut in' terraces will not be considered acceptable as part of a roof extension, unless they are a feature of the original building or an established characteristic of the street.



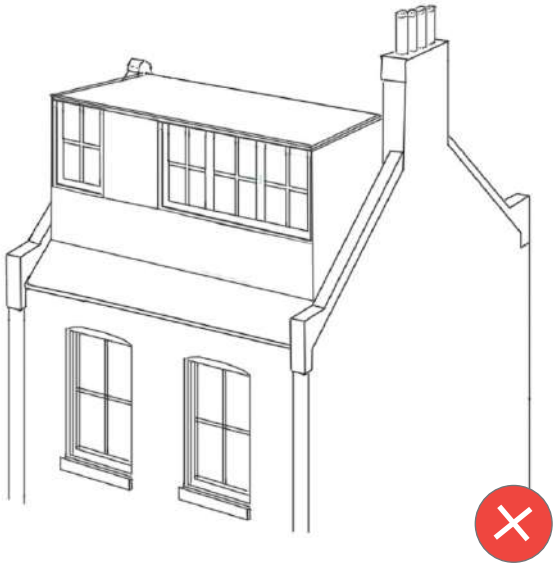
Extensions that are not subordinate to the original building can be detrimental to character

Mansard roof extensions are not usually appropriate

- Mansard roof extensions will not be considered appropriate unless these are a feature of the original building, or they are an established characteristic of the street scene and can be accommodated behind an existing parapet.

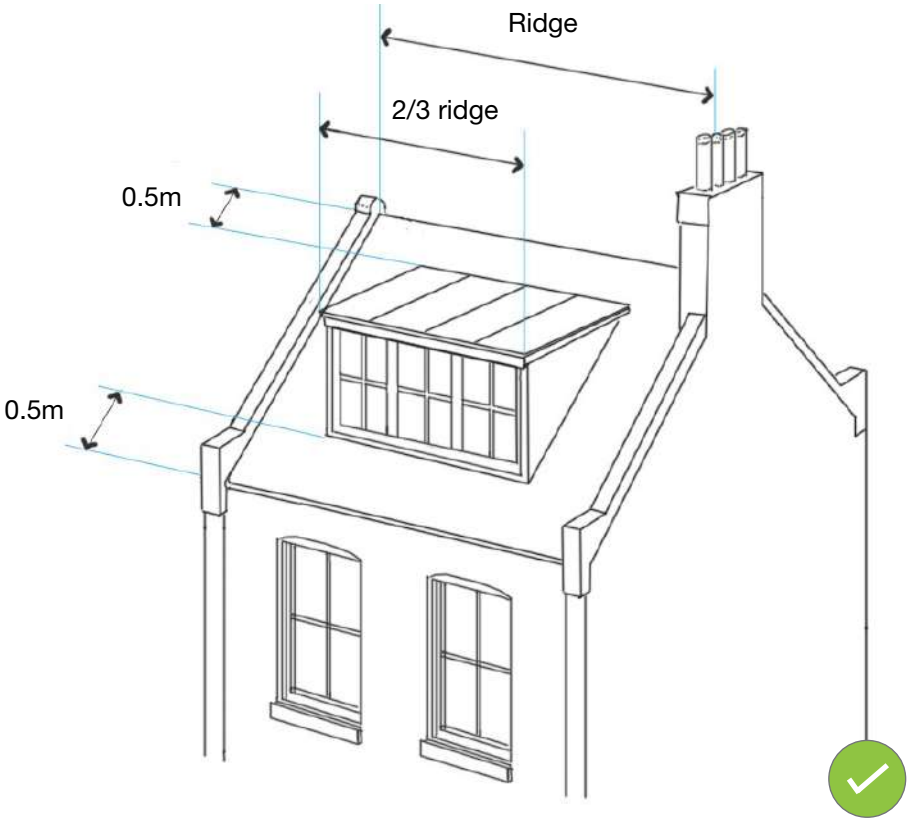
- Roof extensions should complement the original form of the roof, matching the original roofing material and details such as parapets and ridge tiles. Architectural details such as chimney stacks, finials and decorative brickwork should be retained where possible.

- Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.



Picture 71. Over-sized dormers will not usually be acceptable in the conservation area.

Picture 72. Dormers should be subordinate in size to the main roof.



REAR AND SIDE EXTENSIONS

- Rear extensions should usually be one storey lower than the original building and should generally extend no more than 3m beyond the rear wall in terraced properties, or 4m in detached properties.

- Rear extensions should not be wider than the width of the house. Where the original footprint of the house is L shaped, extensions should reflect this. (see diagrams.)

- Existing window and door openings on the rear elevation should be retained where possible.

- Side extensions may be acceptable in some circumstances. These should be set back at least 1m from the front wall of the house with a roof ridge height lower than the ridge of the original roof. Side extensions should usually preserve suitable gaps between buildings where these contribute to the character of the area.

Picture 74. Where the footprint of the building is L shaped, rear extensions should not usually extend across the entire width of the buildling.

3.6 ENERGY EFFICIENCY IN HISTORIC BUILDINGS

3.6.1 The Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. Whilst some historic buildings may not be suited to certain energy efficiency improvements, It is possible to reduce energy loss, even in traditionally built buildings without compromising their historic and architectural character.

3.6.2 Improvements for energy efficiency should minimise disturbance to existing fabric and be easily reversible without damaging the existing fabric (especially changes to services).

3.6.3 It is important that when proposing any works to modify an older building, that its construction, condition and performance are appropriately understood Traditionally constructed buildings perform differently to those constructed with most modern methods. They are more porous and naturally ventilated, so they 'breathe'. They generally include softer materials such as lime based plasters and mortars which respond to air and moisture differently to modern materials.

3.6.4 The first measure should always be repairs and draft proofing, which can deliver significant improvements with very little disruption and cost. The installation of modern energy efficient boilers, appliances and heating systems, which will generally not harm the building's character.

INSULATION

3.6.5 Older buildings tend to be constructed from permeable materials and it is important that water vapour is able to evaporate from the fabric to prevent moisture build up. The installation of some modern insulation materials can alter this and cause damp to build up on or within the structure leading to problems such mould growth, rot and decay. It is usually better to choose vapour permeable materials such as natural wool, and great care should be taken to provide appropriate ventilation.

3.6.6 It will usually be possible to install insulation in the roof with good results. If additional ventilation is needed, this should be incorporated in to the ridge and under the eaves. Vents should not be installed on the roof slope.

3.6.7 External wall insulation will usually be harmful to the character of the building and should only be considered on hidden facades at the rear of the building, or on rendered facades. It should always match the appearance of the original building or group of buildings, including replicating window reveals and frames, doorways, and any other architectural or decorative features.

3.6.8 It may be possible to insulate the walls internally. materials should be chosen and installed with great care in order to avoid moisture build-up or cold spots where condensation may occur. Expert advice should be sought.

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3.6.9 Repairing and draft-proofing windows can deliver significant improvements in their thermal performance, as can the use of blinds, shutters, and secondary glazing. Where it is necessary to replace a window, appropriately designed double glazing will often be considered appropriate (see p__ 'Windows').

MICRO-GENERATION EQUIPMENT

3.6.10 Micro-generation equipment such as solar panels will often deliver improvement in the overall energy efficiency of the building but its application in the conservation area will necessarily be limited and other interventions should be considered in the first instance. It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street. Discretely located installations on hidden elevations or roof slopes may be appropriate.

3.6.11 Detailed advice about improving energy efficiency in older buildings is published by Historic England and is available on their website: www.historicengland.org.uk/advice/your-home/saving-energy/

3.7 DEMOLITON

3.7.1 There is a presumption in favour of the retention of all buildings on the statutory list, locally listed buildings and buildings that make a positive contribution to the conservation area, in line with national and local policy. Permission for demolition will not normally be granted.

3.7.2 In exceptional cases consent for demolition, or part demolition, may be granted. The National Planning Policy Framework (NPPF) sets out the criteria to be used by the Council in assessing proposals that cause total or substantial loss of significance of a heritage asset. The contribution made by the existing building must be assessed. The council will also consider:

- The condition of the building, the cost of repairing and maintaining it in relation to its importance, and to the value derived from continued use;
- The adequacy of efforts made to retain the building in use; and
- The merits of alternative proposals for the site.

3.7.3 Consent for demolition would not be granted simply because redevelopment is economically more attractive to the applicant, or because the applicant acquired the building at a price that reflected the potential for redevelopment rather than the condition and constraints of the existing historic building.

3.7.4 Proposals involving demolition of any part of a listed building will be subject to consultation with the national amenity societies, as well as being referred to Historic England. Historic England must be notified of all proposals to demolish listed buildings, and allowed access to buildings which it wishes to record before demolition takes place.

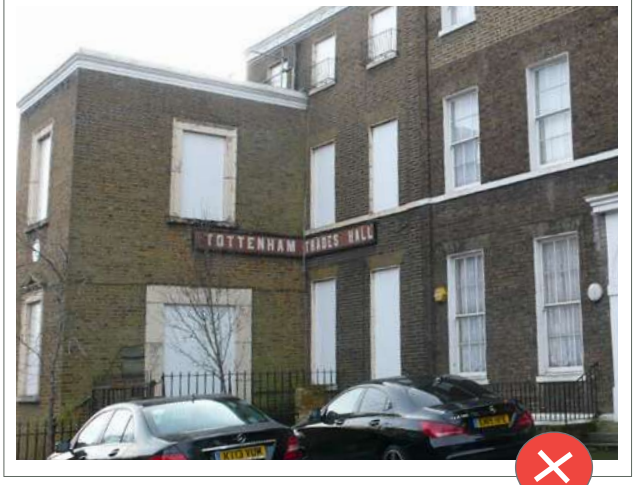
3.8 USES FOR HISTORIC BUILDINGS

3.8.1 The great majority of historic buildings must remain in economically viable use if they are to be maintained in the long term. The best use for a historic building is very often that for which it was originally designed where this continues to be viable. However if buildings are left empty, neglect becomes a considerable danger.

3.8.2 Change of use of a may be appropriate in these circumstances, if it will result in the preservation of an historic building and if it can take place without considerable alteration or loss of character and is consistent with national and local policies. In principle, the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building.

3.8.3 The preservation of facades alone, and the gutting and reconstruction of interiors, is not normally an acceptable approach to the re-use of historic buildings: it can destroy much of a building's special interest and create problems for the long-term stability of the structure.

3.8.4 Where the upper floors of buildings are unoccupied, the introduction of new uses to upper floors of buildings, particularly residential use, is positively encouraged



Examples of buildings in Bruce Grove and Tottenham Green Conservation Areas that have fallen in to disuse can be in danger of neglect.

Change of use can result in the long term preservation of a listed building as in this example in the Tottenham Green Coonservation Area

Picture 75. 11 asnd 12 Bruce Grove - Grade II listed

4. APPENDICES

4.1 APPENDIX A - AUDIT

ATUTORILY LISTED BUILDINGS

4.1.1 The National Heritage List for England (NHLE) is maintained by Historic England. The NHLE, or the local planning authority, should always be consulted in order to ascertain whether or not a property is listed, as information from other sources may be out of date.

Bruce Grove	**Grade**
Nos. 1-4	II
Nos. 5-16	II
Public Toilets	II
Stoneleigh Road	
The Beehive Public House	II

LOCALLY LISTED BUILDINGS

Brook Street (North Side)

Brethren Chapel

Bruce Grove (North Side)

Nos. 117 and 118 (former cinema)

Nos. 119 (part of former cinema)

Chesnut Road

No. 1 (Stoneleigh)

Forster Road

Electricity Sub-station

High Road (west side)

Nos. 433-441

Nos. 455-465 including St Mark's Methodist Church

Nos. 479-491 (Warner Terrace)

Nos. 497 & 499 (The Ship Public House)

Nos. 501-507

Bruce Grove Station

VR Royal Mail box set into wall of station ticket hall

Nos. 513-525

Nos. 527-543

No. 549

Nos. 551 & 553

No. 551A (former brewery, Morrison Yard)

No. 551B (former electricity sub-station)

High Road (east side)

Nos. 406 & 408

Nos. 412 & 414

Nos. 418 & 420 (erroneously entered in Local List as 416 & 420)

Nos. 448-454 (former Burton's tailors)

No. 462

No. 480

Nos. 482-488

Nos. 492-500

Nos. 502-508 (former Marks & Spencers)

No. 510

No. 510A

Nos. 512-520

Nos. 522-528

Nos. 538-554 (Windsor Parade)

Moorfield Road

Former station master's house (Holly Cottage)

No. 22 (former Royal Mail Sorting Office)

St Loy's Road

No. 1

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Bruce Grove

Station Buildings

Nos. 113-116 including the Regency Banqueting Suite

Nos. 68-109

Forster Road

St Mark's Sunday School

High Road (west side)

429 & 431 (for group value)

Nos. 443-449

Nos. 467-477

Nos. 567-577 including Nos. 1-3 Devonshire Chambers

High Road (east side)

Nos. 400 & 402

No. 404

No. 422

No. 424

Nos. 428-442

BUILDINGS MAKING A NEUTRAL CONTRIBUTION TO THE AREA

Chaplin Road

Nos. 1-6

Nos. 7-10

Felixstowe Road

Nos. 1-14

Forster Road

Flats on the north side of the road

Forster Hall

Nos. 1-5

Nos. 6-13

No. 33

High Road (west side)

No. 477A

St Loys Road

Nos. 2A-10

Nos. 3-11

BUILDINGS THAT DETRACT FROM THE CHARACTER OF THE CONSERVATION AREA

High Road (west side)

Nos. 491A & 493

Nos. 545-545C

Nos. 547A & B

Nos. 555 & 557

Nos. 559-565

High Road (east side)

Nos. 530-536

No. 490

Nos. 444 & 446

St Loy's Road

Garage extension to No. 1

No. 1A

No. 2

4.2 APPENDIX B - PLANNING POLICY CONTEXT

National

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.

- National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (March 2012), sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 12. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).

- Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A good practice guide published by Historic England in 2015.

Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.

- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas

- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

Local

- Haringey's Local Development Framework (LDF) is a portfolio of development plan documents (DPDs) of which The Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of the Borough up to 2026. This document, in conjunction with the London Plan and the Saved UDP Policies make up Haringey's current development plan. The emerging Development Management DPD will supersede the Saved UDP Policies.

- Section 6.2 of the Local Plan: Strategic Policies relates to the historic environment. Detailed policies are set out in Section 10 of Saved UDP Policies.

- Haringey's Streetscape Manual provides guidance on public realm management

- Links for all the above documents are provided in the Sources section.

4.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990
http://www.legislation.gov.uk/ukpga/1990/9/contents

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment
http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/.

Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).
https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/

Regional

The London Plan
http://www.london.gov.uk/priorities/planning/publications/the-london-plan

Chapter 7 of the London Plan: London's Living Places and Spaces
http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,
https://www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context

Historic England, Streets for All: A Guide to the Management of London's Streets
http://historicengland.org.uk/images-books/publications/streets-for-all-guide-to-management-of-londons-streets/

Local

Haringey Local Development Framework

http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework

Haringey Streetscape Manual

http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape

4.4 APPENDIX D - SOURCES

Bibliographic

- Royal Commission on Historical Monuments England, An Inventory of the Historical Monuments in Middlesex (1937)
- Victoria County History, History of the County of Middlesex, vol. 5 (1976)
- Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)
- Andrew Saint et al, London Suburbs (1999)
- Peter Guillery, The Small House in Eighteenth Century London (2004)
- Chris and Hazel Whitehouse, Haringey Pubs (2004)
- Christine Protz, Tottenham: A History (2009)

Maps

- Thomas Clay's map of Tottenham (1619)
- John Rocque's Map of the County of Middlesex 1757
- Wyburd's map 1798
- Tottenham Parish Tithe Map (1844)
- Ordnance Survey: Middlesex XII 3 1864, 1894, 1913, 1935

4.5 APPENDIX E - GLOSSARY

Arch The spanning of an opening by means other than a lintel, made up of wedge-shaped blocks. Arches may be semi-circular, segmental (a section of a circle) or pointed

Band An unmoulded, horizontal projecting stringcourse, often delineating a floor/storey.

Bargeboards Projecting boards set against the incline of a gable, sometimes decoratively carved

Bay The vertical division of the elevation of a building, usually defined by window openings

Bay window A projecting window, sometimes curved (also known as a bow window), canted (angled) or square

Casement window A window hinged vertically to open like a door

Cladding An external covering applied to a structure for protective or aesthetic purposes

Column An upright, often supporting, structure, usually circular but sometimes square or rectangular in form

Console A scrolled bracket supporting the cornice of a shop front, marking the termination of one shop unit and the beginning of another

Coping A protective capping or covering on top of a wall, either flat or sloping to discharge water

Cornice a projecting, decorative moulding along the top of a building, wall, arch or shop front. A dentil cornice comprises small, square blocks

Corbel A projecting block, usually stone, supporting a horizontal beam

Cresting Decorative finish along the ridge of a roof, often in terracotta or metal

Cupola A dome that crowns a roof or turret

Dog-tooth A series of mouldings consisting of four leaf like projections radiating from a raised centre. Dormer window A projecting window placed vertically in a sloping roof with a roof of its own

Dressings A finish, sometimes in a contrasting material to that of the main elevation, most commonly surrounding windows or doors

Eaves The lower part of a roof slope, overhanging a wall or flush with it

Elevation The external wall or face of a building

Façade The front or face of a building

Fanlight A window above a door, often semi-circular with radiating glazing bars, most commonly associated with Georgian buildings

Gable The triangular upper part of a wall at the end of a pitched roof

Glazing bar A vertical or horizontal bar of wood or metal that subdivides a window frame and holds the panes of glass in place

Heritage asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Keystone A central wedge-shaped stone at the crown of an arch, sometimes carved

Lintel A horizontal beam or stone bridging a door or window

Mortar A mixture of cement (traditionally lime), sand and water laid as an adhesive between masonry courses

Moulding A continuous projection or groove with a contoured profile used decoratively, or to throw water away from a wall

Mullion A vertical bar dividing a window opening into two or more lights

Nail-head A series of pyramidal mouldings resembling the heads of medieval nails

Pantile A roofing tile with a curved S shape designed to interlock

Parapet A low protective wall at the edge of a roof, balcony, bridge etc.

Paterae Circular moulded ornaments derived from classical architecture

Pediment A low-pitched gable above a portico, opening or facade

Pilaster A shallow pier projecting slightly from a wall, often crowned with a capital

Pitched roof A roof with two slopes and a gable at each end

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

Sash window A window that is double hung with wooden frames (sashes) that slide up and down with pulleys and weights

Setts Rectangular blocks of stone (commonly granite) used for road surfacing

Sill (or cill) Horizontal projecting element at the base of a window or door opening

String-course A continuous horizontal band, usually moulded

Stucco A form of plaster finish applied to the external face of a building, or as contrasting moulded decoration e.g. to window and surrounds

Transom A horizontal bar of stone or wood across a window opening

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Soomaali **Somali** ❑
Haddii aad qoraalkan ku rabto luuqadaada, fadlan sax mari sanduukha, kusoo buuxi magaca iyo ciwaankaaga, kuna soo dir boostada hoose ee lacag la'aanta ah.

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TOTTENHAM GREEN CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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FOREWORD

It is with great pleasure that I am able to present the draft Tottenham Green Conservation Area Appraisal and Management Plan. We hope this document will play a significant role in the positive future management of Tottenham Green Conservation Area and be a guide for developers, residents and planners.

The Conservation Area is part of the Tottenham High Road Historic Corridor, which represents a valuable part of the borough's heritage and makes a central contribution to Tottenham's local character. The townscape is illustrative of the historic development of the area and boasts a great many buildings of historical and architectural interest of a variety of ages and styles, including many listed and locally listed examples.

Conservation area designation is not intended to prevent all change or stop new development, especially where this can bring wider benefits for the community. We believe that change and development at both large and small scale must enhance the Conservation Area through high quality appropriate design and a good understanding of character. In the past this has not always been the case, and some changes made in recent years have eroded the high road's special interest. This appraisal has been produced by independent heritage consultants based on detailed site surveys and observation work, and reflects the area as it is today. It sets out what makes the area special, as well as noting changes that have had a negative impact.

As a council we are committed to ensuring that all future development serves to enhance this valuable part of our heritage. By providing clear design guidance and a strong basis for consistent development management and enforcement, this document will be a valuable tool in achieving this.

Councillor Alan Strickland

Cabinet Member for Planning

GENERAL INTRODUCTION

Conservation areas, introduced in 1967, now number over 9,000 in England. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an "areas of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance". Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

Section 71 of the Act requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Current best practice, in accordance with published guidance by Historic England, is to prepare Conservation Area Appraisals and Conservation Area Management Plans, usually as a consolidated document.

Conservation areas are identified as 'designated heritage assets' in the National Planning Policy Framework (NPPF).

The London Borough of Haringey has 29 conservation areas. Tottenham Green Conservation Area was designated in 1976, comprising the High Road from Forster Road south to the former Jewish Hospital on the west side, and from No. 408 to No. 250 on the east side. The boundary was amended in 1998 to include part of the Monument way junction east of Tottenham High Cross, the north side of Philip Lane west to include Nos. 32 to 70 (even) and Clyde Road Depot at the rear of Tottenham Town Hall, and to exclude the Tottenham Green Centre and Elliot Court and Copperfield Drive on the east side.

This document comprises two parts: Part I Tottenham Green Conservation Area Appraisal which sets out the conservation area's special interest, highlighting those elements which contribute to, or detract from, its character, and Part II Tottenham Green Conservation Area Management Plan, a strategy for managing change in the conservation area to ensure that its character is preserved or enhanced.

The methodology of this Appraisal and Management Plan follows best practice guidance in Historic England's Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).

This document will be treated as a material consideration in assessing planning applications affecting the North Tottenham Conservation Area.

1. TOTTENHAM GREEN CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

1.1.1 Understanding significance is the key to ensuring that changes to our historic environment can be managed in an informed and positive way. Conservation area appraisals are vital tools in this process. Their principal functions are:

- To articulate why the conservation area is special, highlighting those elements which contribute to, and those which detract from, its character
- To support a robust policy framework for planning decisions
- To inform and guide the associated Conservation Area Management Plan

Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

1.2 SUMMARY OF SPECIAL INTEREST

1.2.1 The special interest of the Tottenham Green Conservation Area derives from two significant features, first the historic scale and character of the large public open space of Tottenham Green; second the unique concentration of public buildings including civic buildings, health, education and religious buildings and places of entertainment. In contrast to other stretches of Tottenham High Road, which function first and foremost as part of a commercial high street, Tottenham Green has a quite distinctive character and appearance.

1.2.2 The northern part of the conservation area is notable for the change in scale and appearance from that of the Bruce Grove area immediately to the north and this is marked by the police station and the former Tottenham Palace Theatre that denote the transition from one area to another. To the south of these buildings there is a lack of enclosure to the street line as many of the buildings are set back from the highway, including the former High Cross School (now Old School Court) that, with its high Victorian Gothic architecture, is still a highly visible landmark building.

1.2.3 The High Cross is positioned just before the High Road widens out onto the Green. The west side of the Green is distinguished by a grand frontage of Edwardian civic and education buildings including the former Town Hall, fire station and public baths, a school and a college. Completing this ensemble is the former Jewish Hospital.

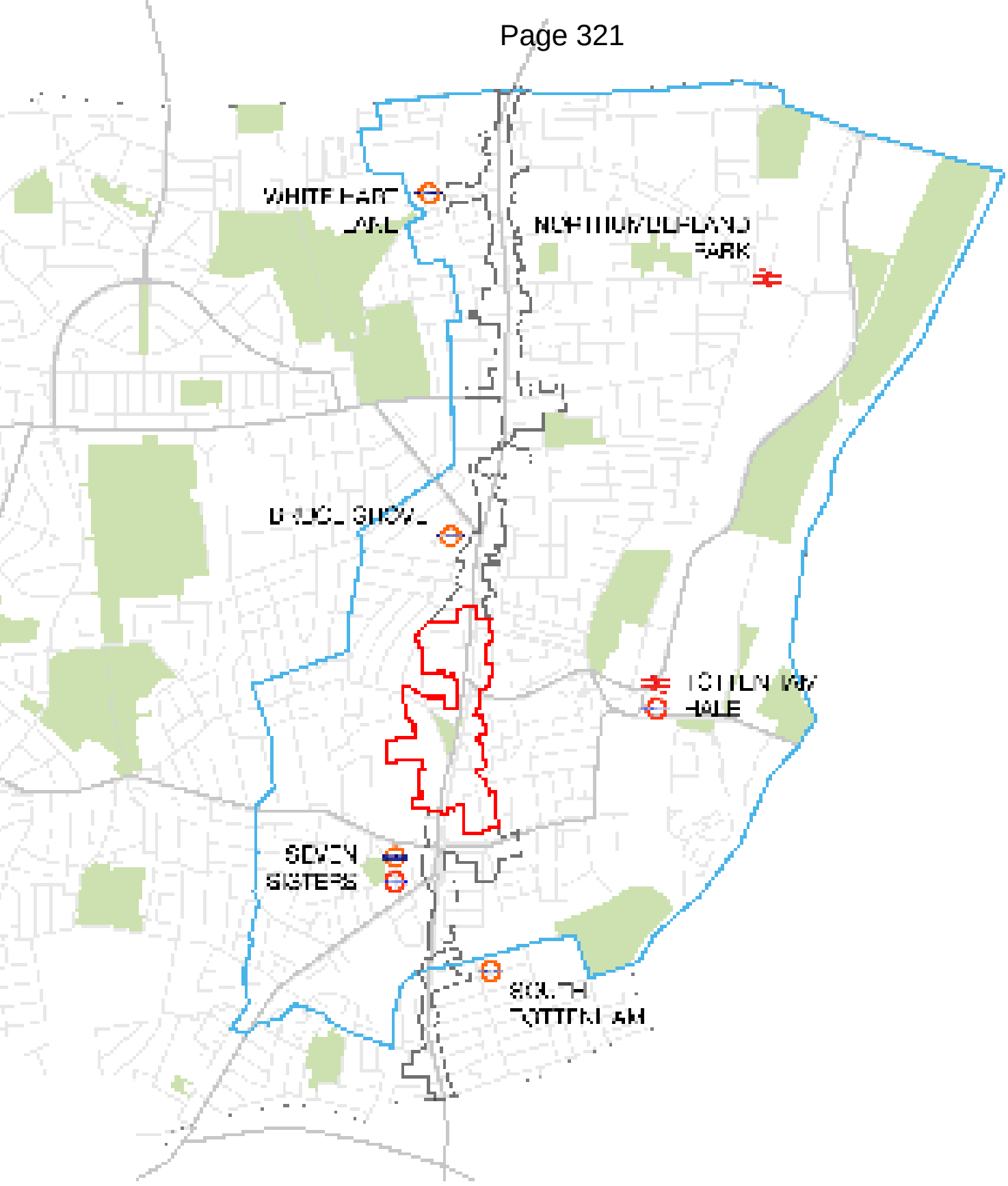
1.2.4 The West Green itself is a large triangular open space with a large number of mature trees. At its northern boundary is the Holy Trinity Church and church school buildings. The civic importance of the space is emphasised by the location of the War Memorial at its southern apex.

1.2.5 The east side of the Green has a contrasting more residential character, although only two houses on the east side of the High Road survive as a

remnant of the large houses and gardens that once surrounded the Green. In keeping with the changes of use of the other public buildings in the area, the former hospital has been converted to housing. To the south-east of the Green the conservation area includes Talbot Road, a street that illustrates a century of changing house types.

1.2.6 The buildings of the conservation area illustrate its evolution, starting in the late 19th century, from a residential suburb into an important municipal centre. Tottenham Green was once the civic hub of the community, where many municipal functions were concentrated. These functions have moved away and although the school and college remain, together with community arts and business facilities, with them much of the vitality and importance of the area seemed to drain away. Just over one hundred years later this cycle has moved on again and many of the former public buildings have been converted into new uses.

1.2.7 In summary, the special interest of the conservation area derives largely from the character of the Tottenham Green open space and the former civic and municipal buildings that, although now largely converted to other uses, still evoke a sense of their former importance despite the fact that much of the more recent architecture has failed to match the quality of architectural design and the townscape quality of the earlier periods.



Map 1. **Location map: Tottenham Green Conservation Area**

- Conservation Area Boundary
- Tottenham High Road Historic Corridor
- Area covered by the emerging Tottenham Area Action Plan

Map 2. **The boundary of the Tottenham Green Conservation Area**

Conservation Area Boundary

1.3 LOCATION AND SETTING

LOCATION

1.3.1 The historic parish of Tottenham is located to the north east of the former County of Middlesex, and to the east of the present London Borough of Haringey. It is bordered by Edmonton (London Borough of Enfield) to the north, the River Lea and Walthamstow (London Borough of Waltham Forest) to the east, Stoke Newington (London Borough of Hackney) to the south, Hornsey (London Borough of Haringey) to the west and Friern Barnet (London Borough of Barnet) to the north-west. The High Road is almost three miles long, running north south in an almost straight line from Fore Street, Edmonton at the north and continuing as far as Stamford Hill to the south.

TOPOGRAPHY AND GEOLOGY

1.3.2 The High Road is virtually flat until it approaches Tottenham Green where it rises slightly, descends gradually to South Tottenham, and rises again towards Stamford Hill. The land to the east descends towards the Lea Valley, while the area to the west is essentially flat.

1.3.3 The Moselle stream, whose names derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran its meandering course north-eastwards from Hornsey, bending due south at the present junction of the High Road and White Hart Lane and continuing along the west side of the High Road to Scotland Green. Here it turned eastwards as Garbell Ditch, later known as Carbuncle Ditch whose course is commemorated by Carbuncle Passage, with a further ditch forking south-eastwards to the Hale. The stream was incrementally culverted in the 18th and 19th centuries, and by 1864 only short sections remained open along the High Road.

1.3.4 The abundance of brick-earth in Tottenham meant that brick and tile-making was a key local industry from the middle-ages to the 19th century, while the rich alluvial soil along the banks of the River Lea gave rise to many farms and market gardens producing fruit and vegetables for the London market.

1.3.5 As depicted on the 1619 and 1798 maps, Tottenham Green formed a roughly rectangular space aligned slightly north-west/south-east enclosed by Philip Lane (High Cross Lane) on the north side, the present Town Hall Approach Road on the west and the High Road on the east. The 1844 tithe map clearly depicts the triangular form of the village green as evident today, Holy Trinity Church now occupying the northern section. Pre-1864 maps suggest that the landscaped south-eastern section of the present Green formed part of the highway itself.

THE SETTING OF TOTTENHAM GREEN CONSERVATION AREA

1.3.6 East of the High Road, the network of Victorian and Edwardian streets that existed between Chesnut Road and High Cross Road (Monument Way) was largely erased under post-war housing development schemes. In addition, several substantial sites behind the frontages on both sides of the High Road and the Green, e.g. the grounds of High Cross School and the Prince of Wales Hospital, the lager factory/cold store site, and Clyde Road depot, have been incrementally redeveloped for housing. Thus the conservation area is, for the main part, enclosed by modern housing, although this is predominantly low-rise and contained behind the High Road and frontages to the Green. At the south-east, where Talbot Road meets Broad Lane, the conservation area shares a seamless Victorian residential character with the adjoining section of the Seven Sisters/Page Green Conservation Area.

TREES AND OPEN SPACES

1.3.7 The conservation area is generously endowed with mature trees and public open spaces the latter consisting of the Green itself as the focus of the conservation area, and the area fronting the former Grammar School and Rawlinson Terrace. Tree-planted forecourts or verges complement these open spaces: e.g. Reynardson Court, the United Reformed Church, Laseron House and the former Jewish Hospital. Where the pavement width allows, there are a number of street trees, at varying stages of maturity. All make a vital contribution to the area's special character.

VIEWS

1.3.8 Generally views are largely contained within the linear form of the High Street, with limited views in and out of the conservation area occurring at junctions with side roads. However, at Tottenham Green there are longer views and vistas across the full extent of the public open space.

1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

The development of Tottenham High Road

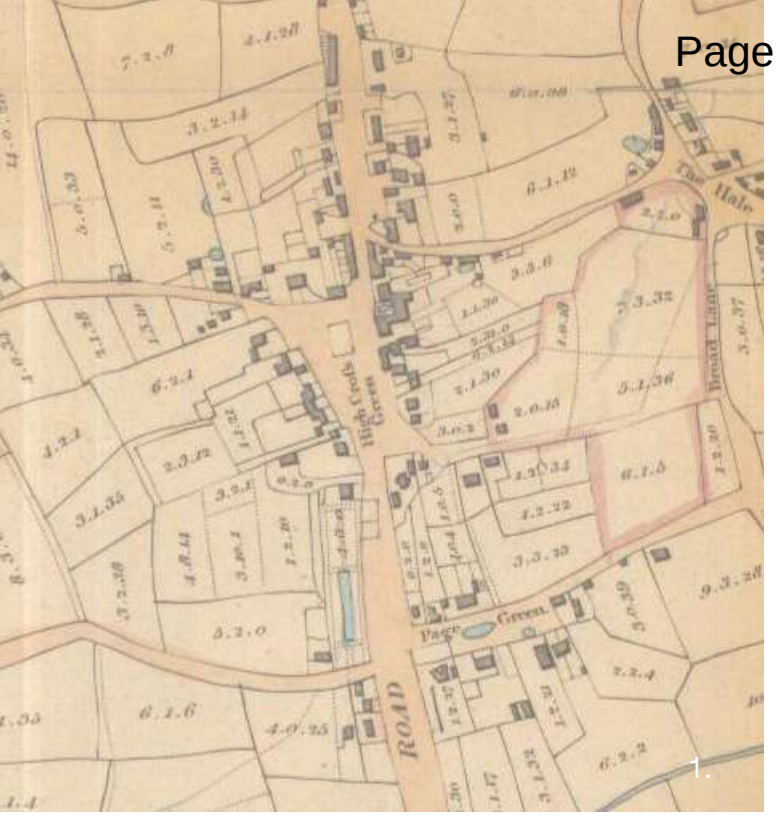
1.4.1 The High Road is the successor to Ermine Street, the Roman road from London to Lincoln and York. A settlement is recorded at Tottenham in the Domesday Survey of 1086, and a manor house existed by 1254, on or near the site of Bruce Castle. Known historically as Tottenham Street, the High Road was an important northern route into London, reflected in the number of inns that existed to service travellers. The linear settlement grew along the High Road and the village centre, as such, was marked by the adjacent Green and the High Cross, commemorating the medieval wayside cross that once stood there.

1.4.2 By the 16th century Tottenham was a favoured rural retreat for city merchants, a number of whom had mansions along the High Road. The High Road's development over the next two centuries reflects Tottenham's continuing attraction as a place of residence for wealthy Londoners. It also became noted for its schools, including several private boarding schools, and numerous charitable and religious foundations.

1.4.3 Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, owner of Tottenham Manor, depicts the High Road with intermittent buildings along its frontage, others set back within enclosed grounds, and concentrations around High Cross and near the northern parish boundary. Farmland or private grounds bordered much of the road, with no buildings between Stamford Hill and Tottenham Green. The main east-west thoroughfares linking Tottenham with Hornsey and Wood Green were established: the present White Hart Lane, Philip Lane, Berry Lane (Lordship Lane); Blackhope Lane (West Green Road) and Chisley Lane (St Ann's Road). Eastwards, as-yet un-named, Marsh Lane (Park Lane) ran along the course of the Garbell Ditch, and High Cross Lane (Monument Way) and Broad Lane respectively linked High Cross and Page Green with The Hale.

1.4.4 Wyburd's parish map shows that by 1798 much of the High Road north of High Cross was bordered by buildings, many within spacious grounds. The present Church Road now linked the High Road with All Hallows Church, and Love Lane, running south from Edmonton, had been created, joining the High Road at Bruce Grove.

1.4.5 In his Tour through the whole island of Great Britain (1724-7) Daniel Defoe remarked upon the number of houses in Tottenham belonging to 'the middle sort of mankind, grown wealthy by trade', but the High Road was never the exclusive preserve of the rich: as in most villages, tradesmen and artisans would have lived in proximity to wealthier residents, while the dwellings of the poor, often unmapped, have vanished without record. As Peter Guillery comments in The Small House in Eighteenth



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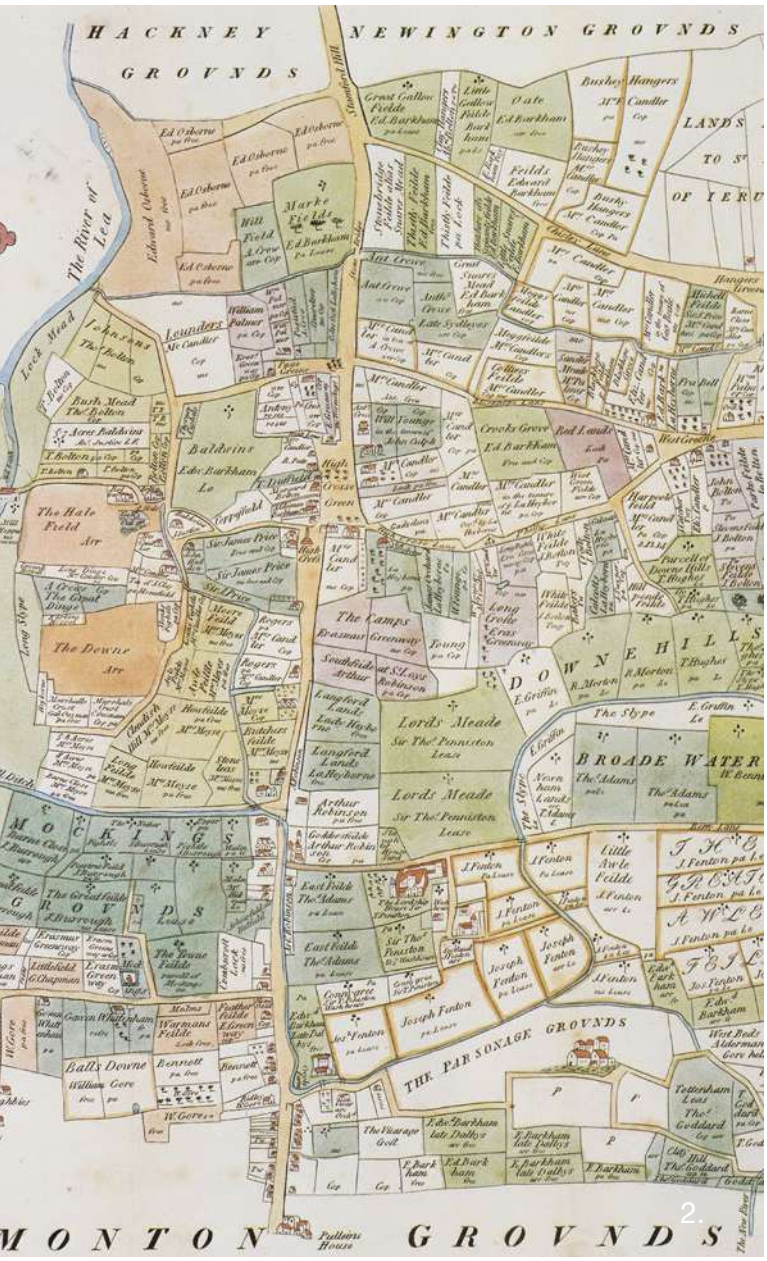

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Century London (2004) 'some affluent commuters had very big houses... but there were other kinds of houses here too. The face of Tottenham High Road was hugely varied; few of the many timber-built small-scale buildings survive'. The variety in status and scale remains discernible in the High Road's surviving pre-Victorian fabric and, to a degree, in redeveloped building plots.

1.4.6 Late-18th and early-19th century building booms had considerable impact, with new villas and terraces which began to spread outward along existing and new side roads, most notably Bruce Grove, an exemplar of the speculative developments built for the carriage-owning classes in fashionable late-Georgian London suburbs. The advent of daily coach services to London in 1823, and omnibuses in 1839, made Tottenham attainable for less-affluent sectors of the middle class. A lace factory was built in 1810 in Love Lane, and a silk-factory five years later in Factory Lane to the east, which became a rubber mill in 1837. Brewing was established in the mid-19th century, but subsequent industry was limited and small scale.

1.4.7 Tottenham parish tithe map (1844) depicts the area on the brink of transition: Seven Sisters Road, created in 1830, now linked Tottenham with Islington, and few fields bordered the High Road north of Seven Sisters. Dwellings comprised single

Picture 1. Wyburd's parish map 1798

Picture 2. Thomas Clay's map of Tottenham 1619 (the map is oriented south)

or paired houses, uniform terraces and accretive rows, directly fronting the road or set behind front gardens of varying depth. Several houses, some of ancient pedigree, stood in spacious grounds. Interspersed with all these were non-residential structures, probably stables, smithies or former agricultural buildings.

1.4.8 The Northern & Eastern Railway, opened in 1840, promoted some eastward spread from the High Road, most notably Northumberland Park; by 1864 no fields bordered the High Road north of Tottenham Green. The opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872, with reduced workmen's fares, instigated a development boom in Tottenham, targeted mainly at the lower-middle and skilled working classes. By 1894 much of the hinterland of the High Road, particularly the west side, was developed with terraced housing, and by 1913 the land between the High Road and Tottenham Hale was extensively developed. In 1894 Tottenham, now separated from Wood Green, became an Urban District, and a new civic hub was created in the Green. Between 1861-1891 the population rose from 13,240 to 97,174; by 1931 (now excluding Wood Green) it had risen to 157,752.

1.4.9 From the mid-19th century, the High Road's character was incrementally transformed as dwellings acquired ground-floor shops or were converted to other uses, purpose-built shopping parades appeared, and ancient hostelries were rebuilt as modern pubs. By 1914 the street boasted

Picture 3. The Tottenham Parish Tithe Map 1844, Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

the whole range of commercial and public buildings appropriate to a populous London suburb. A significant arrival was Tottenham Hotspur FC, which moved to its present site, a former plant nursery, in 1913. The outward spread of housing continued apace in the inter-war years; by the 1930s the fields, orchards and gardens between Tottenham and Wood Green had all but disappeared.

The development of Tottenham Green and the adjacent parts of the High Road

1.4.10 Tottenham Green was known historically as High Cross Green, commemorating the medieval wayside cross that stood there. The present High Cross monument is an 1809 reworking of an early-17th century brick structure.

1.4.11 The Green was the focus for some of Tottenham's most prestigious houses from the 16th through to the mid-19th century, notably that of the City merchant Sir Abraham Reynardson (1589-1661) which stood on the north side. On the east side the Old Ship and Posting House Inn may have originated as the mansion of Sir Edward Barkham, Lord Mayor of London in 1621. The Swan Inn, on the corner of Philip Lane, which ran coaches to London from the 1820s, was one of the High Road's oldest hostelries. Early prints suggest that it had been rebuilt or remodelled by 1827; it survives today in altered but recognisable form.

1.4.12 Charitable institutions included Reynardson's Almshouses, a row of eight two-storey dwellings built in 1737 with the bequest of Sir Nicholas Reynardson, and a grammar school of 1687. The new Church of Holy Trinity was built 1828-30 to serve the expanding Anglican population; a school was added in 1847. A Congregational church and Sunday school were built in 1868 by John Eames, a wealthy merchant of Bruce Grove, on the site of an ancient house on the east side of the Green.

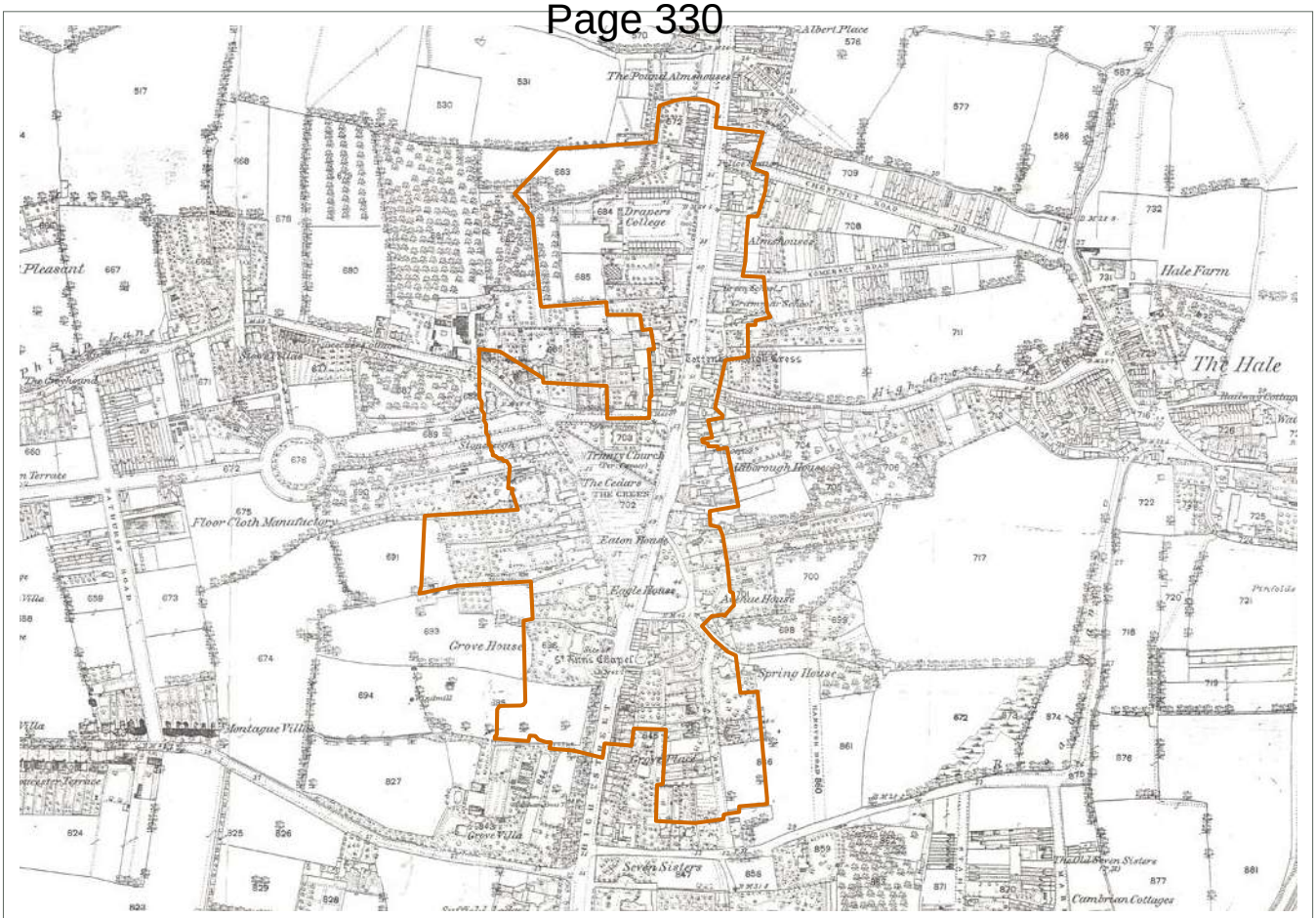
1.4.13 The 1798 and 1844 tithe maps shows that the High Road between the present Chesnut Road and High Cross Lane was bordered on both sides mainly by larger properties set back from the highway, in contrast to the preceding stretch to the north that was more intensively built up. South of High Cross, around the junctions with High Cross Lane and Philip Lane, and along the north-east side of the Green, the frontage was again tightly built up: Victorian photographs show a handsome early-18th group to the south of High Cross Lane which included the Rose and Crown Inn. The Green was otherwise bordered by large houses in spacious grounds; two of the largest, Eagle House and Grove House and, stood to the south west. South of the Green, the High Road frontage was bordered by open land or gardens, but by 1844, the eastern side had been continuously built up almost as far as Seven Sisters. In contrast, the west side remained undeveloped until the late-19th century.

1.4.14 The most substantial intervention shown on the 1864 OS map was the Drapers' Company College, built in 1860-62 to the design of the Company's architect, Herbert Williams, comprising a boys' school behind a deep forecourt flanked by almshouses. A few villas had replaced older properties in the Green. Chesnut Road and Somerset Road connected the High Road with Tottenham Hale, the former road with a police station at its southern junction. To the south-east of the Green, running south to Broad Lane, Talbot Road had been laid out as a residential offshoot of the Green, although it was only partially

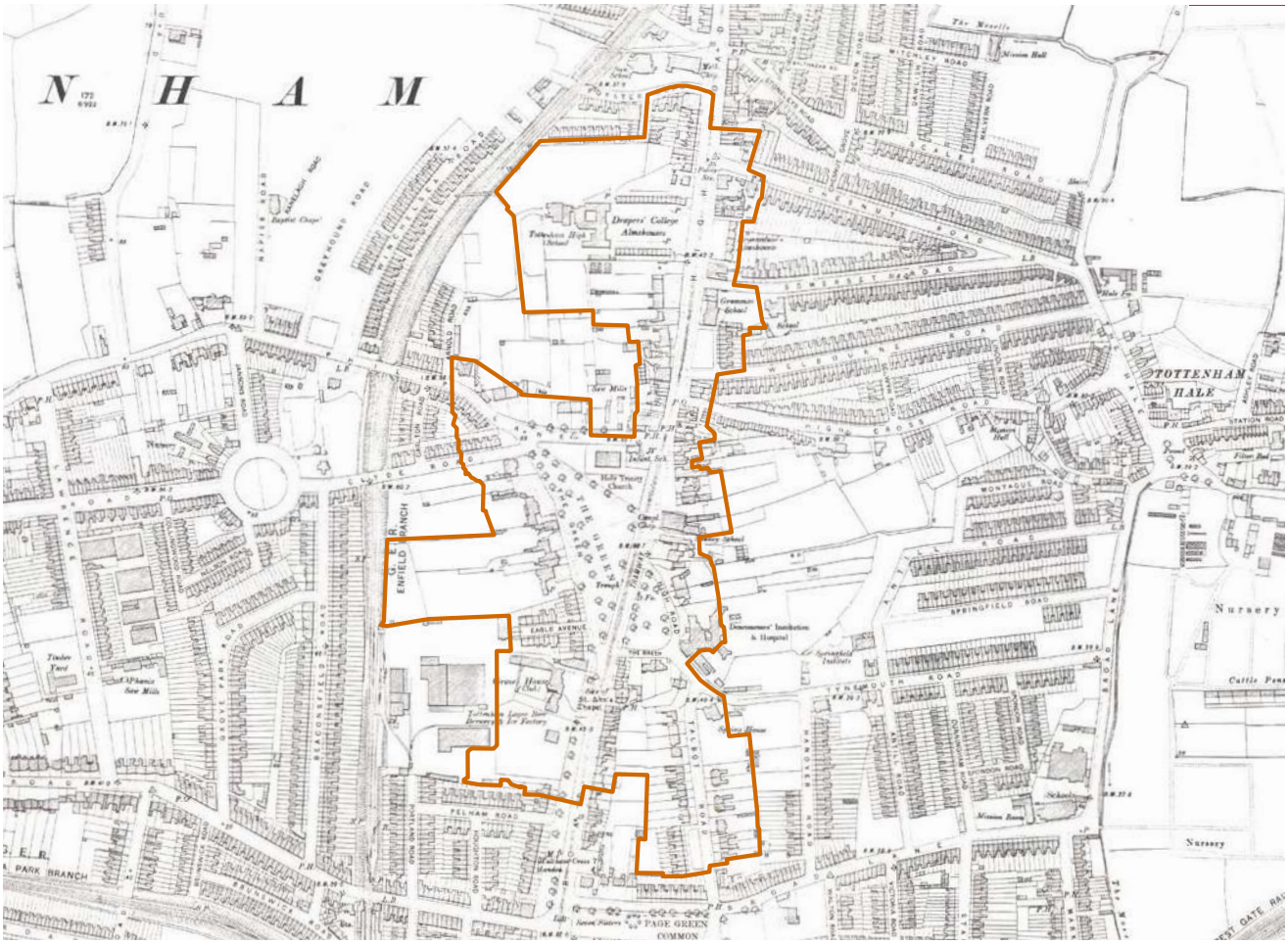
developed at that time. By 1894, also on the east side, Welbourne Road had been developed (this was swept away in post-war redevelopment), and Colsterworth Road by 1915, as part of a network of new residential streets between the High Road and Tottenham Hale.

1.4.15 Although the Green and its environs were some distance from the railway line and avoided the intensive commercialisation seen further north at Bruce Grove, its attraction for the wealthier classes was beginning to ebb by the 1880s. A German lager factory was built behind Grove House in 1881, the house itself becoming Tottenham Polytechnic in 1892, and by 1894 its neighbour, Eagle House, had made way for a small terraced development, Eagle Avenue, which survived until the 1960s.

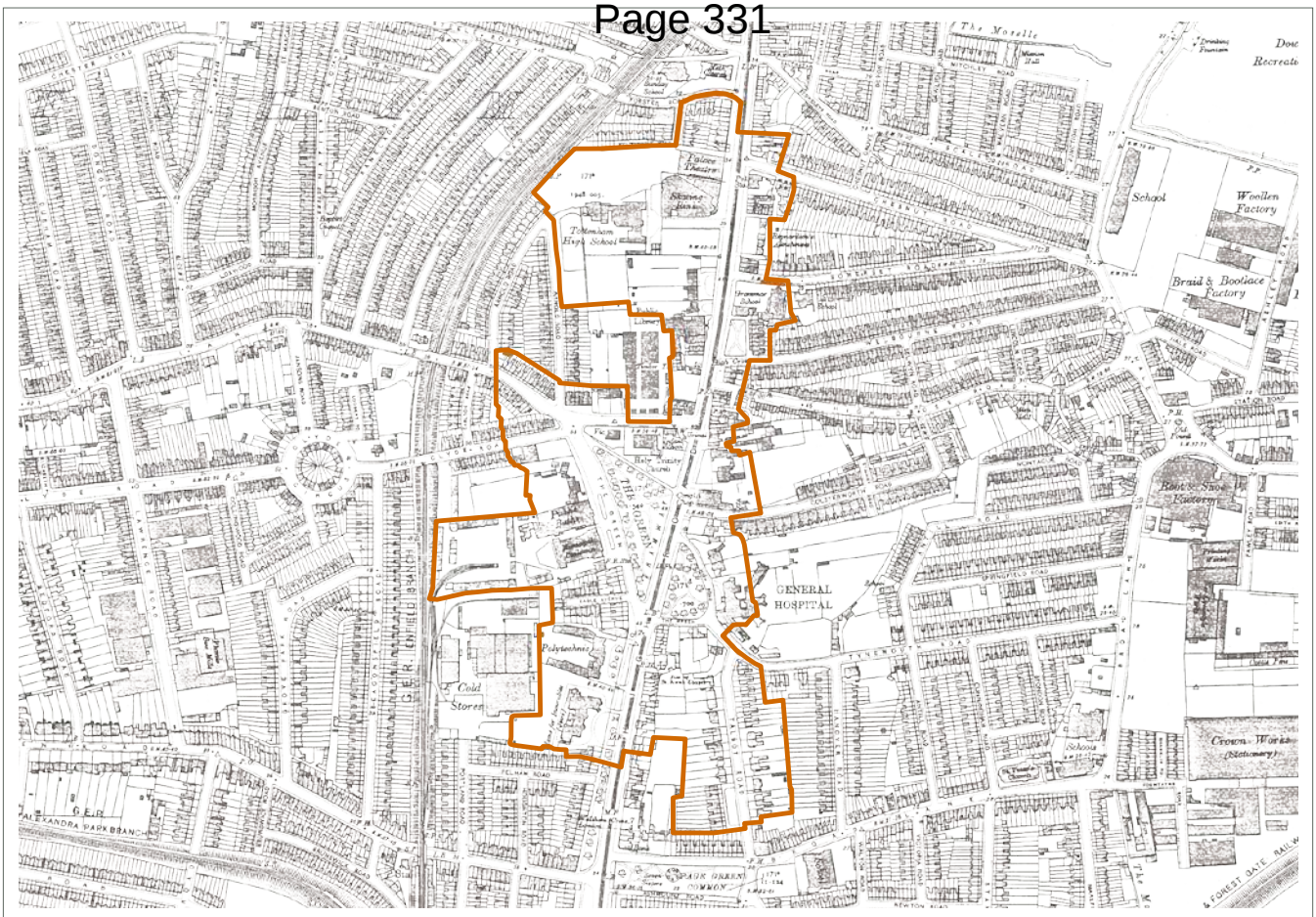
1.4.16 The area was also becoming established as the civic focus of Tottenham, which would entail the acquisition of many of the large villas whose ample grounds would provide ideal sites for new public buildings, a process that had begun c1860 with the building of a police station at the junction with Chesnut Road. In 1881, Avenue House on the east of the Green, occupied by the Evangelical Protestant Deaconesses' Hospital, made way for a purpose-built hospital of the same name which was extended and renamed the Prince of Wales Hospital in 1907; the hospital complex would eventually absorb most of the land to the east of the Green. The main catalyst for change, however, was local government reorganisation with the creation of Middlesex County Council in 1889, which held responsibility for secondary education provision, followed by Tottenham Urban District Council in 1894. Tottenham UDC built a public library in 1896, and on the west side of the Green the Council acquired a number of large villas as the site for a new municipal complex. Completed in 1905 to the design of AS Taylor and R Jemmett, this comprised the town hall, public baths and fire station, and a maintenance depot to the rear. These buildings were complemented in 1913 by the County School designed by the Middlesex CC architect, HG Crothall. Further south, the Home for Jewish Incurables was built in 1903, a response to Tottenham's popularity as a place of residence for Jews leaving the squalor of London's East End, but also serving the capital's wider Jewish population. In Somerset Road, behind the old grammar school, the new Tottenham Grammar School was built by MCC in 1908-10, also to Crothall's design. The police station was rebuilt and enlarged in 1913 to the design of J Dixon Butler, Architect to the Metropolitan Police. Other significant Edwardian buildings were the Tottenham Palace Theatre of 1908 designed by Oswald Wilson and Charles Long, the last survivor of a chain of suburban theatres built by the United Variety Syndicate, followed in 1909 by the adjacent Canadian Ice Rink. The latter, a short-lived venture becoming first a dance hall and then a night club, was demolished c2005 to make way for Lauriston Apartments. The bus garage on the north side of the Green in Philip Lane (outside the conservation area boundary) was built in 1913.



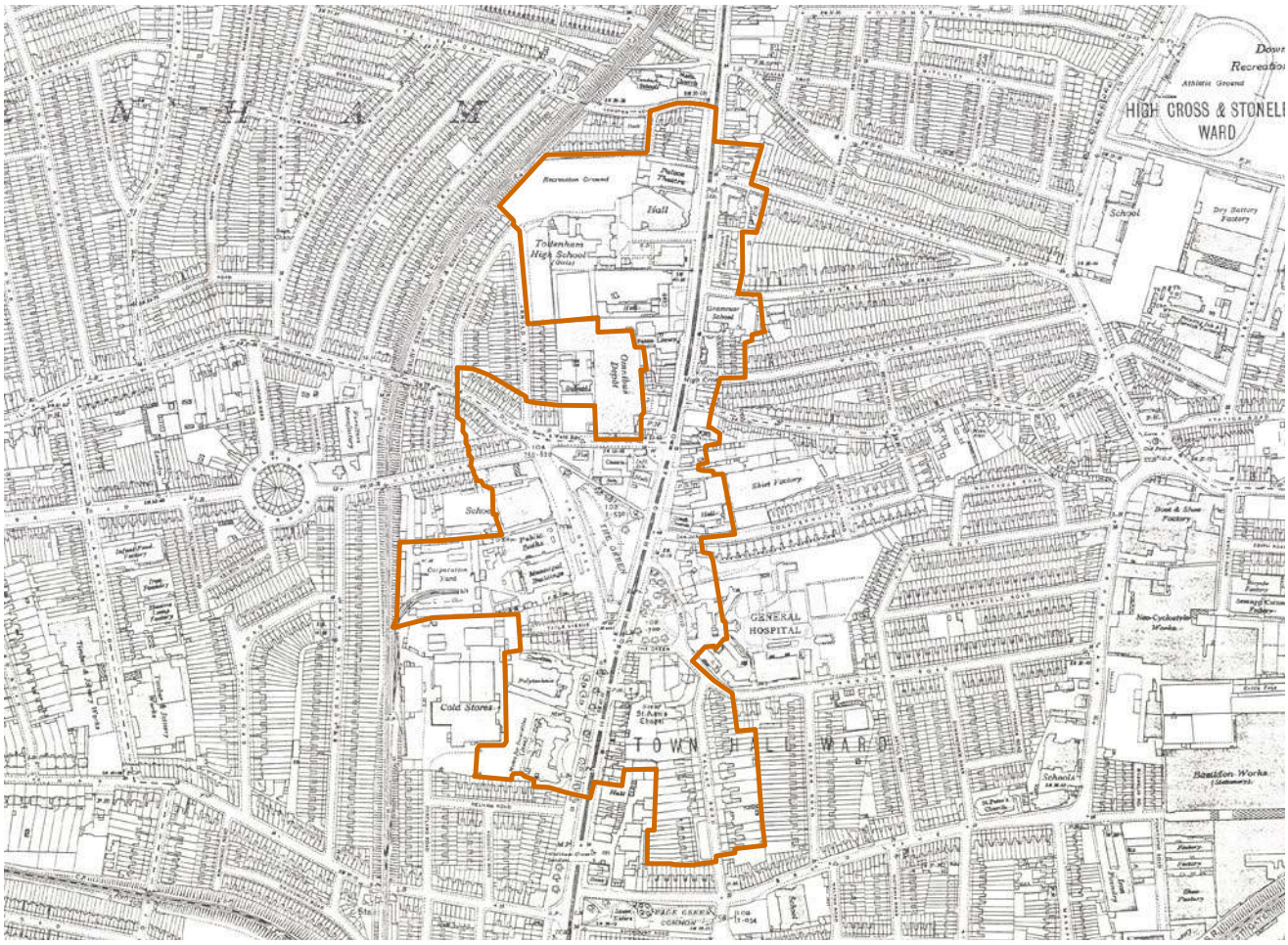
Map 3. **The area in 1864**



Map 4. **The area in 1894**



Map 5. **The area in 1913**



Map 6. **The area in 1935**

Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

1.4.17 Although some inter-war redevelopment took place, notably the Tottenham Technical College of 1936-9 on the site of Grove House, this period has left a limited mark on the area in terms of surviving buildings. The creation of the gyratory at Monument Way in the 1960s, a dual carriageway superseding High Cross Road, had a major impact on the area's character, leaving the High Cross monument stranded in the centre of a traffic island. More recently, significant changes have occurred with the conversion of the municipal buildings fronting the Green, the redevelopment of Clyde Road depot, and the expansion of the College of North East London (CONEL), as well as a number of residential developments on the site of older buildings.

ARCHAEOLOGY

1.4.18 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle Place is the 'Roman Road and Medieval Settlement' AAI; from Lansdowne Road to Scotland Green is the 'Saxon Settlement and Medieval Manor House' AAI; and from Chesnut Road south to Talbot Close is the 'Historic Core of Tottenham' AAI.

1.5 ARCHITECTURAL QUALITY AND BUILT FORM

CHARACTER SUB-AREAS

1.5.1 Character sub-areas are a helpful way of understanding conservation areas that contain development of more than one period. Georgian, Victorian and later development, combined with industrial and commercial activities, create discernible sub-areas of relatively consistent character.

1.5.2 Sub-areas are also a useful means of identifying the differences in townscape character of parts of the conservation area.

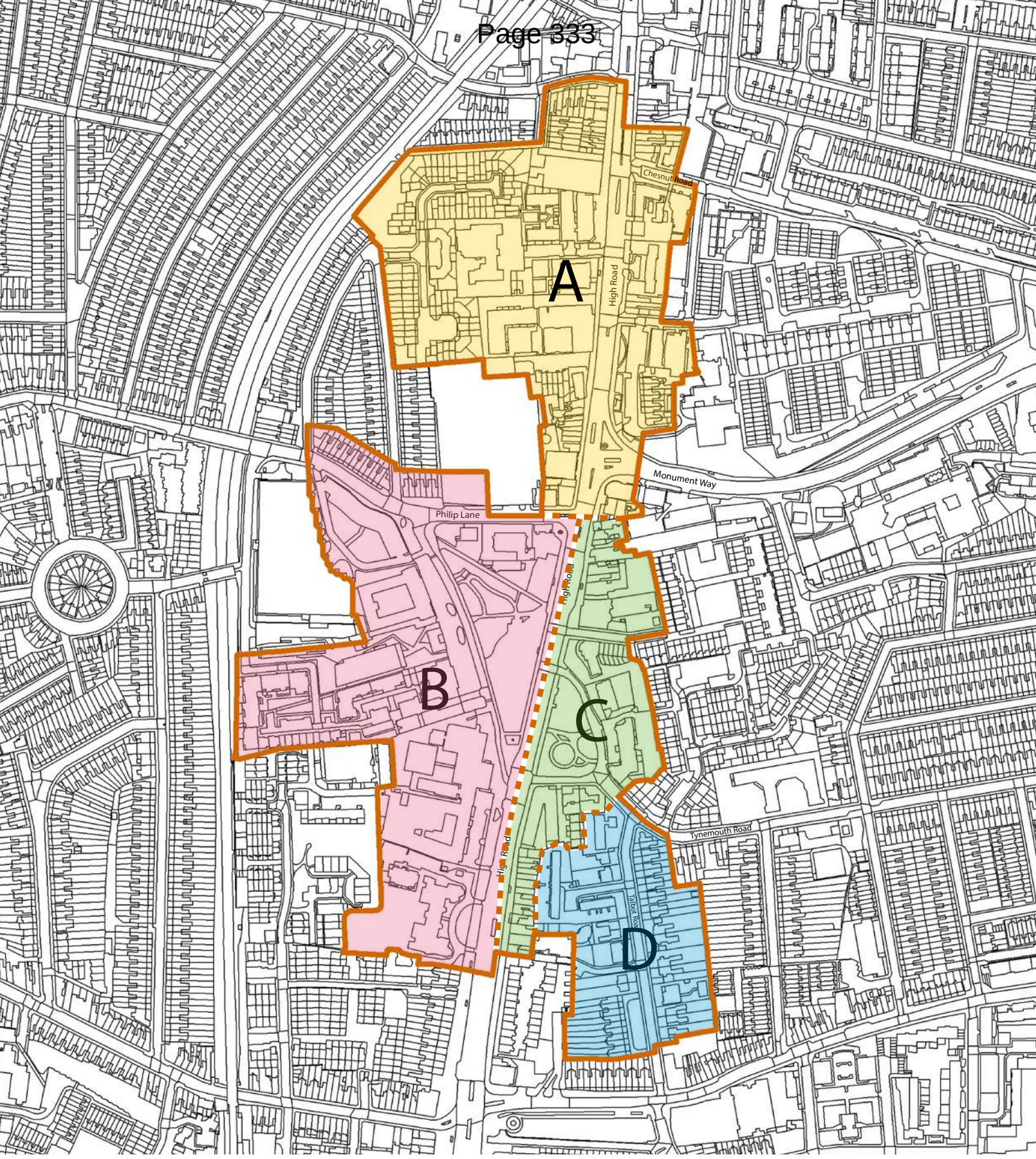
1.5.3 Tottenham Green Conservation Area can be considered as consisting of the following character sub-areas:

A The High Road from Chesnut Road to Philip Lane

B Philip Lane, Tottenham Green (west side) and High Road (west side)

C Tottenham Green (east side) and High Road (east side)

D Talbot Road



Map 7. **Character sub-areas**

Conservation Area Boundary

Character Area Boundary

Picture 4. The Former Tottenham Palace Theatre

CHARACTER SUB-AREA A: CHESNUT ROAD TO PHILIP LANE

High Road (west side)

1.5.4 The sub-area commences with the former Tottenham Palace theatre, an exuberant composition in the Edwardian Baroque style, built in red brick with lavish stone dressings. The projecting end bays have segmental pediments, the recessed pedimented centre, a balustraded balcony and giant Ionic pilasters. Its ornate façade tands in contrast to the similar but much more restrained architectural language of the near-contemporary police station opposite.

1.5.5 The adjoining building, Lauriston Apartments, at the north-west corner of Draper's Road, forms the frontage of a series of three four-storey blocks built on the site of the skating rink. The façade is finished in white and blue-painted render and timber cladding, with angular balconies that strike a discordant note in the streetscape. The development as a whole pays little heed to its context and detracts from the view of High Cross School seen from the High Road.

1.5.6 The former High Cross School, set back behind an approach road (Drapers Road), is a striking High-Victorian Gothic building in stock brick and stone with a series of angular gables and a central spirelet (reinstated in 1998 when the building was converted into flats). The original railings, gates and gate-piers enclose the forecourt. Immediately to the south-east of the school is a semi-detached pair of early-20th century brick cottages (Nos. 1 and 2 Drapers Road), probably staff accommodation, which contributes to the setting of the Grade II listed former school. To the south of Drapers Road, the former Felvers Hall, now a church, is a neo-Tudor addition of 1926 in brown brick with stone dressings, enclosed by its original gate piers and railings. It is another good example of the buildings designed by HG Crothall for the MCC, which makes a significant contribution to the townscape and to Tottenham's impressive legacy of educational buildings.

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1.5.7 Nos. 399 and 401, a three-storey semi-detached pair, is the sole survivor of the large Georgian houses that stood along this stretch of the High Road. Converted to a British Legion club in the inter-war period and now an arts centre, the building was extensively reconstructed in the 1980s after a fire. The right-hand house has lost its entrance and the left has a side extension of various construction dates. The setting of the Grade II listed building is badly compromised by car parking over the front and side gardens, the latter incorporating an access road to Nicholson Court, a 1980s housing development, and by poor-quality front boundary walls and railings. While badly in need of improvement, the open aspect of this section of the street frontage does preserve significant views of

Picture 5. The High Cross School in its contemporary context

Picture 6. Badly compromised setting of 399 and 401 High Road

Picture 7. Views through to high cross school

High Cross School and Felvers Hall, which make an important contribution to the area's character.

1.5.8 To the south is an access road leading to Library Court, a 1990s housing development fronted by the former Tottenham Library. The library, built in 1896 to the design of Edmeston and Gabriel, has a lively Queen Anne style façade in red brick and stone with oriel windows rising into pargetted gables. The adjacent building, No. 387, is a two-

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storey rendered building of very poor quality, possibly of mid-20th century date. The following terrace, Nos. 381-385 is a three-storey red-brick Edwardian shopping parade. The shop units are divided by pilasters that rise through to the parapet, each topped by a ball finial. The first floor has full-width mullion and transom casements, although the window units have been replaced; on the second floor are segmental-arched windows with keystones, moulded aprons and cross-frame casements. The shop fronts are entirely modern although the consoles survive.

1.5.9 Nos. 375-379 is a recent development intended to replicate No. 373, the adjacent late-Victorian commercial building to the south. This is achieved with a measure of success at the upper levels, but the effort is undermined by poorly integrated ground-floor shops; No. 379 bizarrely with glazing in place of a fascia. No. 373 itself is a three-storey building in brown brick with stucco dressings and contrasting dentil decoration around the parapet and attic, the latter with a shaped gable containing an elongated oculus. The shop retains heavy console brackets, features that could have been reproduced at Nos. 375-379.

Picture 8. The Former Library

Picture 9. 381-385 High Road

1.5.10 Nos. 367-371, a late-20th century adjunct to Tottenham Bus Garage in Philip Lane, is a six-bay building in brown brick with contrasting red-brick banding and tall steel-frame windows. While of limited intrinsic merit, the façade, relieved by narrow recessed bays, is well modulated and integrates with the streetscape with a degree of success.

1.5.11 No. 365 is a striking early-20th century commercial building, built in brown brick with red-brick dressings, framed by rusticated red-brick pilasters. The first floor has triple windows with flat arches and the second a Venetian window, all with rubbed brick arches and elongated keystones, and original sash windows with multi-paned upper sections.

1.5.12 The former Swan Public House, at the junction with Philip Lane, is two-storeys high, faced in stucco, with modern sash windows and a hipped roof behind a parapet. 19th-century and engravings and photographs show a series of sunken rectangular panel below the parapet but these are

Picture 10. 373-379 High Road

Picture 11. Former Swan Public House at the Junction with Philip Lane

no longer evident. The pilastered pub front of c1890 is contemporary with the single-storey extension on the south side, which has ornate cast-iron cresting. The Swan was converted into a restaurant and flats in c2010, when the pub's rear portion and a pair of one-storey shops (No. 2a and 2b Philip Lane) were redeveloped with a three-storey flat-roofed block. The rendered façade and moulded window surrounds of the 'extension' make a gesture to the style of the older building, but it is a clumsy adjunct whose blank, exposed flank wall detracts from streetscape at this prominent corner.

High Road (east side)

1.5.13 The sub-area commences with Tottenham Police Station, a dignified, symmetrical three-storey composition in the 'Wrenaissance' manner built in 1913, a good example of the work of John Dixon Butler, architect to the Metropolitan Police. It is built in brick with stone dressings; the ground floor with channelled multi-coloured brickwork and the upper floors with fine red brick and moulded brick window surrounds. The central pedimented bays and side elevation are framed with Ionic pilasters; within the pediment is an oculus, while the return elevation to Chesnut road is accentuated by a two-storey bay window. The building retains its timber sash windows, geometric-pattern railings complete with police lamp, and cells and stables to the rear. The adjoining modern extension to the south is a weak pastiche with an incongruous blind-fronted lean-to projection at ground floor, which detracts both from the principal building and from the streetscape.

1.5.14 To the east of the police station, the former Eagle Public House, No. 2 Chesnut Road, is a three-storey, three-bay detached building, shown on the 1864 map. The red-brick Italianate façade with moulded stucco window surrounds, the central first-floor window pedimented, and a heavy bracketed cornice. The remainder of the building has been demolished and the retained façade will form part of a redevelopment scheme for student housing scheme.

1.5.15 Set back behind a forecourt screened by mature trees, Reynardson Court is a four-storey block of flats built in 1951 which takes its name

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from the almshouses that previously stood on the site. The building is faced in brown brick and retains its original steel Crittall windows. Contrast is provided to the elevation by vertical recessed bays with balconies and tall stair windows above the entrances. It is a competent and little-altered example of its period that makes an understated but positive contribution to the streetscape.

1.5.16 Nos. 372-376, a three storey mid-19th century terrace at the corner of Somerset Road, is built in yellow stock brick with stucco dressings and gauged brick window arches, some now rendered. Between each house is a narrow, full-height recessed arch, while the curved corner bay is slightly recessed, characteristic features of the period. Nos. 374 and 376 have broader windows, those at first floor with stuccoed surrounds and bracketed cornices; No. 376 retains its original tripartite sash windows, but most other windows have been replaced and the ground-floor shop fronts are of poor quality. Despite these alterations, the group has townscape interest at this prominent corner site.

Picture 12. Tottenham Police Station - The poor quality extension seeks, but fails, to complement the exiting building

1.5.17 South of Somerset Road the buildings are set well back behind a green area planted with trees and shrubbery. The first section of the green was the site of the old grammar school demolished in the 1930s; the remainder perpetuates an historic widening of the High Road that continued as far as High Cross. An inter-war public conveniences, now disused, fronts the green; this is pleasingly composed and constructed to a high standard in brick and half-timbering with herringbone brick nogging, a clay tile roof and twin gables with deep eaves.

1.5.18 The former Tottenham Grammar school of 1908-10, now workshops, is a fine and little-altered example of the secondary schools built by Middlesex County Council under its architect HG Crothall. It is designed in the Baroque/Mannerist style of the late-Edwardian period, built in red brick with abundant Bath stone dressings, mullion-and-transom windows and a timber bracketed eaves cornice. The long symmetrical west elevation to the

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High Road has steep paired gables to the central bays, the short elevation to Somerset Road, also with paired gables and an elaborate two-storey stone porch, is particularly striking.

Picture 13. Rawlinson Terrace

Picture 14. Former Tottenham Grammar School

Picture 15. High Cross

1.5.19 Rawlinson Terrace, a row of eight two-storey houses built c1881, occupies the site of a Georgian house known as Turner's House. While essentially typical of the area's numerous small late-Victorian terraces, it is distinguished by its quoined window surrounds and a heavy crenellated parapet inset with decorative ironwork. Several houses retain sash windows and original glazed panelled doors. The southernmost house has a simple pilastered Victorian shop front with a splayed corner entrance, probably an original feature, while its neighbour has a modern shop window. Both properties have painted façades and share a continuous modern shop fascia, detracting from the cohesion of the terrace. Adjoining the north end of the terrace is a former synagogue, converted from a brewer's premises in 1904, a very simple single-storey brick building with triple Gothic arched entrances.

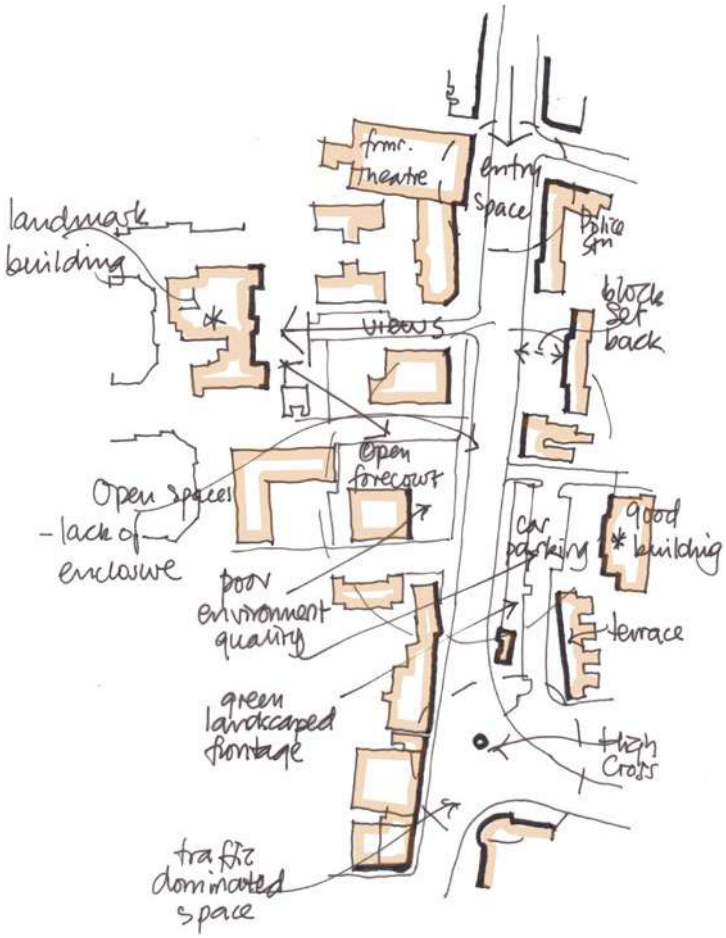
1.5.20 At this point, the High Road meets the junction with Monument Way, formerly High Cross Lane, where the historic street pattern has been erased. High Cross monument, albeit ill served by its current setting, is the High Road's definitive historic landmark. It is finely detailed in the early-19th century 'Gothick' manner with traceried panels, surmounted by a crocketed pinnacle.

1.5.21 The south-east junction of the High Road and Monument Way is occupied by Nos. 332-334, Rosecrest Court, an assertive and over scaled residential development of 2008 on the site of the Rose and Crown public house (itself a 1930s rebuilding and resiting of the Georgian original); after this, No. 330 is a small 1960s office building of little architectural merit. The blank exposed flank wall of the adjacent building, No. 328, is an unsightly feature that detracts from the streetscape.

Townscape summary

1.5.22 In contrast to the preceding section of the High Road (within the Bruce Grove Conservation Area), which consists mainly of a tightly knit, domestic-scale frontage and a uniform building line, the streetscape of the northern section of the Tottenham Green Conservation Area has greater variation in scale with several properties set well back from the highway. Little remains of the Georgian or early-Victorian periods, and the special character of the area derives principally from its surviving Victorian and Edwardian buildings. Beginning with the 1850s Gothic Revival High Cross School, these comprise some very good examples of civic and public architecture that illustrate the stylistic trends of the ensuing decades and announce the Green as Tottenham's civic hub. However, poorly designed and over scaled new development, piecemeal alterations to older buildings and poor shop fronts, have all impaired the quality of the townscape.

Map 8. **Townscape Analysis**



Map 9. **Sub-area A, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Historic Open Space
- Conservation Area Boundary

CHARACTER SUB AREA B: PHILIP LANE, TOTTENHAM GREEN (WEST SIDE) AND HIGH ROAD (WEST SIDE)

Philip Lane and the north side of the Green

1.5.23 The Edwardian terraces on the north side of Philip Lane close the views to the north. Nos. 44-68 Philip Lane, a two-storey terrace, has full-height bay windows with turret roofs. They follow a ubiquitous design and their modest architectural quality has been badly degraded by extensive alterations. The terrace forming Nos. 32-42 Philip Lane is more visible from the Green. It is identical to the neighbouring terrace save for its ground-floor shops; each house originally having a first-floor projecting canted bay window with a turret roof. The westernmost house has had the bay replaced with an ill-proportioned modern window, all chimneystacks have been removed and only one of the turret roofs survives. All windows have been replaced with uPVC and the shop fronts are all modern. These buildings are of dubious value to the conservation area. The modern addition to the bus garage is notable only for the shallow curved front part of the roof which projects forward of the gridded elevation.

1.5.24 The prominent building on the northern part of the Green is Holy Trinity Church, together with its separate vicarage and infant school. The church, dating from 1828-30 by James Savage, is described in Pevsner (London 4: North) as a 'typical plain Commissioners church…all rather thin and bare, with no excesses of feeling'. The church is built of white Gault bricks with octagonal corner towers and a shallow pitched roof between the tall gables. The gable on the east elevation contains a prominent clock with black enamelled face and gilded Roman numerals. A single-storey Edwardian hall on the south side of the chancel is unfortunately marred by a toilet block, as is the adjoining school annexe to the south. The London stock-brick boundary walls have a stepped stone coping on Philip Lane and the High Road, with wrought-iron gates and tall square piers with pyramidal stone caps.

1.5.25 The Vicarage to the west of the church is a two-storey red-brick Edwardian building with a tiled roof, stone window surrounds and timber sashes with glazing bars in the top sections. The Philip Lane elevation has a large canted bay window and a round-headed recessed entrance porch with brick and stone voussoirs.

1.5.26 To the east of the church is the best building of this group, the Holy Trinity Church School with a stone plaque on the east gable inscribed "AD 1847 Sunday School and Infant School". It is designed in the Tudor Gothic style, built in yellow London stock brick with gault brick dressings and a steep pitched roof with bands of fish-scale slating and fleur-de-lys ridge tiles. It has Tudor style chimneys with diagonal brick shafts, stone gable copings and casement windows with lozenge glazing. To the south of the church is the single-storey former infant school annexe, added in the early 20th century. This is built in grey brick

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with large stone mullion-and-transom windows and slender chimney stacks with tall terracotta pots. This building, currently boarded up and in a poor condition, would make a positive contribution to the group if sensitively refurbished.

1.5.27 On the corner of Philip Lane and High Road is the Old Well and Well House, a reminder of the problems of providing a clean and safe water supply before local Boards of Health were established in the mid-19th century. The well was sunk in 1791 to replace an older well to the west of the Green. The pump and well, situated immediately to the east of the school, with its conical tiled roof and pump wheel date from a rebuilding in 1876 to the designs of P.P. Marshall, the parish surveyor. The Art Nouveau style wrought-iron railings were added after the well was taken out of public use in 1883. Seen from east, from the other side of the High Road, this group has a high townscape value.

Picture 16. The group of buildings at the North end of the green, seen from the east

Picture 17. Holy Trinity Church School

Picture 18. The Old Well

Picture 19. Unsightly toilet extension to Holy Trinity Infants Annexe

Picture 20. The Former Fire Station on Town Hall Approach

Tottenham Green (west side) and High Road (west side)

1.5.28 Town Hall Approach on the west side of the Green contains an impressive group of Edwardian public buildings, dating from the time when civic buildings exemplified the pride taken by municipalities in providing education, health and social welfare, culture, safety, power, transportation, sanitation and hygiene for their burgeoning populations, as well as being important local employers.

1.5.29 The centrepiece of the group is the former Tottenham Town Hall, flanked to the left by the former fire station and to the right by the surviving frontage of the former public baths. The buildings, designed by AS Taylor and R Jemmett, date from 1905 and are in the Baroque style that was popular for such buildings at the time, in red brick with stone dressings, columns, pediments, a hipped roof and a cupola. The fire station and public baths are similar in style, if slightly more restrained. Behind the fire station is a small two-storey terrace, possibly firemen's cottages, built in brown brick with red-brick banding.

1.5.30 This group is now joined by the Bernie Grant Performing Arts Centre, built in 2007 to the design of David Adjaye on the site of the demolished baths and swimming pool. The frontage block of the baths was retained to preserve the Edwardian grouping facing the Green and the foyer and offices contained in the new extension at its rear is finished in a rather severe slate cladding. The Arts Centre building itself is offset from the central axis so as to be visible from Tottenham Green through the gap between the town hall and the baths building. The Adjaye building has a wide inverted canopy floating above the ground floor lined with purple-heart timber and clad in dark brown aluminium. The building faces onto an open space which is somewhat lacking in character. The chimney of the

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old swimming pool has been kept as a landmark feature.

1.5.31 The former Clyde Road depot at the rear of the town hall has been redeveloped with new blocks of flats in red and grey brickwork wrapping around three sides of the site, incorporating two of the retained former workshop buildings within the scheme, albeit the façade only of one of the blocks was kept with the rest being completely rebuilt including the rooftop clock tower.

1.5.32 To the north of this group is the former Tottenham County School built in 1913 by the Middlesex County Council to the design of HG

Picture 21. Civic buildings on Town Hall Approach - the former Town Hall and surviving frontage of the former public baths

Picture 22. Former Tottenham County School

Picture 23. Cottages behind the former fire station

Crothall, now the Tottenham Community College. This is also in red brick and stone, designed in the ‘free Baroque’ style with a formally arranged classical façade with seven bays in the Ionic order to the central range beneath a hipped roof with a cupola, and with the entrances in the two lower side wings. The original railings including lamp standards

with globe lanterns remain intact on the front and flank boundaries.

1.5.33 Beyond the community college, at the northern end of Town Hall Approach, the conservation area boundary has been drawn along the frontage of the Tottenham Green Centre, an undistinguished red and yellow brick clad 1980s building. The open space in front of the building consists of a car park and isolated areas of landscaping. The hedge and railings forming the site boundary fail to screen the car park from view and this detracts from the appearance of this part of the conservation area.

1.5.34 At the southern end of Town Hall Approach Road, at its junction with the High Road, is the Tottenham War Memorial, erected in 1923. It consists of a stone pedestal and base of grey Cornish granite, surmounted by a slim bronze statue of winged Victory holding a laurel wreath, by the prominent sculptor LF Roslyn.

1.5.35 The west side continues to the south along the High Road frontage with two more large institutional buildings. First, the Tottenham Technical College, founded in 1892, is now the College of North-East London (CONEL). It dates from 1936-9 and is in the 'stripped' classical style of the Middlesex County Council's education buildings of the inter-war years, in brick with stone dressings and a large pediment above the recessed central entrance. The 1970s brick and concrete tower block towards the rear of the college site is over-dominant in views of this side of the High Road and detracts from the overall appearance of the group. The recent extension facing the High Road, however, makes a more positive contribution in a fully contemporary style with red terracotta and dark metal cladding, and gives the college a more interesting and welcoming frontage to the High Road.

1.5.36 The final building in this sequence is the former Jewish Hospital built 1897-1901 to the design of HH and Marcus Collins, with a south wing of 1913. It is a well-proportioned building in the popular 'Free Jacobean' style of the time, in red brick with shaped and stepped gables, and with two-storey bowed windows to the central block. The building is surrounded by a group of mature London plane trees and the original red-brick boundary wall with ornate railings enhances the frontage, although the ironwork is in need of repair. Within the public footpath in front of the building is a 19th-century cast-iron Royal Mail pillar-box with VR insignia that also makes a positive contribution to the street scene.

Townscape summary

1.5.37 This part of the conservation area retains the character established by the municipal and educational developments of the early 20th century that derives from the scale and architectural style of the buildings complemented by the generous areas of public realm and open space. The mature plane trees of the Green are a major feature of the conservation area.

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1.5.38 The wide pavement alongside the High Road to the south of the Green, together with the mature trees, is also a positive benefit to the area. However, the north-west corner including the buildings on the north side of Philip Lane, together with the frontage to the Tottenham Green Centre, detracts from the character and appearance of the conservation area.

Picture 24. The college entrance on High Road

Picture 25. Tottenham War Memorial

Picture 26. Former Tottenham Technical College and view of the High Road looking south

Picture 27. Redevlopment of the former Clyde Depot site

Character Sub Area C: Tottenham Green (east side) and High Road (east side)

1.5.39 The east side of Tottenham Green is quite different in that it preserves some of the buildings and character of the earlier period. From north to south, Nos. 312-328 High Road is a mixed group of two and three-storey buildings with ground-floor shops. Of these Nos. 326 and 326A may be of early-19th century origin, but are heavily altered. The only two of interest are Nos. 320 and 324, on either side of a narrow alleyway. No. 324 dates from c1900 and is in red brick with buff-coloured faience blocks forming a framework of pilasters, parapet cornice and banding. The façade is virtually identical to that of Nos. 518-520, further north in the High Road. It retains a largely intact original timber shop front and surround with Corinthian pilasters, partially hidden by modern signage and cabling. No. 320, of mid-19th century appearance, has a parapet, a splayed corner, and sash windows with glazing bars, stucco surrounds, pilasters and pediments. The inter-war shop front has granite stall risers and a recessed entrance with a black and white chequer tile floor inset with a mosaic monogram: 'AS & S Ltd'. Both buildings make a positive contribution to the character and appearance of this otherwise bland part of the conservation area.

1.5.40 No. 318 is a late-19th century two-storey yellow stock brick building with a parapet and hipped slate roof set back from its neighbours. No. 316, a late-20th century addition, is of note only for the blue plaque put up by the London Missionary Society in 1949 on the previous building on the site. It states: Near this site was born on June 29th 1796 John Williams missionary and shipbuilder martyred at Erromanga southwest Pacific November 20th 1839. At the south end of the group, No. 312 is an early-20th century brick commercial building with a 1960s curtain wall façade that detracts from the street scene.

1.5.41 At the junction with Colsterworth Road is the High Cross United Reformed (originally Congregational) Church, set back from the High Road behind a paved and landscaped forecourt created when the original church was demolished in 1983. The current church is the two-storey former memorial hall of 1929, designed in a late Arts-and-Crafts style in yellow London stock brick with a wide segmental-arched stone entrance surround. The entrance doors set are between projecting piers, beneath a band of quatrefoil decoration and with leaded windows. The entrance screen links the new church to the adjoining single-storey church hall of 1868, originally a Sunday school, on Colsterworth Road. This is constructed in random rubble Kentish ragstone with ashlar dressings, red brick banding and a hipped slate roof with a massive stone chimneystack. The Colsterworth Road elevation has two gables with oculus and lancet windows. The rendered west flank wall of the hall, which originally adjoined the church, has a Haringey Green plaque put up on 2nd May 2008 that is inscribed "Priscilla Wakefield 1751 – 1832 Quaker Author And Founder Of The Penny Savings Bank Lived Near Here". The current church and hall, together with

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the landscaped forecourt and ironwork gates, have a positive role in the townscape.

1.5.42 On the south side of Colsterworth Road is Laseron House, a block of flats in red brick dating from the late 20th century. It is Y-shaped on plan, with three-storey wings beneath hipped roofs, either side of a four-storey central block that is curved on the corner with a facetted elevation facing the Green beneath a complex roof form. It is set back from the High Road to align with the adjoining Mountford House, behind a wide grassed frontage with spearhead railings.

1.5.43 To the south of Laseron House is the eastern section of Tottenham Green, a surviving green space that retains some landscape features

Picture 28. Tottenham Green

Picture 29. The east side of the Green

Picture 30. The High Cross United Reform Church

and winding paths and is surrounded by mature trees and the remnants of the original wrought-iron boundary gates, posts and railings. The Green's dense planting creates a screen from the High Road that gives a surprisingly quiet and secluded character to the attractive cluster of Georgian and neo-Georgian buildings that line the east and south sides.

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1.5.44 The first of these, Mountford House, is a three-storey, symmetrical semi-detached pair, probably dating from the 1790s; the left-hand house with an early-19th century single-storey bow-fronted side extension; the right with later extensions. Built in brown brick with stuccoed Doric porches, they are exemplars of the elegant villas that were built in Tottenham during the late-Georgian period. The houses have been added to extensively at the rear. The front boundary wall has original spearhead railings incorporating a wrought-iron lamp holder.

1.5.45 South of Mountford House is Deaconess Court, the former Prince of Wales hospital which was converted into flats in 1992. It is an impressive four-storey building in red brick with stone dressings and timber sash windows. A round-arched portico dominates the front elevation, surmounted by a curved and stuccoed bay window incorporating the Prince of Wales feathers motif. The building is set back from the road behind a boundary wall with railings and gate piers. No. 2A Elliot Court is a former hospital building on the corner with South

Picture 31. The former Prince of Wales hospital

Picture 32. Mountford House

Side that has also been converted for residential use with the addition of a set back penthouse at roof level above a two-storey elevation in red brick.

1.5.46 Nos. 1 and 2 South Side, a semi-detached pair of three-storey early-19th century houses, is of similar character to Mountford House. The ground-floor windows are set in recessed arches, and the entrances in lower set back side wings. Both buildings have large side extensions although, unlike Mountford House, the rear elevation has escaped alteration. The front boundary gates with brick piers and railings on dwarf walls, although not original, add to their setting and make a positive contribution to this section of the Tottenham Green Conservation Area.

1.5.47 Forming the corner with South Side and extending along the High Road is Nos. 278-296 High Road, a long four-storey housing development

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dating from 2008, built in red brick and grey metal cladding with shops at street level. It is a coarsely proportioned and detailed building that is over scaled and detracts from the historic character and townscape quality of the High Road.

1.5.48 Between this new development and the south boundary of the conservation area, Nos. 250-276 are a mixed group of buildings which incorporates elements, albeit in fragmentary form, of the long row of dwellings that was present on the site by 1844.

1.5.49 Nos. 270-276, a three-storey row with gauged-brick window arches and concealed roofs behind a continuous parapet, may date from the early-19th century although much altered; Nos. 270-274 form a uniform terrace of two-bay houses; No. 276 is of three bays with a flat roof and a crudely rebuilt second floor. All have poor-quality shop fronts, although two retain their Victorian pilasters and corbel brackets. Nos. 266 & 268 High Road is a two-storey late-20th century rebuild with a

Picture 33. The mixed group of buildings on the east side of the High Road

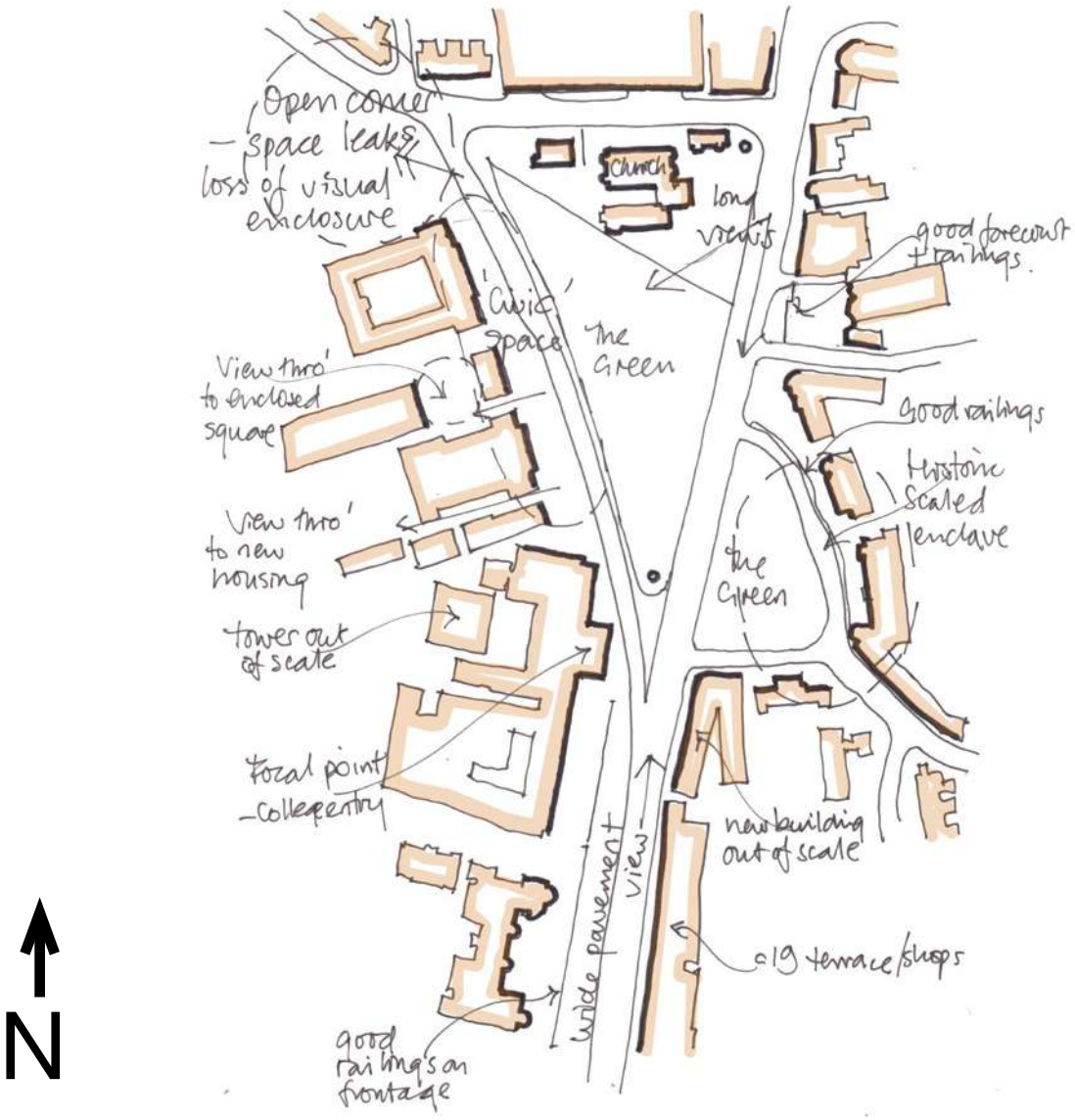
slate mansard roof; the ground floor replicates some traditional shop-front features. Nos. 258-264 have mid-20th century façades with a continuous parapet, of no architectural interest, although the rear mansard roof slope of No. 258 suggests that this building was re-fronted rather than rebuilt, and may have formed part of the same group as the following group, Nos. 250-256. This group comprises four two-storey double-fronted buildings whose proportions and mansard roofs suggest early-19th century origins. No. 256 is the only one to retain its residential elevation with a central entrance door with timber door case with flat hood and flight of stone steps. The other three buildings have ground-floor shops and have been re-fronted at various stages. However, as a group the buildings make a positive contribution to the character and appearance of this section of the conservation area.

Townscape summary

1.5.50 The east side of the High Road has a more varied character with both good and bad examples of buildings of different periods. The most significant element in townscape terms is the east side of the Green that preserves a welcome semblance of its earlier residential scale and character that is quite different to the municipal emphasis found to the west of the High Road.

1.5.51 However, the remainder of the High Road frontage exhibits some of the negative features found elsewhere along the High Road, namely poorly designed and over scaled new development and poorly maintained older buildings with a multiplicity of shop fronts and uncoordinated signage.

Map 10. **Sub-areas B and C - Townscape analysis**



Map 11. **Sub-areas B and C, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Historic Open Space
- Conservation Area Boundary

Sub Area D: Talbot Road

1.5.52 The surviving houses of the street's mid-Victorian phase are mainly semi-detached, of two or three storeys, built in stock brick with stucco dressings. Most have shallow hipped roofs and deep eaves and some have side porches. They vary in detail, with features including bracketed eaves or cills, moulded stucco window surrounds, canted bay windows or and tripartite windows with bracketed cornices. The majority retain sash windows. The least-altered example, No. 41 (Spring Cottage) dated 1857, is listed Grade II.

1.5.53 On the west side, several houses made way for a 1970s housing development, comprising Beaufort House, a four-storey block at the junction with the Green and Talbot Close, a cul-de-sac of two-storey houses, and Kenmare Court. While of little architectural note, they are set back from the street behind tree-planted verges and their impact on the conservation area is neutral.

1.5.54 After Spring Cottage, No. 39 is the surviving partner of a semi-detached pair, truncated when Talbot Close was created. Nos. 31 and 33 are a three-storey, stuccoed Italianate pair; Nos. 21 and 23 have paired porches, the right-hand house pebble-dashed, the left over painted, but otherwise among the best preserved in the street.

1.5.55 At the south end, set back behind a deep green area fronted by mature trees, Nos.1-9 is a late-19th century terrace, built in stock brick with stucco dressings and full-height canted bay windows with turret roofs. The porches and windows have columns with foliate capitals.

1.5.56 On the east side, Nos. 18-40, a terrace-like series of closely spaced Edwardian semi-detached houses, occupies the site of Spring House, the largest and shortest-lived of the villas in Talbot Road. They are built in red brick with canted bay windows and recessed porches; a few retaining their original sash windows with multi-pane upper margin lights.

1.5.57 Further south is a series of Victorian villas, with varying degrees of alteration. Nos. 14 and 16, Spring Villas, were originally a symmetrical pair, but No. 14 has a later 19th century full-width, full-height bay window and the brickwork is over painted. Nos. 10 and 12 have single-storey side porches, that to No. 12 with a cast-iron Gothic canopy but marred by a toilet extension on its roof. No. 8, a 1980s block of flats fronted by an open parking forecourt, is a clumsy pastiche of its neighbour, Nos. 4 and 6, a three-storey Italianate pair. At the south end, No. 2 has been altered beyond recognition.

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Townscape summary

1.5.58 Although of lesser stature than the houses fronting the Green, the mid-Victorian villas in Talbot Road clearly benefitted from their close proximity to this desirable part of Tottenham, and represent Tottenham's last phase as a genteel suburb before the late-19th century development boom. The street's interest – and its inclusion in the conservation area – rests principally on these earlier buildings, which constitute about half the original number, and their relative rarity in the vicinity of the High Road. The later terraces at either end follow

Picture 34. Spring Cottage on Talbot Road

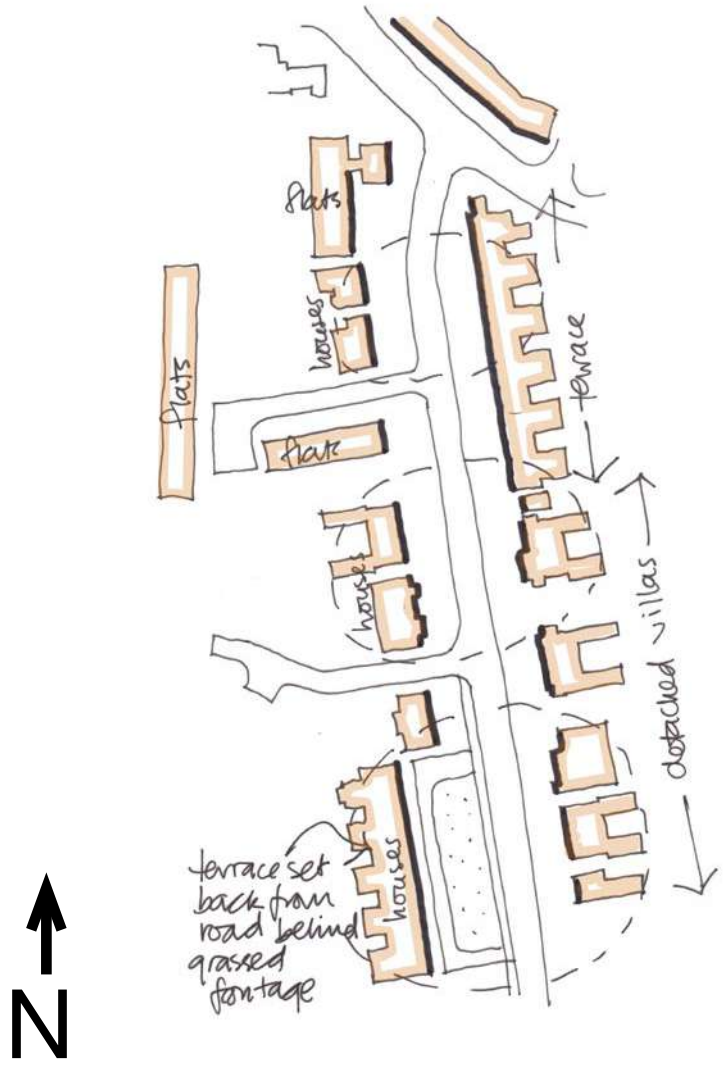
Picture 35. 21 and 23 Talbot Road

Picture 36. 2 Talbot Road

1.5.59 a ubiquitous type seen in the wider area and have been badly affected by alterations including the over painting of brickwork, replacement windows and doors, loss of decorative detail and replacement of the original slate roof covering with concrete tiles.

1.5.60 There are only a few instances of the conversion of front gardens to parking hard standings, but these detract badly from the streetscape. The greenery of the front gardens, enclosed by walls and gates, preserves the continuity of the frontage and separation between public and private space, and makes an important contribution to the character of this residential enclave.

Map 12. **Sub-area D - Townscape analysis**



Map 13. **Sub-area D, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Historic Open Space
- Conservation Area Boundary

PUBLIC REALM

1.5.61 The public realm is dominated by the Green itself, a significantly large open space within a generally densely built up area. TheGreen has a managed informal landscape character - mainly grassed with areas of taller planting including taller grasses along the High Road edges, beneath the impressive canopy of the large mature plane trees.

1.5.62 The west side of the Green, along Town Hall Approach, originally had a more formal layout with traditionally designed flower beds and seating areas in front of the Town Hall. Most of this arrangement has been removed and replaced by informal groupings of benches on islands of grass with tree planting, set within a mainly featureless asphalt surface. It is a pity that an opportunity was not taken to create a co-ordinated hard landscape design for the whole length of Town Hall Approach, providing a suitable setting for the frontage of listed buildings. The square in front of the Bernie Grant Centre, at the rear of the former Public Baths, is also somewhat lacking in character and features.

1.5.63 The wide pavement on the west side of the High Road south of the Green has been successfully repaved and provided with benches, with mature trees protected in raised beds. Elsewhere, traffic and cars dominate the public realm. For example, the road space in front of Rawlinson Terrace is used as a car park and although partly screened from the High Road by a strip of green landscape, this is not a welcoming area for pedestrians who are forced to walk alongside the busy High Road.

1.5.64 The High Cross itself, which should be a central feature of the townscape, is stranded on a traffic island surrounded by high kerbs to protect it from damage.

Picture 37. The public space in front of the Adjaye Building

Picture 38. Cluttered public realm on Town Hall Approach

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CONDITION AND DEVELOPMENT PRESSURES

General condition

1.5.65 Tottenham Green Conservation Area is an example of the gains and losses involved in the transition from a formerly municipal area, an important part of the public sphere, to a more diverse mix of uses and occupiers. Along with this change comes the potential for a weakening of overall control in the management of individual buildings and their immediate surroundings, reflecting a difference between those buildings remaining in a public and educational uses and those privately owned following conversion to residential or other uses. In this instance, the management of the extensive public realm has a major role to play in maintaining the character of the area.

1.5.66 As elsewhere along the High Road, signage is an issue and the plethora of traffic signs and other street furniture contributes to a cluttered street scene. There are few opportunities for new development within the conservation area apart from the site of No. 330 on the east side of the High Road, where development should relate to the scale of the earlier frontage and not to that of the adjoining Rosecrest Court to the north. The damage caused to the area by poorly designed and over scaled new development is illustrated by both Rosecrest Court and by the 2008 building at 278-296 High Road.

Picture 39. Poorly designed and over-scaled new development at Rosecrest Court

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Other development pressures

1.5.67 The former civic and educational buildings around the Green, and elsewhere in the conservation area, have remarkably well-preserved façades. Several of these buildings are protected by statutory listing, and conversions of unlisted buildings, for example the former library, hospital buildings and grammar school, have generally retained the original timber windows or replaced them like-for-like. However, in common with other conservation areas in the High Road, commercial properties and residential streets have suffered considerably from incremental alterations, summarised as follows:

Shop fronts and signage

- Over scaled fascias projecting beyond the shop-front frame
- Poor quality design and materials
- Solid metal roller shutters, which are visually intrusive, create a forbidding atmosphere and are graffiti prone
- Illuminated box signs
- Loss of vertical divisions (e.g. pilasters and consoles) between shop units disrupting the rhythm of the commercial frontage, particularly where individual shops have been combined as a larger premises
- Extraneous signage above shop-front level, including estate agents' boards

Elevations

- Extensive replacement of original timber sash or casement windows in uPVC or aluminium
- Painting or rendering of brickwork
- Satellite dishes on front elevations
- Poor quality repairs, re-facing and loss of original architectural detail

Picture 40. Inappropriate signage

Picture 41. Extensive alterations to facades detract from character

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2. TOTTENHAM GREEN CONSERVATION AREA MANAGEMENT PLAN

2.1 THE PURPOSE OF CONSERVATION AREA MANAGEMENT PLANS

2.1.1 Local authorities have a duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Management Plans are essential tools in this process. Their principal functions can be summarised as follows:

- To set out the Council's strategy for managing change in the conservation area
- To provide guidance to all stakeholders to ensure that future change in the conservation area will preserve or enhance its special character

2.2 SUMMARY OF THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

2.2.1 Conservation area designation introduces stricter planning controls over demolition and tree protection:

- Demolition of buildings greater than 115m³ and structures over 1m high next to a public highway, path or open space; or over 2m high elsewhere
- Works to trees with a trunk diameter greater than 75mm at 1.5m² above ground level: written notice must be given to the Council, which has 6 weeks to decide whether to grant permission or make a Tree Preservation Order (TPO). Failure to comply may result in prosecution
- Generally, development must preserve or enhance the character or appearance of the conservation area. There is a strong presumption against the demolition of buildings or structures which make a positive contribution to its character or appearance, and similarly to preserve trees.

2.2.2 Additionally, there are restrictions on the types of development that can be carried out without planning permission (permitted development) in conservation areas. Flats and non-residential premises have fewer permitted development rights than dwelling houses. Advice should always be sought from the Council on what works are likely to require planning permission.

2.2.3 Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.

2.3 MANAGING CHANGE IN THE CONSERVATION AREA: KEY PRINCIPLES

- In considering development proposals in the conservation area, the Council will apply the relevant national, regional and local policies and guidance
- All new development in the conservation area should preserve or enhance its special interest, in terms of scale, design and materials and should have regard to the design guidance provided in Part 3 - Preserving and Enhancing the Conservation Area.
- The Council recommends that pre-application advice be sought from the Planning Services
- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

2.4 ENFORCEMENT

2.4.1 The Council has an adopted Planning Enforcement Charter and will investigate and, where necessary, take enforcement action against unauthorised works in the Conservation Area.

2.4.2 Advertisement and signs: The Council is committed to taking enforcement action against inappropriate signage and advertising. Where this is not historic, appropriate notices are being served and actions have been taken. The Council will continue to do so in the future.

2.4.3 Section 215 Notices: These have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate in a case by case basis and in line with the provisions of the legislation.

2.4.4 To carry out works affecting the special character of a listed building without consent is a criminal offence and can result in severe fines and even imprisonment. Works to listed buildings, therefore, should never be carried out without consent. Where alterations to a listed building have been carried out without consent and are found to be unacceptable, the Council may either seek to prosecute those responsible or serve a listed building enforcement notice.

2.5 QUALITY OF PLANNING APPLICATIONS

2.5.1 Applications must provide sufficient information about the proposed development and its setting to enable the Council to assess the impact of the proposals on the character and appearance of the conservation area. Applications for outline planning permission in conservation areas will not normally be acceptable. The Council's Validation Checklist sets out the level of information required in support of planning applications. The following are of key importance:

LEVEL OF DETAIL

2.5.2 A typical planning application might include:

- Plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings
- Plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition
- Detail drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5
- Drawings annotated to show proposed materials
- Any other information considered necessary to assess the potential impact of the development (including, for example, colour perspective drawings, models, photographs, structural engineers statement).
- Planning applications for replacement of windows should include elevations at scale 1:10 or with all dimensions clearly annotated, property elevations or photographs of the whole of the property, with the windows to be replaced numbered to correspond with window elevations, A cross-section at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, with full size details of any glazing bars or leaded lights.

HERITAGE STATEMENT

2.5.3 All applications should be supported by a design and access statement or heritage statement where appropriate. The amount of detail that is required will vary according to the particular proposal. The statement should include;

- An assessment of significance of any heritage assets which may be affected including their setting;
- An assessment of the likely impact of the proposed development on the heritage asset(s) and their setting; and
- An explanation of the rationale behind design choices, including how the proposal would relate to its context and how potential negative impact on heritage assets would be avoided.

ARCHAEOLOGY

2.5.4 Where a site falls within an Archaeological Priority Area or has the potential to contain archaeological deposits, planning applications should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. It is advisable to contact Historic England's Greater London Archaeological Advisory Service (GLAAS) before the submission of a planning application.

MATERIALS AND WORKMANSHIP

2.5.5 Planning applications should be supported by details of the proposed materials to be used for the external finish and details. Samples of the materials may also be required.

EXPERIENCED CONSULTANTS AND BUILDERS

2.5.6 The Council strongly advises that applicants appoint consultants and builders with proven experience in historic buildings

2.6 RECOMMENDED STEPS

- An updated design guide for shop fronts is strongly recommended to support improvements to commercial frontages as a key regeneration objective

- A dated photographic survey of the more significant elements of the conservation area is recommended as an aid to monitoring changes, the efficacy of the Management Plan, and to support enforcement action. It may be possible to engage local volunteers in this exercise.

- Article 4 Directions could be considered to remove permitted development rights for the painting of brickwork generally, and replacement of windows/doors in dwellings, which are highlighted in the Appraisal as significant issues affecting the conservation area. The majority of properties in the conservation area are in uses that have limited permitted development rights with regard to external alterations. Most of the works identified in the Appraisal as adversely affecting the conservation area are already subject to planning controls, and the principal issue is therefore the effective and consistent application of development control policies and, where necessary, enforcement.

- Appropriate new uses for the disused Holy Trinity Infants' school annexe, and the public conveniences in front of Rawlinson Terrace, should be actively sought to avoid their falling into further disrepair

2.7 MONITORING AND REVIEW

The Council will review this Conservation Area Appraisal and Management Plan as part of a five-year programme, in compliance with national legislation and policy.

2.8 THE CONSERVATION AREA BOUNDARY

2.8.1 The following boundary changes are proposed:

A Modification of the north-western boundary to exclude Eleanor Close and Library Court

This land originally fell within the historic property boundaries of High Cross School and the public library, but has been redeveloped with new housing that makes no contribution to the special architectural or historic interest of the conservation area. The continuing inclusion of these areas within the conservation area is therefore very difficult to justify.

B Modification of the Northern Boundary so that the area North of Chesnut Road is included in the Bruce Grove Conservation Area.

These buildings properly form part of the Bruce Grove Townscape.

C Modification of the western boundary to exclude the north side of Philip Lane and the forecourt of the Tottenham Green Centre

As highlighted in the appraisal, the terraces on the north side of Philip Lane are of very modest architectural quality and they have been badly compromised by alterations and poor shop fronts. The forecourt parking area of the Tottenham Green Centre is a detracting feature (the Centre itself falls outside the conservation area boundary) and serves little purpose within the conservation area.

C Modification of the western boundary to exclude the redeveloped Clyde Road Depot site

Of the former depot, only the façade of the western workshop range survives, while the roof and clock are modern reconstructions. The character of this part of the conservation area has been radically altered and no longer makes a positive contribution to the special architectural or historic interest of the conservation area.

Map 14. **Tottenham Green, Proposed Boundary Alterations**

Proposed area to be included in the Conservation Area

Proposed area to be excluded from the Conservation Area

Existing Conservation Area Boundary

Statutory Listed Building

Locally Listed Building

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

3.8.1 The following guidance applies to all buildings within the conservation area, including listed and locally listed buildings, and reflect what the Council considers to be the best approach to preserving and enhancing the character of the conservation area. Applicants for planning permission or listed building consent should ensure that all proposals are in line with the guidelines contained here.

3.1 WHEN IS PERMISSION NEEDED?

3.1.1 Many common alterations will require planning permission. Some changes which would ordinarily be considered 'permitted development' will require planning permission in a conservation area. Below is a brief guide to common projects requiring planning permission. More information is available at https://www.planningportal.co.uk.

MAINTENANCE AND REPAIRS

3.1.2 It is recommended that resident keep their houses in good repair. Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

SHOP FRONTS

3.1.3 Planning permission is required for any alterations or removals that affect the appearance of the shop front. This includes removals or alterations to doors, windows or stall risers, and the installation of shutters or security grills. A separate consent is required for advertisements and shop signs (see below)

ADVERTISEMENT CONSENT

3.1.4 Advertisement consent is usually required for exterior signs and advertisements which are illuminated, or with an area of greater than 0.3 square metres. This also applies to advertisements displayed inside of a shop window, which can be viewed from outside the building Non-illuminated shop signs displayed on a shop front may be exempted from this requirement, if certain requirements relating to design and content are met. More information about advertisement consent is available at **www.planningportal.co.uk**.

WINDOWS AND DOORS

3.1.5 Planning permission is needed for replacement of or alteration to windows and external doors on buildings other than private dwelling houses. Replacement of windows and doors of a house (but not a flat) is considered 'permitted development' and does not require planning consent, provided that the replacement windows are of similar appearance to the existing.

RENDERING AND CLADDING

3.1.6 Rendering and cladding is not considered permitted development in a conservation area, and will require planning consent.

EXTENSIONS

3.1.7 Single storey rear extensions to private dwelling houses of up to 3 metres in depth (or 4m in the case of a detached house) are considered 'permitted development' and do not require consent, provided that the design and materials match the existing building. Extensions to certain commercial and industrial buildings within certain size limits are also considered permitted development. All other extensions will require planning consent, including alterations and extensions to roofs.

BOUNDARIES AND GARDENS

3.1.8 Planning permission is required for the construction, alteration or demolition of a wall, fence or other boundary treatment over 2m in height, or over 1m in height when abutting a highway.

VENTS, SATELLITE DISHES AND SOLAR PANELS

3.1.9 Permission is required for the installation of any of these additions on a wall or roof slope facing the street.

DEMOLITION

3.1.10 Permission is required for the total or substantial demolition of a building with a cubic content of more than 115 cubic metres (measured externally). It is an offense to carry out such works without consent. If in doubt, please consult the Council's conservation team.

TREES

3.1.11 The council must be notified six weeks prior to cutting down or carrying out works to a tree in the conservation area.

LISTED BUILDINGS

3.1.12 Like for like repairs can be carried out without consent, but Listed Building Consent must be obtained for any work that is likely to affect the building's character or significance. This applies to internal alterations and external alterations and works to boundary walls, buildings within the curtillage, or structures attached to the listed building. It is an offense to carry out such works without consent. If in doubt please consult the Council's conservation team. In some circumstances it will be necessary to apply for planning permission alongside listed building consent. For more information about applying for listed building consent, please see listed buildings guidance below.

CHANGE OF USE

3.1.13 Changes of use will often require planning permission. Change of use from shops (A1) or financial or professional services (A2) to use as a dwelling house (C3) is usually considered permitted development, but within the conservation area permission is needed for this change.

3.2 SHOP FRONTS

3.2.1 High quality shop fronts make an important contribution the character of an area. Many of the original shop fronts in the conservation area have been extensively altered or are in poor repair. Nonetheless, many original features remain and the Council will encourage shop owners to repair and restore shop fronts.

3.2.2 Planning permission is required for most changes that will alter the appearance of the shop front, including for shutters and awnings. Applicants should make sure their proposals are in line with the guidelines set out here.

Picture 42. Traditionally framed shop fronts on Tottenham High Road complement the architectural qualities of the building.

GENERAL PRINCIPLES

- Shop fronts should have regard to their context, so that the design complements the building as a whole, neighbouring shops and the street scene.
- Historic features should be conserved and restored as far as possible. The removal of original shop front features will not usually be permitted unless these are beyond repair.
- Designs should incorporate the elements and proportions of traditional shop front design (see p67) and make use of high quality traditional materials like timber, that complement the character of the building.
- Shop fronts in the conservation area need not always be reproductions of historic styles. This guidance sets out principles which can be applied across different styles of shop front. New designs are encouraged, but these should also express the features and proportions of a traditional shop front.
- Designs must be simple and uncluttered. Shop owners are encouraged to reduce clutter such as unnecessary signage, wiring and electrical equipment, external displays of goods, stickers and additional advertising.
- Any signs, lighting, security measures or canopies should be incorporated within the design and should not obscure architectural elements.

TRADITIONAL SHOPFRONT DESIGN

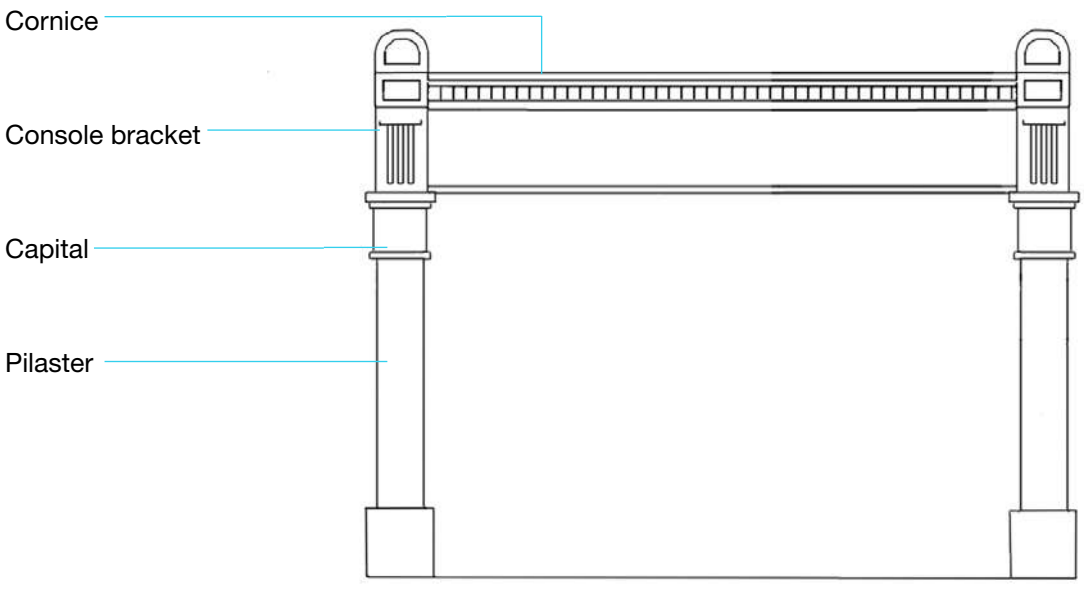
3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

3.2.4 The architectural details that frame the shop front are an important element – usually pilasters, console brackets, and a fascia with cornice (see picture 59). These features should be repaired or restored to the original appearance and maintained in all cases. Original features such as tiling or glazed brick should not be painted or covered.

3.2.5 The design of shop fronts to be fitted in to this framework should aim to incorporate the following traditional features;

- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are not appropriate.
- **Stall risers:** These are traditionally in timber. Other materials might be considered appropriate in some circumstances (for example marble or granite for a bank, glazed tiles for a pub or butcher). Laminates, mosaics or reflective tiles are not appropriate materials.

Picture 43. The traditional architectural details that frame the shop front.



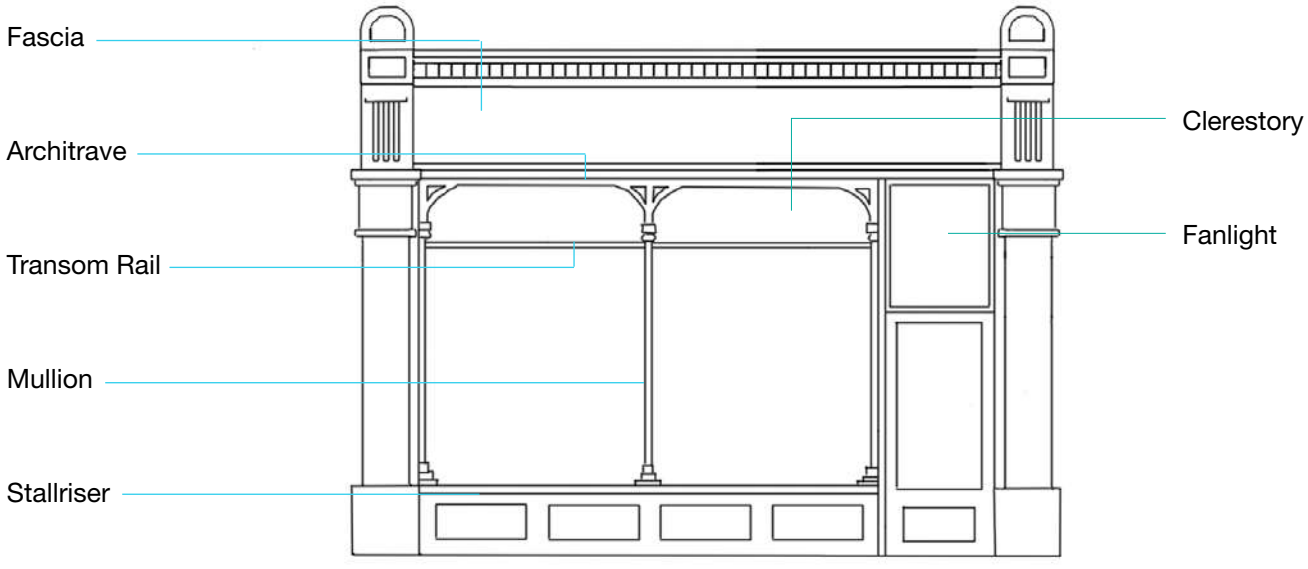
- **Shop window:** This should extend from the stallrisers to the architrave at the base of the fascia and should usually be subdivided with a transom rail and one or two vertical mullions. Mullions should usually line up above and below the transom. Floor to ceiling sheet glass is not appropriate in areas of traditional shop fronts.

- **Doorway:** This can be set back from the edge of the pavement with a tiled entrance, or flush with the building line. Recessed doorways should be retained where these are an established feature of the street.

3.2.6 The shop front should usually be in timber, although a high quality bespoke metal frame might be considered appropriate in some circumstances. Other materials such as UPVC are not appropriate.

Designs incorporating the elements of traditional shop front design

Picture 44. A typical traditional shopfront



3.2.7 These traditional elements were incorporated in to shop fronts for sound functional reasons. Their inclusion in new shop front designs does not necessarily mean copying historical styles. Sympathetic new designs incorporating these features are encouraged.

3.2.8 Each design should relate to other shop fronts in the area, taking account of fascia lines, stallriser heights, transom height, bay width and material. Individual shop fronts should not dominate the street scene.

3.2.9 Shop fronts that combine more than one shop unit can disrupt proportions, relating poorly to buildings around them. In these cases, pilasters should be retained or included to provide a visual break. Fascia signs should not be extended over multiple units. Each unit should have a separate fascia sign, linked by a common design.

3.2.10 Double aspect corner shops should address both frontages appropriately.

Double aspect frontage on a corner shop

Picture 45. Shops with a common framework appear ordered. Without this, shops relate poorly to one anoher an can appear cluttered or chaotic.

SIGNAGE AND ADVERTISING

3.2.11 The approach should be simple and uncluttered. Signage should not dominate the shop front or obscure windows

3.2.12 Materials, colours and design for all signage should complement the historic character of the building and area. Signwriting directly on to the timber or metal fascia board or individually mounted lettering are usually appropriate. Perspex, acrylic and other non-traditional materials are not.

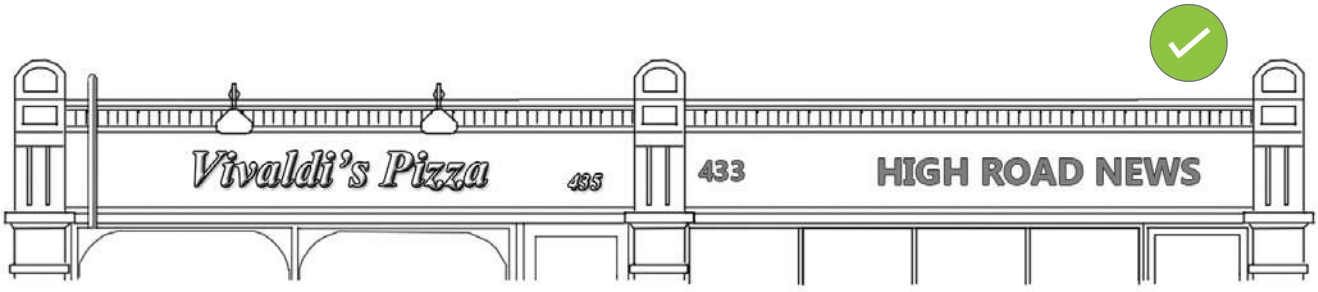
3.2.13 Lettering should be in proportion with the size of the sign and not fill the entire area. Content should be restricted to the proprietor's name, the type of business and the shop number, not brand names of goods for sale or other advertising. Each shop should have its number clearly displayed.

3.2.14 Standard corporate signage, logos and colour schemes should be adapted to suit the context, including colours, size of lettering, materials and style of illumination. In cases where corporate colour schemes are considered out of character, they should be restricted to lettering and detail only.

Fascia Signs

- Fascia signs should be a simple flat panel contained within the fascia area. They should not obscure architectural features, project forward of other features, extend unbroken over more than one shop unit, or impinge upon first floor windows. Box fascias are not acceptable. Additional signs applied to the facade above fascia level or on upper storeys will not usually be permitted.
- In special cases, alternative forms of signage will be considered, for example where a business is located at first floor level or in a building without a traditional shop front. Individual letters applied to walls, lettering directly on to window glass, or signs hung behind windows may all be considered appropriate depending on circumstances.

Picture 46. Fascia Signs



Hanging and projecting signs

- Only one hanging or projecting sign on each elevation with a shop front will be permitted.
- Hanging or projecting signs should usually be positioned on the ground floor at fascia level
- Existing brackets for hanging signs should be reused if possible.
- Perspex projecting box signs will not be considered acceptable.

Illuminated box facsia's are not appropriate

Excess signage is not appropriate

LIGHTING

3.2.15 Internally illuminated panels, signs or lettering will not usually be permitted. There will be a preference for illuminating signs indirectly with an appropriate swan neck or trough light. Lighting fixtures should not obscure architectural features or proportions. Fascia lighting can be concealed within the cornice.

3.2.16 Matt finish slim metal lettering with discrete individual halo illumination may be considered appropriate in some instances.

3.2.17 Illuminated signs will be restricted to those businesses which are open in the evening or at night. Illumination should be kept to a minimum. The light level should be subdued and constant. Bright or flashing lights will not be permitted.

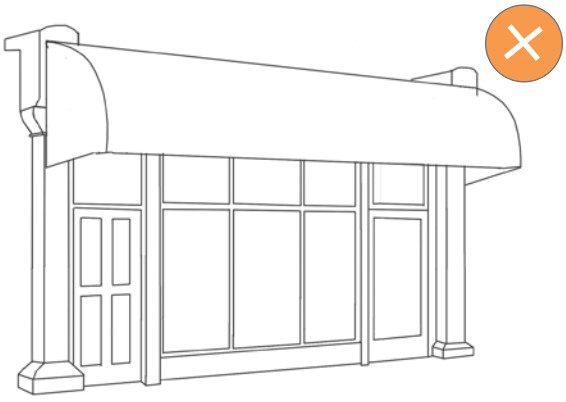
CANOPIES AND AWNINGS

3.2.18 Canopies and awnings will only be permitted if they can be accommodated without damage to the character of the building, and are capable of fully retracting. The mechanism and blind box should be integrated with the overall shop front design and should not obscure features. Retractable traditional straight canvas blinds accommodated within the cornice or architrave will usually be acceptable.

3.2.19 Folding or fixed canopies, quarter round rigid frames and balloon blinds will not be permitted.

3.2.20 Canvas is usually the most appropriate material. Flourescent, glossy or metallic blinds are not appropriate.

Picture 47. Traditional retractable canvas blinds are the most appropriate type of canopy.



SHUTTERS, GRILLS AND SECURITY

3.2.21 All security measures should be integrated within the overall shop front design and should not have a negative impact on the street scene or obscure architectural features.

3.2.22 Shop fronts should use the least visually intrusive security solution. Toughened or laminated glass; Internal screens, grills and shutters; or traditional removable external shutters are the Council's preferred solutions.

3.2.23 Rod and link (or other open type) external grills may be permitted in exceptional circumstances where it can be shown that it is the only possible solution, but these must be integrated with the overall shop front design (including box and runners).

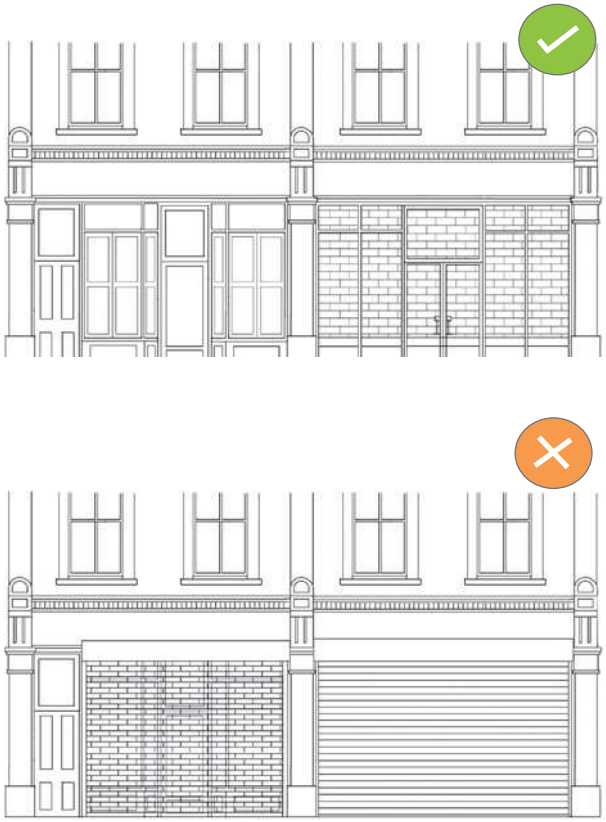
3.2.24 Shutters and grills should not cover pilasters when in the down/closed position and should have a painted or coloured finish to complement the rest of the shop front.

3.2.25 Solid or perforated external roller shutters, transparent external polycarbonate shutters or visually intrusive external shutter boxes will not be considered acceptable.

3.2.26 Burglar alarms, security cameras and other equipment should be kept to a minimum and be located in unobtrusive positions.

ACCESS

3.2.27 If the upper storeys of the building are in a separate use, separate access should be provided at the front of the premises and incorporated into the design of the shop front.



Picture 48. External Roller shutters are not appropriate.

Internal shutters which don't obscure architectural features

External roller shutters are not usually appropriate. .

3.2.28 Access to the shop including level access to the street should be provided for people with disabilities, the elderly, parents with pushchairs, and all users. If installing level access would involve the loss of important features on a historic building, alternatives such as handrails should be considered.

VENTILATION EQUIPMENT

3.2.29 Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

SHOP FRONTS CONVERTED TO RESIDENTIAL

3.2.30 The council will generally oppose the loss of shop fronts, however it may be necessary for some obsolete shop fronts outside of designated town centres and local centres to be converted to residential use.

Original shop front features should usually be retained and adapted.

3.2.31 Where this change of use is considered acceptable shop front features should usually be retained and adapted to suit the new use.

SHOP FRONTS IN NEW BUILDINGS

3.2.32 New shop fronts should respect traditional proportions, materials and signage style.

3.2.33 Recreations of historic shop fronts will not be considered appropriate in new buildings.

3.2.34 When submitting a planning application for shop units, the details of the shop front design should be submitted with the application, even if the final design is to be determined by a future occupier. Plans should show how the shop front relates to the masonry frame, position of doors, size of frame sections, fascia depth and height of stallrisers.

3.2.35 Possible security needs should be considered by allowing space for housing shutters internally.

3.2.36 Privacy should be provided through the use of obscure glazing, timber shutters (internal or external) which complement the historic character, or an internal partition creating a lobby area, window display or winter garden.

49.

3.3 LISTED BUILDINGS

Picture 49. The grade II listed former Fire Station on Tottenham Green

LISTED BUILDING CONSENT

3.3.1 Listed building consent is required for any works of demolition, alteration or extension of a listed building which might affect its character as a building of special architectural or historic interest. This applies to internal as well as external works. It is for the Council to determine in each case whether consent is required.

3.3.2 The list descriptions held by Historic England are intended mainly for identification purposes and are rarely a comprehensive record of all features of interest. They should not be relied upon to determine which features are significant, or whether or not listed building consent is required.

3.3.3 The whole of the building including its interior is listed. The Council recognises that listed buildings vary greatly in the historic value of their interiors, and that the potential for alterations varies accordingly. Decisions must be based on an assessment of the significance of the building in accordance with Historic England guidance. In sensitive interiors, alterations may have to be restricted to a minimum.

3.3.4 Certain types of work do not normally require consent, for example internal redecoration not involving removal of any internal features of significance, renewal of concealed services, routine repairs in matching materials, and maintenance. More substantial repairs may require consent. In cases of doubt, the advice of the Council should be sought in writing.

3.3.5 Buildings that lie within the curtilage of a listed building are also subject to listed building control even if they are not specifically mentioned in the list description. Objects fixed to the building may be considered to be part of the listed building.

3.3.6 Applicants for listed building consent should make sure that proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- The Council will need to be satisfied that all aspects of proposals for alterations are necessary, and that the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the building.

- Alterations should normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest.

- As far as possible, existing detailing and the contemporary features of the building should be preserved, repaired or, if missing, replaced.

- All works, will should be carried out in the correct scholarly manner, under proper supervision, by specialist labour where appropriate.

MAINTAINING LISTED BUILDINGS:

3.3.7 Regular maintenance is essential to the long-term preservation of listed buildings. Prompt action to remedy minor defects will prevent costly and disruptive repairs at a later stage.

3.3.8 Routine maintenance is the responsibility of the owners of a listed building. Planning permission is not required for routine maintenance and like for like repair, but the Council should usually be consulted to confirm whether consent will be needed.

3.3.9 Masonry surfaces can easily be damaged by inappropriate cleaning, and in many cases it is best to leave them undisturbed. External cleaning of buildings with low-pressure intermittent water sprays and bristle brushes does not normally require listed building consent. However, cleaning with water can lead to saturation of the walls and outbreaks of dry rot in built-in timbers. Other methods of cleaning stone or brickwork will generally require listed building consent as these can have a marked effect on the character of the building. Cleaning methods are carefully specified and appropriate for the circumstances. Where proprietary methods are to be used a method statement should be submitted for approval. Cleaning should only be carried out by specialist firms and under close supervision, and it is advisable to employ an independent stone cleaning consultant to specify and supervise such works.

INTERIORS

3.3.10 Interior features of interest may include chimney pieces, plasterwork, panelling, doors and door surrounds, staircases and balustrades. These should always be retained and fully protected from damage during the course of any works to the interior of a listed building. Proposals for the internal refurbishment of listed buildings should be supported by drawings which clearly identify all interior features of interest, and confirm their retention. It is important that original plan forms and room proportions are maintained during any conversion.

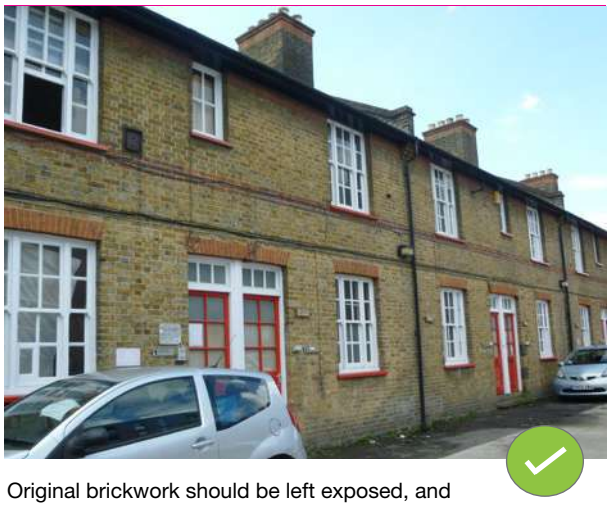
3.4 GENERAL MAINTENANCE AND IMPROVEMENTS

MASONRY AND BRICKWORK

3.4.1 Brickwork, stone, terracotta, tiles, and other original facing materials should not be painted, rendered, or covered with cladding. This can affect the interest of the facade, disrupt the cohesion of the group or terrace, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted.

Brickwork should not be painted or covered with render, pebble-dash or cladding.

3.4.2 Where inappropriate painting or cladding has taken place, the Council supports its removal, provided this can be achieved without damaging the fabric of the building. It is important that a specialist using appropriate non-abrasive methods undertakes the work.



Original brickwork should be left exposed, and restored where necessary.

3.4.3 Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork. Any decorative features should be retained, and where necessary repaired or reinstated. Decayed bricks should be replaced with bricks of a similar quality and colour, and laid in the same pattern as the original. In all cases, skilled bricklayers with an understanding of historic brickwork should be employed.

3.4.4 Where necessary, older brickwork should be repointed with an appropriate mortar mix – usually a 1:2:9 cement/lime/sand mortar carefully matching the existing mix in texture and colour. A flush or slightly recessed mortar joint profile is most appropriate. Cement based hard mortar should not be used on older buildings as it is less permeable than a lime mortar mix and can lead to deterioration of brickwork. Re-pointing with hard cement-based mortars is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.

ROOFS

3.4.5 The form, structure and materials of historic roofs are almost always of interest. The concealed roof of a traditional terraced house can be just as significant as a steeply pitched roof which is visible from the street, or an M shaped double-pitched roof. Where original roofs survive, there will be a presumption will be in favour of their retention.

3.4.6 Where repairs or reroofing is required, this should be done in materials to match the original, in type, size and colour. On older buildings this will most often be either slate or clay tile. Where possible, the original slates or tiles should be retained and reused.

3.4.7 Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to be replaced the original material (or if this cannot be determined, the most appropriate material for the building type) should be used.

3.4.8 Ridge tiles, finials and other details should always be retained and reused, or replicated. The layout, tile/slate size and any patterning in the original roof should be replicated.

3.4.9 Chimney stacks are important features of the roofscape and can be important indicators of the date of a building and of the internal planning, and should never be removed or altered without consent. Repairs may be necessary to stabilise the chimney, but the Council recommends that the height is not reduced and pots are not removed.

3.4.10 Where additional ventilation is required, his should be provided at the eaves and ridge line and should not affect the appearance of the roof. Vents should not be installed on the roof slope.

WINDOWS AND DOORS

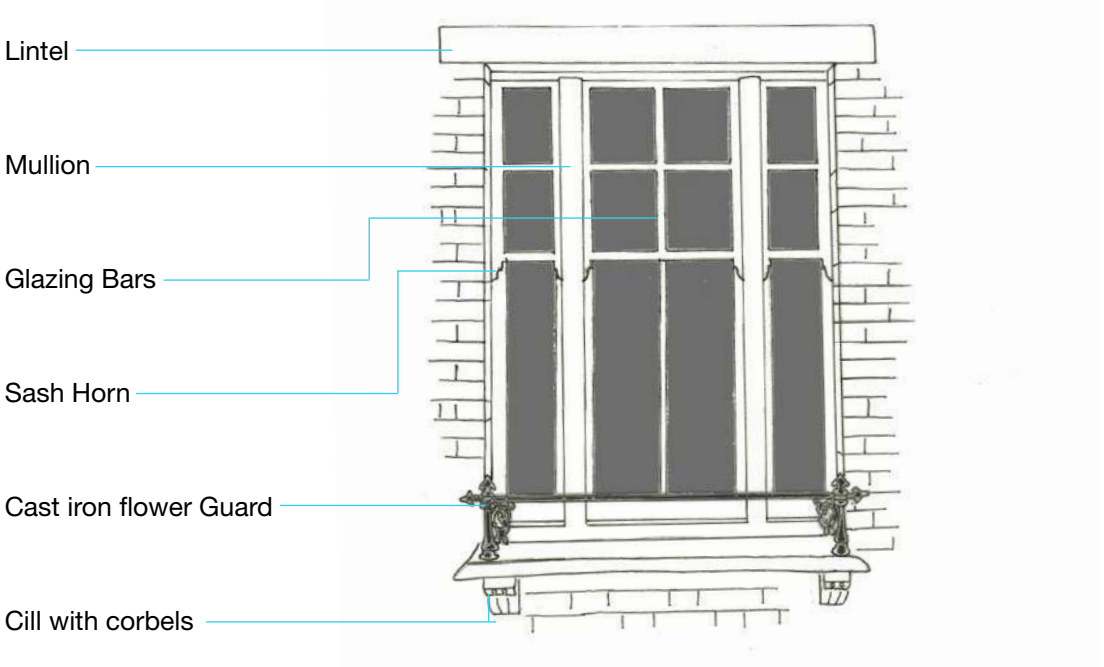
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

- It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.

- The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds. In the case of listed buildings, the installation of secondary glazing will require listed building consent and will usually be permitted where it can be accommodated without harm to the significance of the building interior.

- Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate on rear elevations that are not visible from the street. Glazing bars should always be mounted externally.

Picture 50. The features of a traditional window which should be retained or replicated



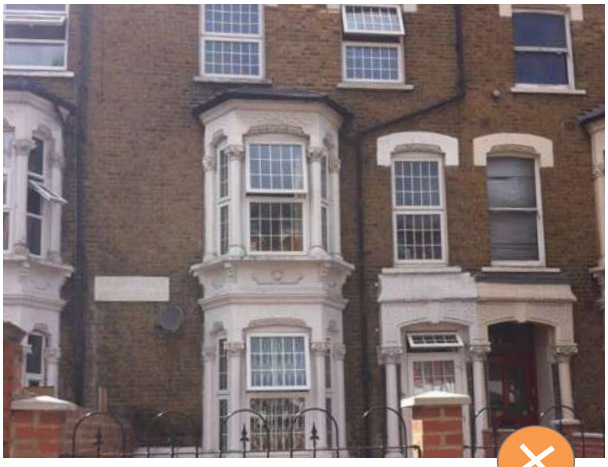
- Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

- In the case of listed buildings, the Council will strongly resist the loss of original windows and doors (including historic glass). Where an original window or door is beyond repair, it should be replaced on an exact like for like basis, and double glazing will not usually be acceptable. Historic glass, whether decorative or plain, should be retained where possible, and carefully protected from damage during building works.

- It is never appropriate to alter the original configuration of windows, the size and proportions of window and door openings, or details such as lintels, brick arches and cills. The depth to which window frames are set back from the face of the building should not be altered.

- Where windows and doors have been altered, every opportunity should be taken to restore them to their original style. In cases where a previously altered window is to be replaced, the new window should replicate the original design and materials, which can usually be ascertained by looking at nearby houses of the same type

- External security grills, gates and shutters should not be installed to doors or windows as this harms the character of the area. Residents wishing to improve security are advised to seek specialist advice on more appropriate solutions.



Windows should never be replaced with a different style or configuration to the original

ARCHITECTURAL FEATURES AND DETAILING

3.4.12 Original architectural features and decoration (and later features which add to the architectural or historic interest of the building) should be retained as far as possible. These might include features such as porches, parapets, balconies, verandahs, carved details in stone or timber, moulded brickwork and terracotta, statuary, murals, mosaics, and ornamental ironwork.

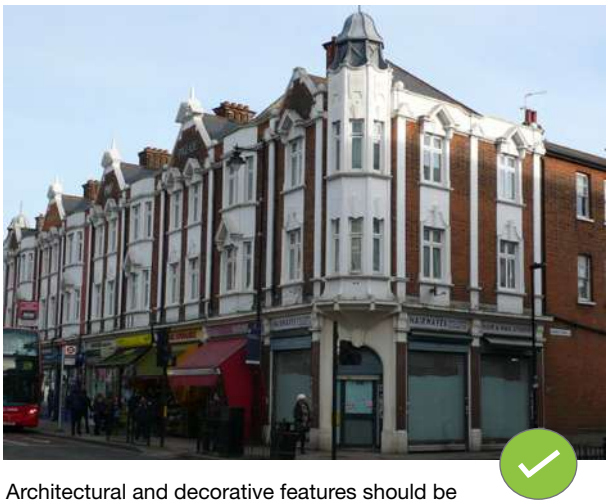
- Repairs to decorative features should usually be carried out by an appropriately skilled craftsperson or conservator.
- Where architectural features or decorative details have been lost or replaced with poor-quality substitutes, the Council will strongly encourage their reinstatement (if there is clear evidence of their original appearance.)
- It is always best to retain the original porch arrangement which is often an integral part of the design of a building. Open porches should not be enclosed. Canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.

BOUNDARY WALLS AND PARKING

3.4.13 Walls, fences and other boundary treatments to both front and back gardens make an important contribution to character. Their removal, or the addition of a boundary treatment of a different height or type will not be considered appropriate. Where boundary walls are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt to reflect the original appearance.

3.4.14 Substantial loss of front gardens and/ or boundary treatments in order to create parking spaces will not usually be considered acceptable. The creation of hard standing for parking should

Alterations to original features such as porches and bay windows should be avoided



Architectural and decorative features should be retained and restored

not cover more than 50% of the original garden, should be appropriately landscaped. The original boundary treatment should usually be retained. It may be possible in some circumstances to enlarge openings in front boundary walls, where the wall is appropriately finished with a pier, in keeping with the style of the original.

EXTERNAL SERVICES AND FITTING

3.4.15 External services such as ventilation equipment, flues, satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimise their impact. Where possible these should be in unobtrusive locations and on walls and roof slopes that are not visible from the street. In the case of listed buildings, such additions will require listed building consent.

Satellite dishes shouldn't usually be mounted on the front of buildings

- Roof plant should be avoided if at all possible, but where it is necessary, it may be possible to locate it within the envelope of the building. If not, it must be concealed in views from ground level.

- Satellite dishes will only be acceptable where they cannot be easily seen from the street or other public areas, usually the rear of the property below the level of the roof ridge, or on hidden roof slopes.

- Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

3.5 EXTENSIONS

3.5.1 In many cases, historic buildings are capable of being extended without damaging their character, subject to sensitive handling of scale and detail. However in some cases extensions would detract from the uniformity of a formal group of buildings, or from the integrity of a particular design and will therefore be unacceptable in principle.

- Extensions will only be permitted if subordinate in size and appearance to the original building. Care should be taken that the form and proportions of the original building are not obscured.

- Design, detailing and materials (including roofing material, windows and doors) should be carefully considered to reflect or complement the existing building and the character of the area, and to be visually subordinate to the existing building. The design might reflect the style of the original building, or provide a modern contrast which complements (and does not compete with) the original.

DORMERS AND ROOF EXTENSIONS

- Rear dormers should be subordinate to the size of the roof. Usually the width of the dormer should be not more than 2/3 the length of the ridge. Dormers should usually be set in 0.5m from both sides of the roof and the eaves, and 0.3m from the ridge. Overly large and solid dormers with large 'cheeks' and 'aprons' to create habitable roof space will not be considered acceptable.

- Roof extensions to the front or side of the property will not usually be considered acceptable, unless these are a feature of the original building or an established characteristic of the street.

- Hip to gable extensions will not usually be considered acceptable.

- Juliet balconies, roof terraces and 'cut in' terraces will not be considered acceptable as part of a roof extension, unless they are a feature of the original building or an established characteristic of the street.

Extensions that are not subordinate to the original building can be detrimental to character

Mansard roof extensions are not usually appropriate

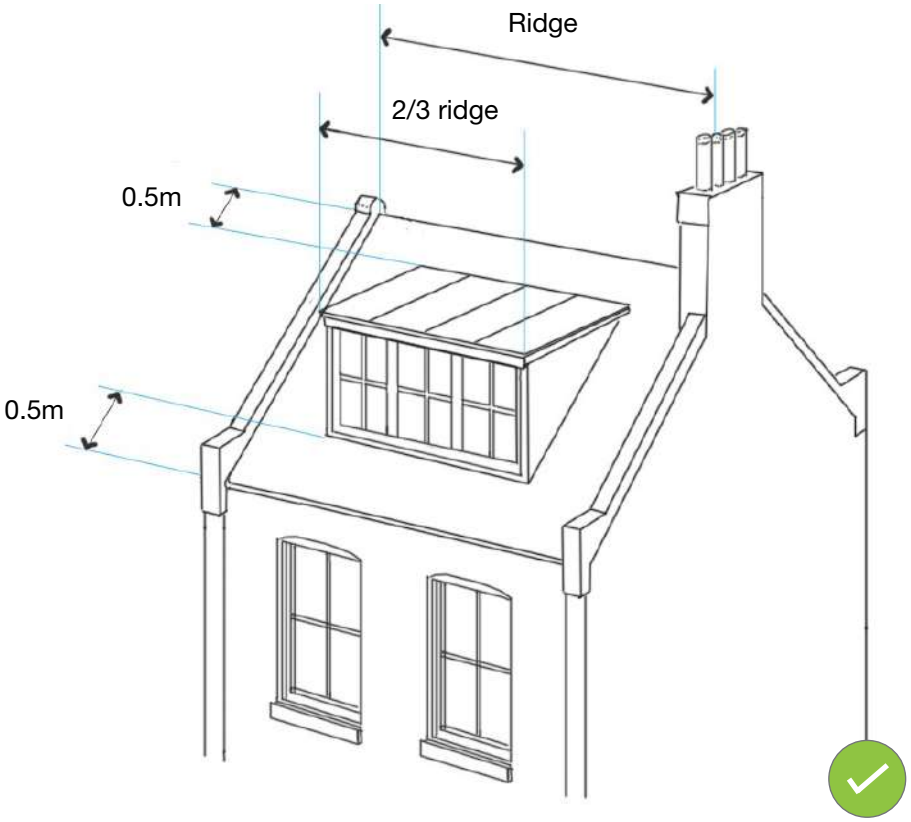
- Mansard roof extensions will not be considered appropriate unless these are a feature of the original building, or they are an established characteristic of the street scene and can be accommodated behind an existing parapet.

- Roof extensions should complement the original form of the roof, matching the original roofing material and details such as parapets and ridge tiles. Architectural details such as chimney stacks, finials and decorative brickwork should be retained where possible.

- Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.

Picture 51. Over-sized dormers will not usually be acceptable in the conservation area.

Picture 52. Dormers should be subordinate in size to the main roof.



REAR AND SIDE EXTENSIONS

- Rear extensions should usually be one storey lower than the original building and should generally extend no more than 3m beyond the rear wall in terraced properties, or 4m in detached properties.

- Rear extensions should not be wider than the width of the house. Where the original footprint of the house is L shaped, extensions should reflect this. (see diagrams.)

- Existing window and door openings on the rear elevation should be retained where possible.

- Side extensions may be acceptable in some circumstances. These should be set back at least 1m from the front wall of the house with a roof ridge height lower than the ridge of the original roof. Side extensions should usually preserve suitable gaps between buildings where these contribute to the character of the area.

Picture 54. Where the footprint of the building is L shaped, rear extensions should not usually extend across the entire width of the buildling.

3.6 ENERGY EFFICIENCY IN HISTORIC BUILDINGS

3.6.1 The Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. Whilst some historic buildings may not be suited to certain energy efficiency improvements, It is possible to reduce energy loss, even in traditionally built buildings without compromising their historic and architectural character.

3.6.2 Improvements for energy efficiency should minimise disturbance to existing fabric and be easily reversible without damaging the existing fabric (especially changes to services).

3.6.3 It is important that when proposing any works to modify an older building, that its construction, condition and performance are appropriately understood Traditionally constructed buildings perform differently to those constructed with most modern methods. They are more porous and naturally ventilated, so they 'breathe'. They generally include softer materials such as lime based plasters and mortars which respond to air and moisture differently to modern materials.

3.6.4 The first measure should always be repairs and draft proofing, which can deliver significant improvements with very little disruption and cost. The installation of modern energy efficient boilers, appliances and heating systems, which will generally not harm the building's character.

INSULATION

3.6.5 Older buildings tend to be constructed from permeable materials and it is important that water vapour is able to evaporate from the fabric to prevent moisture build up. The installation of some modern insulation materials can alter this and cause damp to build up on or within the structure leading to problems such mould growth, rot and decay. It is usually better to choose vapour permeable materials such as natural wool, and great care should be taken to provide appropriate ventilation.

3.6.6 It will usually be possible to install insulation in the roof with good results. If additional ventilation is needed, this should be incorporated in to the ridge and under the eaves. Vents should not be installed on the roof slope.

3.6.7 External wall insulation will usually be harmful to the character of the building and should only be considered on hidden facades at the rear of the building, or on rendered facades. It should always match the appearance of the original building or group of buildings, including replicating window reveals and frames, doorways, and any other architectural or decorative features.

3.6.8 It may be possible to insulate the walls internally. materials should be chosen and installed with great care in order to avoid moisture build-up or cold spots where condensation may occur. Expert advice should be sought.

.

3.6.9 Repairing and draft-proofing windows can deliver significant improvements in their thermal performance, as can the use of blinds, shutters, and secondary glazing. Where it is necessary to replace a window, appropriately designed double glazing will often be considered appropriate (see p__ 'Windows').

MICRO-GENERATION EQUIPMENT

3.6.10 Micro-generation equipment such as solar panels will often deliver improvement in the overall energy efficiency of the building but its application in the conservation area will necessarily be limited and other interventions should be considered in the first instance. It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street. Discretely located installations on hidden elevations or roof slopes may be appropriate.

3.6.11 Detailed advice about improving energy efficiency in older buildings is published by Historic England and is available on their website: www.historicengland.org.uk/advice/your-home/saving-energy/

3.7 DEMOLITON

3.7.1 There is a presumption in favour of the retention of all buildings on the statutory list, locally listed buildings and buildings that make a positive contribution to the conservation area, in line with national and local policy. Permission for demolition will not normally be granted.

3.7.2 In exceptional cases consent for demolition, or part demolition, may be granted. The National Planning Policy Framework (NPPF) sets out the criteria to be used by the Council in assessing proposals that cause total or substantial loss of significance of a heritage asset. The contribution made by the existing building must be assessed. The council will also consider:

- The condition of the building, the cost of repairing and maintaining it in relation to its importance, and to the value derived from continued use;
- The adequacy of efforts made to retain the building in use; and
- The merits of alternative proposals for the site.

3.7.3 Consent for demolition would not be granted simply because redevelopment is economically more attractive to the applicant, or because the applicant acquired the building at a price that reflected the potential for redevelopment rather than the condition and constraints of the existing historic building.

3.7.4 Proposals involving demolition of any part of a listed building will be subject to consultation with the national amenity societies, as well as being referred to Historic England. Historic England must be notified of all proposals to demolish listed buildings, and allowed access to buildings which it wishes to record before demolition takes place.

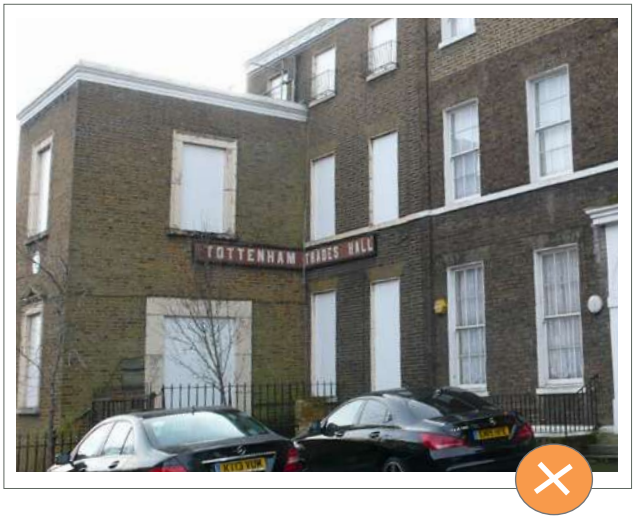
3.8 USES FOR HISTORIC BUILDINGS

3.8.1 The great majority of historic buildings must remain in economically viable use if they are to be maintained in the long term. The best use for a historic building is very often that for which it was originally designed where this continues to be viable. However if buildings are left empty, neglect becomes a considerable danger.

3.8.2 Change of use of a may be appropriate in these circumstances, if it will result in the preservation of an historic building and if it can take place without considerable alteration or loss of character and is consistent with national and local policies. In principle, the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building.

3.8.3 The preservation of facades alone, and the gutting and reconstruction of interiors, is not normally an acceptable approach to the re-use of historic buildings: it can destroy much of a building's special interest and create problems for the long-term stability of the structure.

3.8.4 Where the upper floors of buildings are unoccupied, the introduction of new uses to upper floors of buildings, particularly residential use, is positively encouraged.



Examples of buildings in Bruce Grove and Tottenham Green Conservation Areas that have fallen in to disuse can be in danger of neglect.

Change of use can result in the long term preservation of a listed building as in this example in the Tottenham Green Coonservation Area

4. APPENDICES

4.1 AUDIT

STATUTORILY LISTED BUILDINGS

The National Heritage List for England (NHLE) is maintained by Historic England. The NHLE, or the local planning authority, should always be consulted in order to ascertain whether or not a property is listed, as information from other sources may be out of date.

High Road (west side)	**Grade**
Old Well and Well House at junction with Philip Lane	II
Nos. 399 & 401	II
Former High Cross School	II
Gatepiers and railings to forecourt of former High Cross School	II
Former Tottenham Palace Theatre	II
High Road (east side)	
Tottenham High Cross Monument	II
Philip Lane (south side)	
Church of the Holy Trinity	II
Forecourt wall to Church of the Holy Trinity with side walls to back of gardens fronting to Philip Lane	II
Holy Trinity Church School	II
Talbot Road	
No. 41 (Spring Cottage)	II
Tottenham Green (west side)	
Tottenham War Memorial	II
Tottenham Green (east side)	
Mountford House	II

Tottenham Green (south side)	Grade
Nos. 1 & 2	II
Town Hall Approach Road	
Former Tottenham Fire Station	II
Former Tottenham Town Hall	II
Former Tottenham Public Baths	II
Former County School and boundary railings	I

LOCALLY LISTED BUILDINGS

High Road (east side)

Nos. 310 (High Cross United Reformed Church & Hall)

No. 320

No. 324

Nos. 352 to 366 (Rawlinson Terrace) and former synagogue

Nos. 372 to 376

High Road (west side)

No. 295 (former Jewish Hospital incl. boundary wall, gates & railings)

Former Tottenham College of Technology (original building)

No. 363 (former Swan Public House)

No. 365

No. 373

High Cross Court (courtyard with views to monument)

Nos. 381-385

Nos. 389 & 391 (former Tottenham Library)

Nos. 413 (former Felvers Hall) incl. boundary wall, gates & railings

Nos. 433 to 441 (odd)

Philip Lane (south side)

Holy Trinity Vicarage

Somerset Road (south side)

Former Tottenham Grammar School

Talbot Road

Nos. 2 to 40 (even)

Nos. 31 & 33

No. 39

Tottenham Green (east side)

Former Prince of Wales Hospital (main building)

BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Chesnut Road

No. 2 (façade only)

Drapers Road

Nos. 2 & 3

High Road (west side)

VR cast-iron Royal Mail pillar box outside former Jewish Hospital

Horse trough outside College of North East London

College of North East London new entrance block

K6 cast iron telephone box outside Holy Trinity Church School

Boundary gates and railings to Nos. 407 & 409 (former Felvers Hall)

Nos. 429 & 431

Nos. 443 to 449

High Road (east side)

Nos. 252 to 256

Nos. 270 to 276

Public conveniences near High Cross

Portland Stone statue “Embracing Forms” on green in front of Rawlinson Terrace

Reynardson Court

No. 388, Tottenham Police Station and stable block at rear

Philip Lane (south side)

Former infants’ school annexe to south of Holy Trinity Church

Talbot Road

Nos. 1 to 19 (odd)

Nos. 21 & 23

Town Hall Approach Road

Bernie Grant Centre

Former firemen’s cottages to rear of fire station, now part of CONEL

CONEL entrance building

Tottenham Green (east side)

No. 2A

Picture 55. Reynardson Court, High Road, is considered to make a positive contribution.

BUILDINGS WHICH MAKE A NEUTRAL CONTRIBUTION TO THE CONSERVATION AREA

High Road (west side)

Laseron House

Nos. 367-371

Nos. 375-379

High Road (east side)

No. 252

Nos. 258-268

Nos. 326 and 326A

No. 314

No. 316

Talbot Road

Buildings in Talbot Close

No. 8

BUILDINGS WHICH DETRACT FROM THE CONSERVATION AREA

High Road (west side)

Nos. 278-296

No. 387

Lauriston, Terrell and Keswick Apartments

High Road (east side)

332-334 Rosecrest Court

330

No. 312

Extension to south of No. 388, Tottenham Police Station

Town Hall Approach Road

Tower block at the rear of the College of North East London

Picture 56. The tower at the rear of the College of North East London detracts from the character of the area.

Picture 57. Lauriston Apartments detract from the character of the area.

4.2 APPENDIX B - PLANNING POLICY CONTEXT

National

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.

- National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (March 2012), sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 12. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).

- Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A good practice guide published by Historic England in 2015.

Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.

- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas

- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

Local

- Haringey's Local Development Framework (LDF) is a portfolio of development plan documents (DPDs) of which The Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of the Borough up to 2026. This document, in conjunction with the London Plan and the Saved UDP Policies make up Haringey's current development plan. The emerging Development Management DPD will supersede the Saved UDP Policies.

- Section 6.2 of the Local Plan: Strategic Policies relates to the historic environment. Detailed policies are set out in Section 10 of Saved UDP Policies.

- Haringey's Streetscape Manual provides guidance on public realm management

- Links for all the above documents are provided in the Sources section.

4.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990
http://www.legislation.gov.uk/ukpga/1990/9/contents

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment
http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/.

Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).
https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/

Regional

The London Plan
http://www.london.gov.uk/priorities/planning/publications/the-london-plan

Chapter 7 of the London Plan: London's Living Places and Spaces
http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,
https://www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context

Historic England, Streets for All: A Guide to the Management of London's Streets
http://historicengland.org.uk/images-books/publications/streets-for-all-guide-to-management-of-londons-streets/

Local

Haringey Local Development Framework

http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework

Haringey Streetscape Manual

http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape

4.4 APPENDIX D - SOURCES

Bibliographic

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- Peter Guillery, The Small House in Eighteenth Century London (2004)
- Chris and Hazel Whitehouse, Haringey Pubs (2004)
- Christine Protz, Tottenham: A History (2009)

Maps

- Thomas Clay's map of Tottenham (1619)
- John Rocque's Map of the County of Middlesex 1757
- Wyburd's map 1798
- Tottenham Parish Tithe Map (1844)
- Ordnance Survey: Middlesex XII 3 1864, 1894, 1913, 1935

4.5 APPENDIX E - GLOSSARY

Arch The spanning of an opening by means other than a lintel, made up of wedge-shaped blocks. Arches may be semi-circular, segmental (a section of a circle) or pointed

Band An unmoulded, horizontal projecting stringcourse, often delineating a floor/storey.

Bargeboards Projecting boards set against the incline of a gable, sometimes decoratively carved

Bay The vertical division of the elevation of a building, usually defined by window openings

Bay window A projecting window, sometimes curved (also known as a bow window), canted (angled) or square

Casement window A window hinged vertically to open like a door

Cladding An external covering applied to a structure for protective or aesthetic purposes

Column An upright, often supporting, structure, usually circular but sometimes square or rectangular in form

Console A scrolled bracket supporting the cornice of a shop front, marking the termination of one shop unit and the beginning of another

Coping A protective capping or covering on top of a wall, either flat or sloping to discharge water

Cornice a projecting, decorative moulding along the top of a building, wall, arch or shop front. A dentil cornice comprises small, square blocks

Corbel A projecting block, usually stone, supporting a horizontal beam

Cresting Decorative finish along the ridge of a roof, often in terracotta or metal

Cupola A dome that crowns a roof or turret

Dog-tooth A series of mouldings consisting of four leaf like projections radiating from a raised centre. Dormer window A projecting window placed vertically in a sloping roof with a roof of its own

Dressings A finish, sometimes in a contrasting material to that of the main elevation, most commonly surrounding windows or doors

Eaves The lower part of a roof slope, overhanging a wall or flush with it

Elevation The external wall or face of a building

Façade The front or face of a building

Fanlight A window above a door, often semi-circular with radiating glazing bars, most commonly associated with Georgian buildings

Gable The triangular upper part of a wall at the end of a pitched roof

Glazing bar A vertical or horizontal bar of wood or metal that subdivides a window frame and holds the panes of glass in place

Heritage asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Keystone A central wedge-shaped stone at the crown of an arch, sometimes carved

Lintel A horizontal beam or stone bridging a door or window

Mortar A mixture of cement (traditionally lime), sand and water laid as an adhesive between masonry courses

Moulding A continuous projection or groove with a contoured profile used decoratively, or to throw water away from a wall

Mullion A vertical bar dividing a window opening into two or more lights

Nail-head A series of pyramidal mouldings resembling the heads of medieval nails

Pantile A roofing tile with a curved S shape designed to interlock

Parapet A low protective wall at the edge of a roof, balcony, bridge etc.

Paterae Circular moulded ornaments derived from classical architecture

Pediment A low-pitched gable above a portico, opening or facade

Pilaster A shallow pier projecting slightly from a wall, often crowned with a capital

Pitched roof A roof with two slopes and a gable at each end

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

Sash window A window that is double hung with wooden frames (sashes) that slide up and down with pulleys and weights

Setts Rectangular blocks of stone (commonly granite) used for road surfacing

Sill (or cill) Horizontal projecting element at the base of a window or door opening

String-course A continuous horizontal band, usually moulded

Stucco A form of plaster finish applied to the external face of a building, or as contrasting moulded decoration e.g. to window and surrounds

Transom A horizontal bar of stone or wood across a window opening

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বাংলা **Bengali** ❑

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Kurmanci **Kurdish** ❑

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Soomaali **Somali** ❑

Haddii aad qoraalkan ku rabto luuqadaada, fadlan sax mari sanduukha, kusoo buuxi magaca iyo ciwaankaaga, kuna soo dir boostada hoose ee lacag la'aanta ah.

Türkçe **Turkish** ❑

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SEVEN SISTERS/PAGE GREEN CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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FOREWORD

It is with great pleasure that I am able to present the draft Seven Sisters/Page Green Conservation Area Appraisal and Management Plan. We hope this document will play a significant role in the positive future management of Seven Sisters/Page Green Conservation Area and be a guide for developers, residents and planners.

The Conservation Area is part of the Tottenham High Road Historic Corridor, which represents a valuable part of the borough's heritage and makes a central contribution to Tottenham's local character. The townscape is illustrative of the historic development of the area and boasts a great many buildings of historical and architectural interest of a variety of ages and styles, including many listed and locally listed examples.

Conservation area designation is not intended to prevent all change or stop new development, especially where this can bring wider benefits for the community. We believe that change and development at both large and small scale must enhance the Conservation Area through high quality appropriate design and a good understanding of character. In the past this has not always been the case, and some changes made in recent years have eroded the high road's special interest. This appraisal has been produced by independent heritage consultants based on detailed site surveys and observation work, and reflects the area as it is today. It sets out what makes the area special, as well as noting changes that have had a negative impact.

As a council we are committed to ensuring that all future development serves to enhance this valuable part of our heritage. By providing clear design guidance and a strong basis for consistent development management and enforcement, this document will be a valuable tool in achieving this.

Councillor Alan Strickland

Cabinet Member for Planning

GENERAL INTRODUCTION

Conservation areas, introduced in 1967, now number over 9,000 in England. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an "area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance". Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

Section 71 of the Act requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Current best practice, in accordance with published guidance by Historic England, is to prepare Conservation Area Appraisals and Conservation Area Management Plans, usually as a consolidated document.

Conservation areas are identified as 'designated heritage assets' in the National Planning Policy Framework (NPPF).

The London Borough of Haringey has 29 conservation areas. The Seven Sisters / Page Green Conservation Area was designated in 1998. No subsequent amendments have been made to the boundary.

This document comprises two parts: Part I Seven Sisters / Page Green Conservation Area Appraisal which sets out the conservation area's special interest, highlighting those elements which contribute to, or detract from, its character, and Part II Seven Sisters / Page Green Conservation Area Management Plan, a strategy for managing change in the conservation area to ensure that its character is preserved or enhanced.

The methodology of this Appraisal and Management Plan follows best practice guidance in Historic England's Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).

This document will be treated as a material consideration in assessing planning applications affecting the Seven Sister / Page Green Conservation Area.

1. CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

1.1.1 Understanding significance is the key to ensuring that changes to our historic environment can be managed in an informed and positive way. Conservation area appraisals are vital tools in this process. Their principal functions are:

- To articulate why the conservation area is special, highlighting those elements which contribute to, and those which detract from, its character
- To support a robust policy framework for planning decisions
- To inform and guide the associated Conservation Area Management Plan

1.1.2 Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

1.2 SUMMARY OF SPECIAL INTEREST

1.2.1 The special interest of the Seven Sisters/ Page Green Conservation Area derives from two factors. Firstly, the extraordinary rapid residential development of the area in the late-19th century, varying from the larger scale terraces forming a frontage to the High Road to smaller scale terraces more suburban in character lining the network of streets behind. Starting in about 1880, this development was largely complete by the time of the 1894 Ordnance Survey edition. The second factor was the existence of historic open spaces in the form of the common at Seven Sisters (Page Green Common) and the wide verges to the east and west of the former High Road that were retained in order to set back the new houses from the increasingly trafficked High Road.

1.2.2 As a consequence this section of the High Road has a very different character to the other stretches of the road to the north. The buildings are generally set well back from the road, contributing to a more spacious character than other parts of the High Road, enhanced by the mature plane trees and, to the south of Seven Sisters Road, by the linear green space fronting Page Green Terrace.

1.2.3 Page Green Common is the area's visual and historic focus, although the surrounding buildings, which are of modest architectural quality, date almost exclusively from c1890/1900 with little modern redevelopment or infill.

1.2.4 West Green Road (outside the conservation area) was, and still remains, the principal shopping street serving the local area and little now remains of the former Ward's Stores and its once impressive length of shopping frontage facing the High Road. Page Green Terrace, with the linear open space fronting the High Road, retains some interesting examples of the larger scale residential development typical of the late 19th century expansion alongside main roads, which contrasts with the smaller scale of housing in the streets behind.

1.2.5 In summary, the special interest of the Seven Sisters/Page Green Conservation Area derives mainly from the historic open spaces of Page Green Common and the set back building line, including wide pavements and grass verges, that give the

conservation area a more spacious and open character emphasised by the mature plane trees that line the road. This is coupled with the mainly residential scale and character of the late 19th century development that is still prevalent today.

1.3 LOCATION AND SETTING

LOCATION

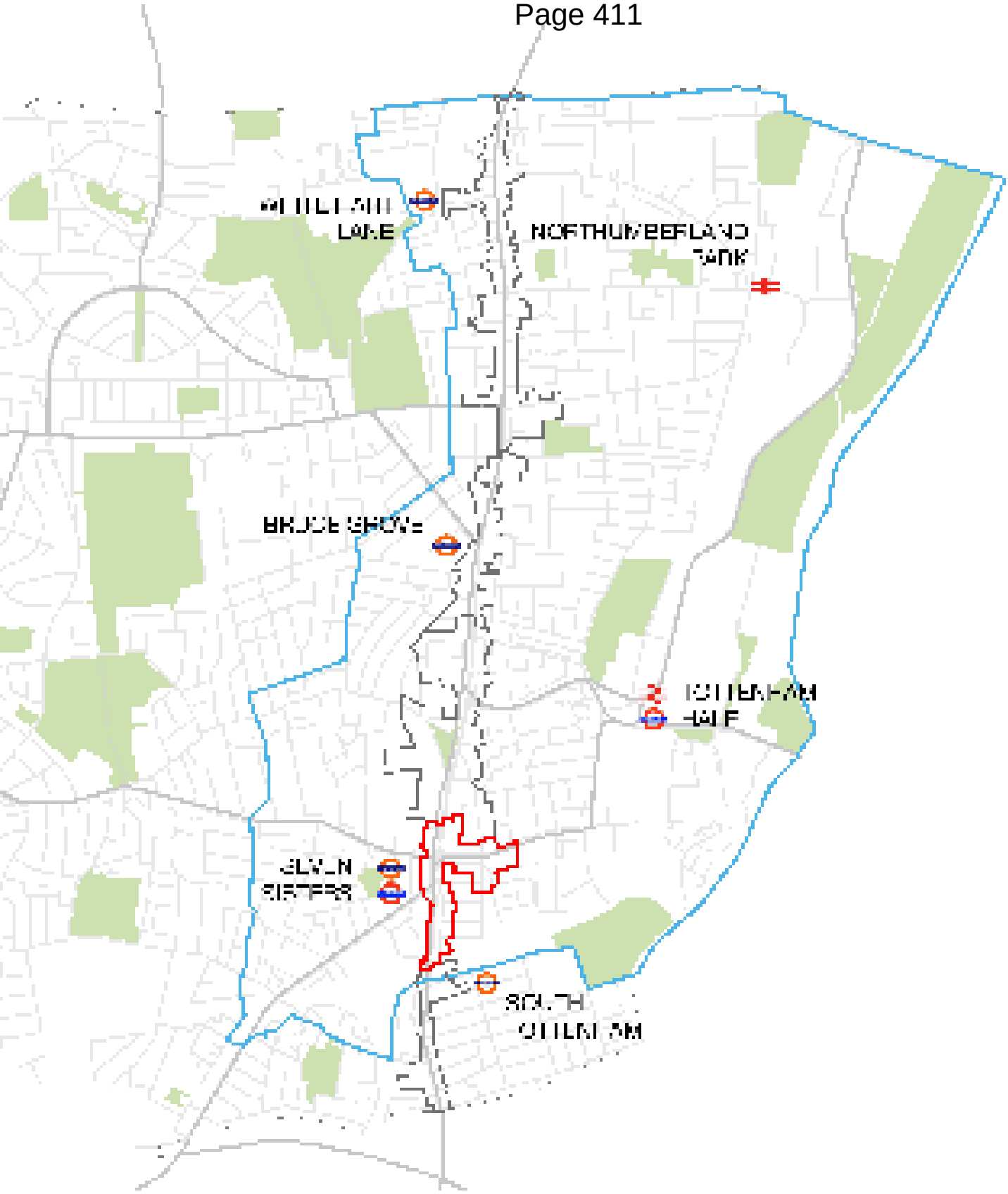
1.3.1 The historic parish of Tottenham is located to the north east of the former County of Middlesex, and to the east of the present London Borough of Haringey. It is bordered by Edmonton (London Borough of Enfield) to the north, the River Lea and Walthamstow (London Borough of Waltham Forest) to the east, Stoke Newington (London Borough of Hackney) to the south, Hornsey (London Borough of Haringey) to the west and Friern Barnet (London Borough of Barnet) to the north-west. The High Road is almost three miles long, running north south in an almost straight line from Fore Street, Edmonton at the north and continuing as far as Stamford Hill to the south.

TOPOGRAPHY AND GEOLOGY

1.3.2 The High Road is virtually flat until it approaches Tottenham Green where it rises slightly, descends gradually to South Tottenham, and rises again towards Stamford Hill. The land to the east descends towards the Lea Valley, while the area to the west is essentially flat.

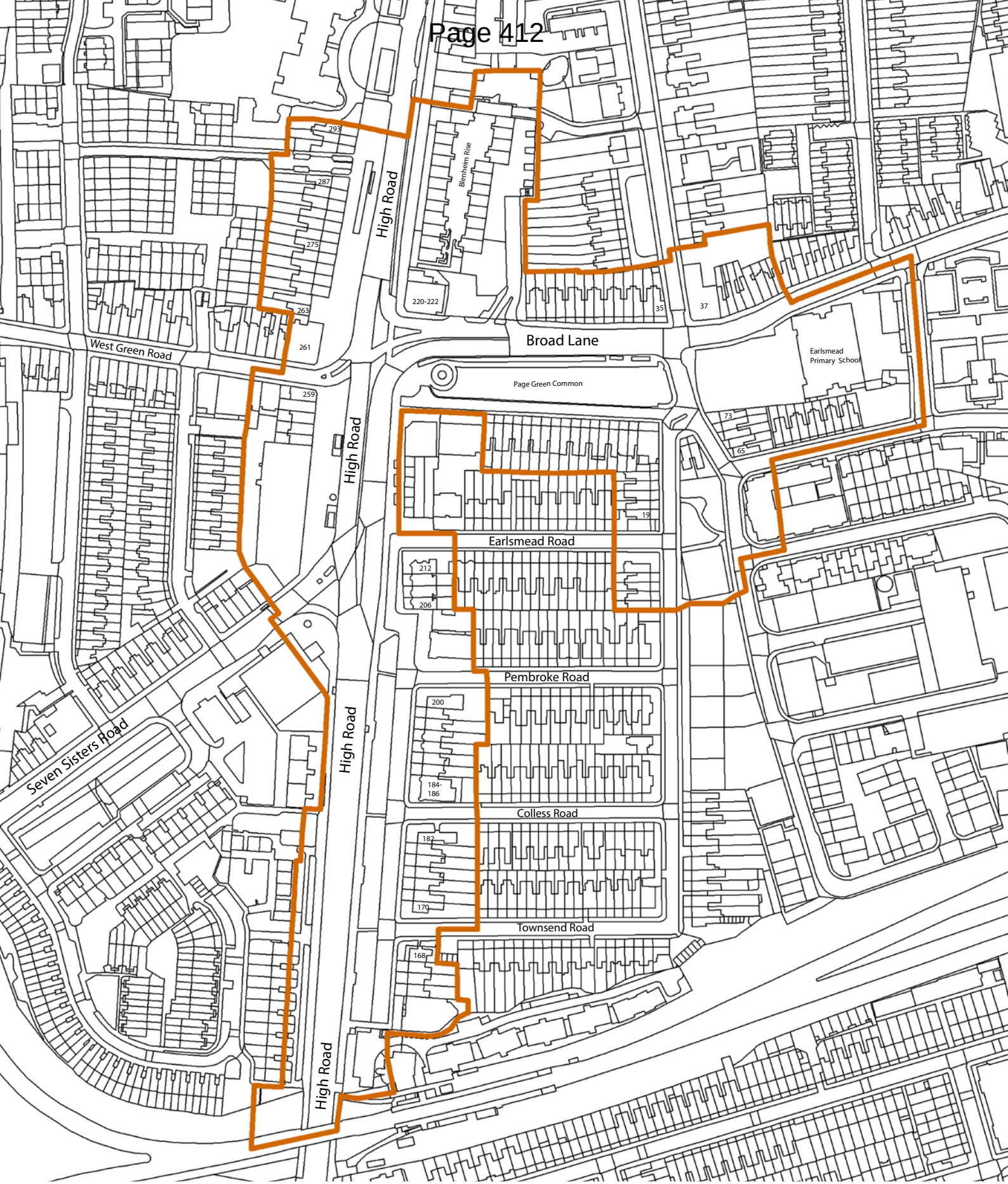
1.3.3 The Moselle stream, whose names derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran its meandering course north-eastwards from Hornsey, bending due south at the present junction of the High Road and White Hart Lane and continuing along the west side of the High Road to Scotland Green. Here it turned eastwards as Garbell Ditch, later known as Carbuncle Ditch whose course is commemorated by Carbuncle Passage, with a further ditch forking south-eastwards to the Hale. The stream was incrementally culverted in the 18th and 19th centuries, and by 1864 only short sections remained open along the High Road.

1.3.4 The abundance of brick-earth in Tottenham meant that brick and tile-making was a key local industry from the middle-ages to the 19th century,



Map 1. **Location map: Seven Sisters/Page Green Conservation Area**

- Conservation Area Boundary
- Tottenham High Road Historic Corridor
- Area covered by the emerging Tottenham Area Action Plan



Map 2. **The boundary of the Seven Sisters/Page Green Conservation Area**

Conservation Area Boundary

while the rich alluvial soil along the banks of the River Lea gave rise to many farms and market gardens producing fruit and vegetables for the London market.

THE SETTING OF SEVEN SISTERS / PAGE GREEN CONSERVATION AREA

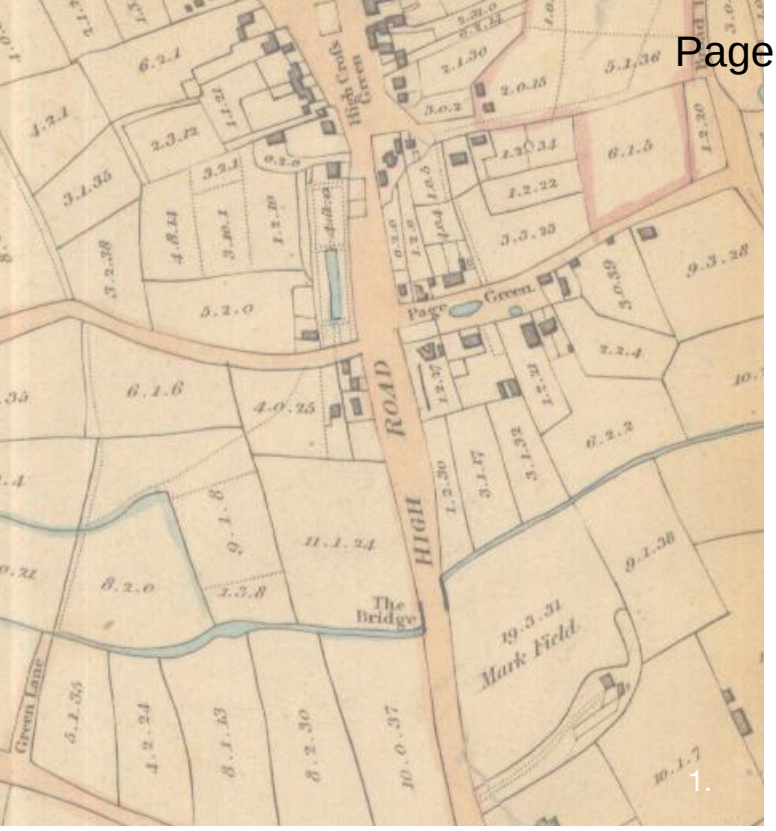
1.3.5 The land adjacent to the western side of the High Road, once occupied by a network of Victorian and Edwardian streets, has been successively redeveloped as housing with the exception of the area between West Green Road and Seven Sisters Road. Modern housing is low rise and largely contained behind the High Road frontage, or in the case of the Stonebridge Estate, set back behind a tree-planted verge that softens the contrast between old and new. The streets to the east survive largely intact, and share a seamless Victorian residential character with the frontage buildings in the High Road.

TREES AND OPEN SPACES

1.3.6 The conservation area is generously endowed with mature trees, with Page Green Common as the focus of the conservation area and principal open space. There are street trees on the west side of the High Road north of Seven Sisters where the building line is set back. South of Seven Sisters Road the High Road is bordered on both sides by tree-planted verges providing an impressive boulevard-like effect framing the view of St Ignatius' church tower in the distance looking south. These are complemented by trees and planting in some private front gardens, and notably in the playground of Earlsmead School.

VIEWS

1.3.7 Generally views are contained within the linear form of the High Street, with limited views in and out of the conservation area occurring at junctions with side roads. However, at the junction with Broad Lane there is a long, open vista along Page Green Common, terminating in the view of Earlsmead School. There are other attractive views of the Common looking north from Rangemoor Road and south from Talbot Road.



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1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

THE DEVELOPMENT OF TOTTENHAM HIGH ROAD

1.4.1 The High Road is the successor to Ermine Street, the Roman road from London to Lincoln and York. A settlement is recorded at Tottenham in the Domesday Survey of 1086, and a manor house existed by 1254, on or near the site of Bruce Castle. Known historically as Tottenham Street, the High Road was an important northern route into London, reflected in the number of inns that existed to service travellers. The linear settlement grew along the High Road and the village centre, as such, was marked by the adjacent Green and the High Cross, commemorating the medieval wayside cross that once stood there.

1.4.2 By the 16th century Tottenham was a favoured rural retreat for city merchants, a number of whom had mansions along the High Road. The High Road's development over the next two centuries reflects Tottenham's continuing attraction as a place of residence for wealthy Londoners. It also became noted for its schools, including several private boarding schools, and numerous charitable and religious foundations.

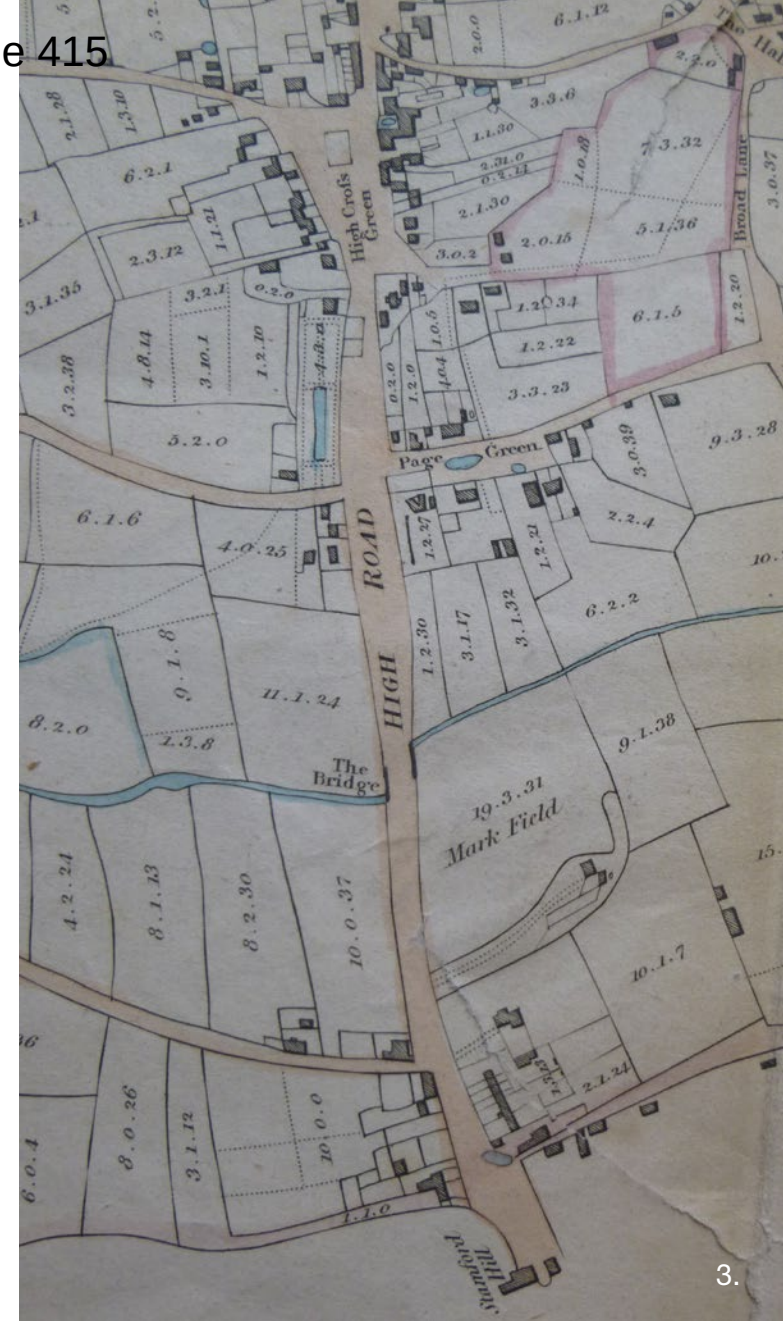
Picture 1. Wyburd's parish map 1798

Picture 2. Thomas Clay's map of Tottenham 1619 (the map is oriented south)

1.4.3 Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, owner of Tottenham Manor, depicts the High Road with intermittent buildings along its frontage, others set back within enclosed grounds, and concentrations around High Cross and near the northern parish boundary. Farmland or private grounds bordered much of the road, with no buildings between Stamford Hill and Tottenham Green. The main east-west thoroughfares linking Tottenham with Hornsey and Wood Green were established: the present White Hart Lane, Philip Lane, Berry Lane (Lordship Lane); Blackhope Lane (West Green Road) and Chisley Lane (St Ann's Road). Eastwards, as-yet un-named, Marsh Lane (Park Lane) ran along the course of the Garbell Ditch, and High Cross Lane (Monument Way) and Broad Lane respectively linked High Cross and Page Green with The Hale.

1.4.4 Wyburd's parish map shows that by 1798 much of the High Road north of High Cross was bordered by buildings, many within spacious grounds. The present Church Road now linked the High Road with All Hallows Church, and Love Lane, running south from Edmonton, had been created, joining the High Road at Bruce Grove.

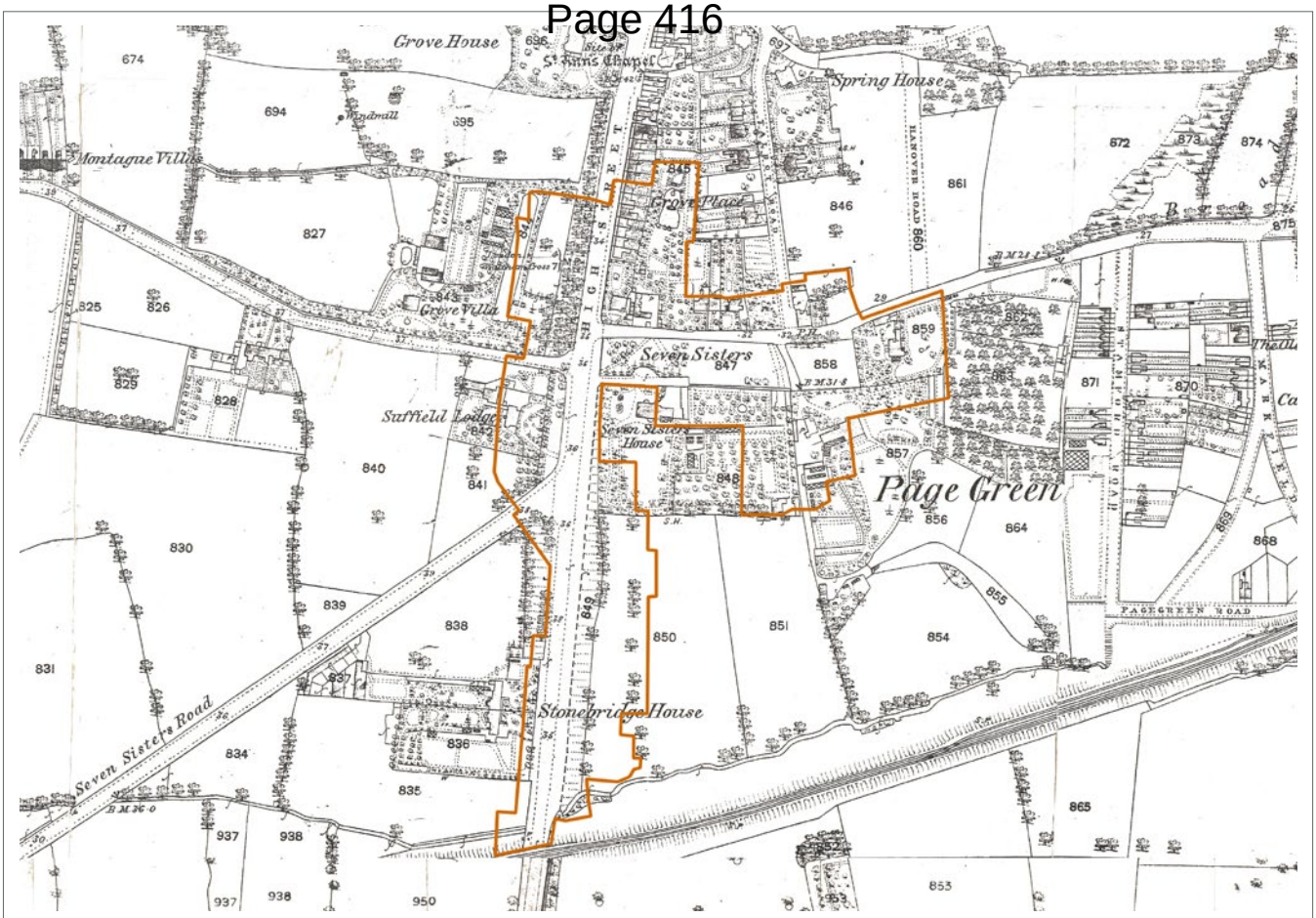
1.4.5 The advent of daily coach services to London in 1823, and omnibuses in 1839, made Tottenham attainable for less-affluent sectors of the middle class. artisans would have lived in proximity to wealthier residents, while the dwellings of the poor, often unmapped, have vanished without record. As Peter Guillery comments in The Small



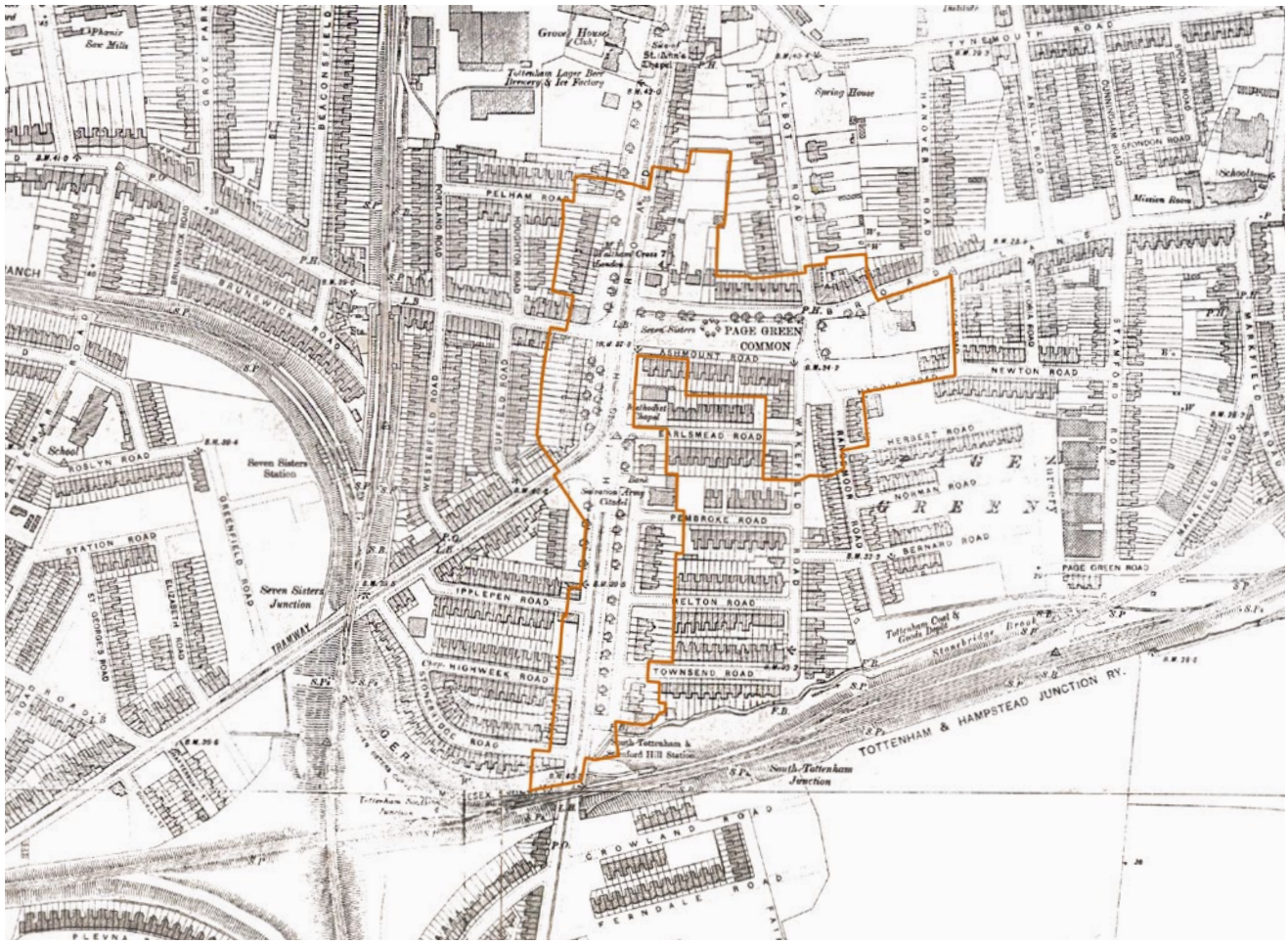
Picture 3. The Tottenham Parish Tithe Map 1844, Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

House in Eighteenth Century London (2004) 'some affluent commuters had very big houses... but there were other kinds of houses here too.

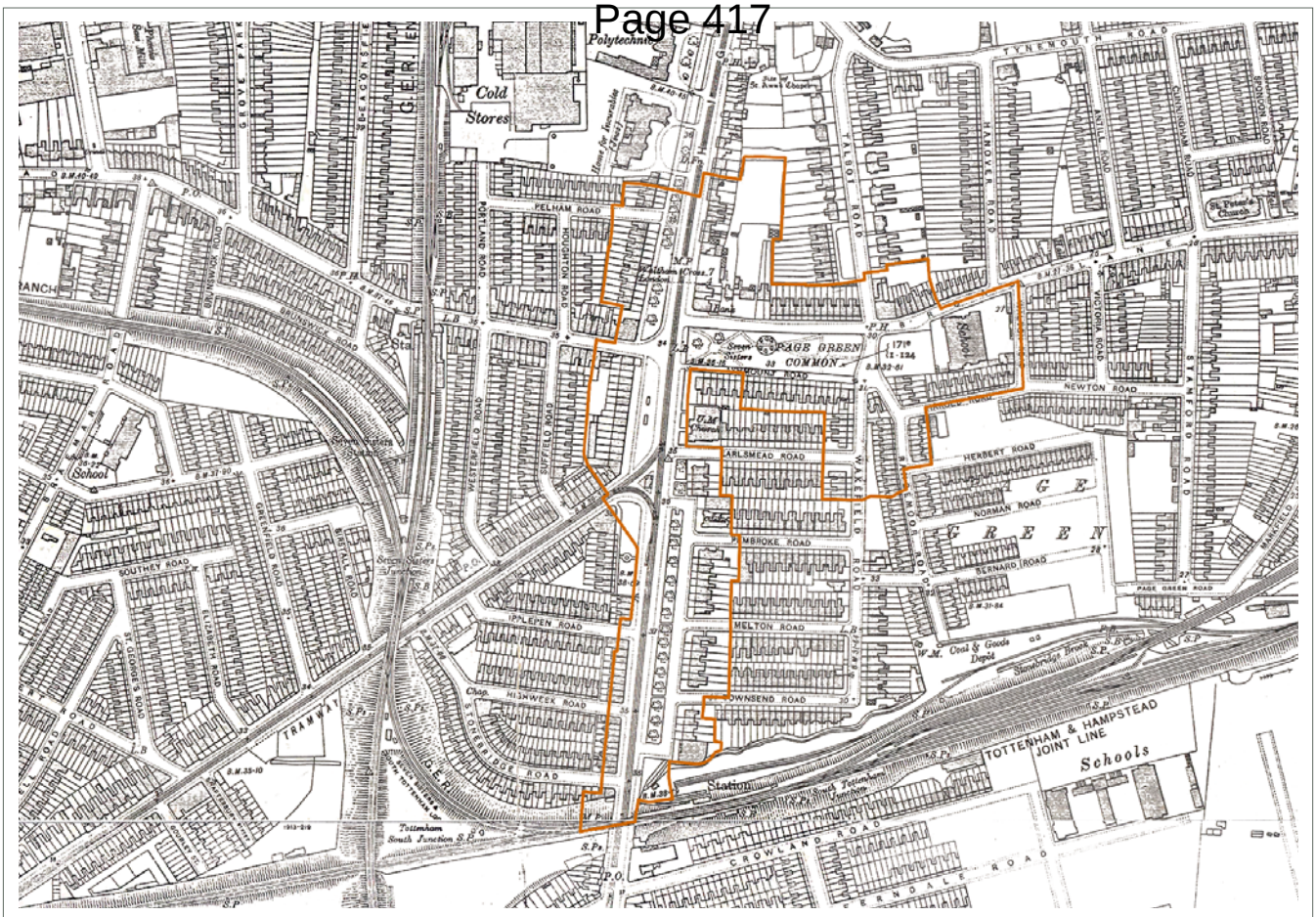
1.4.6 Tottenham parish tithe map (1844) depicts the area on the brink of transition: Seven Sisters Road, created in 1830, now linked Tottenham with Islington, and few fields bordered the High



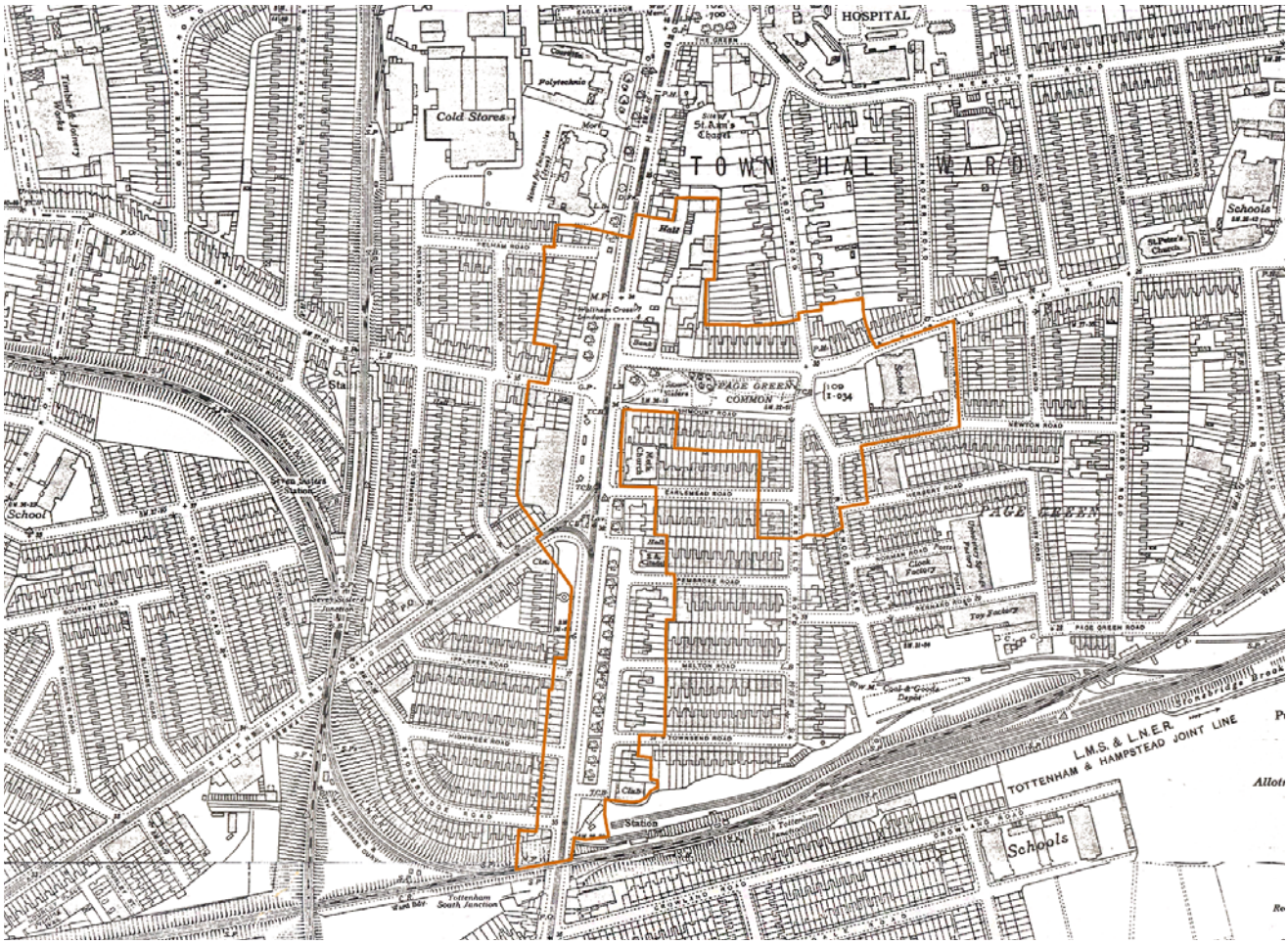
Map 3. **The area in 1864**



Map 4. **The area in 1894**



Map 5. **The area in 1913**



Map 6. **The area in 1935**

Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

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Road north of Seven Sisters. The Northern & Eastern Railway, opened in 1840, promoted some eastward spread from the High Road, most notably Northumberland Park; by 1864 no fields bordered the High Road north of Tottenham Green. The opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872, with reduced workmen's fares, instigated a development boom in Tottenham, targeted mainly at the lower-middle and skilled working classes. By 1894 much of the hinterland of the High Road, particularly the west side, was developed with terraced housing, and by 1913 the land between the High Road and Tottenham Hale was extensively developed. In 1894 Tottenham, now separated from Wood Green, became an Urban District, and a new civic hub was created in the Green. Between 1861-1891 the population rose from 13,240 to 97,174; by 1931 (now excluding Wood Green) it had risen to 157,752. The outward spread of housing continued apace in the inter-war years; by the 1930s the fields, orchards and gardens between Tottenham and Wood Green had all but disappeared.

Picture 4. An aerial view of the area in 1961, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

THE DEVELOPMENT OF THE HIGH ROAD AT SEVEN SISTERS AND PAGE GREEN

1.4.7 Seven Sisters derives its name from the circle of seven elm trees that had stood in Page Green Common possibly originating in the medieval period. They were replaced at various intervals and their site is now planted with seven hornbeam trees. Page Green Common, former common land, was gifted to Tottenham Urban District Council by the Townsend Trust, the owner of the last manorial land in Tottenham, and laid out c1897 by the Council as a public garden.

1.4.8 Just to the north of the present railway line, the High Road crossed Stonebridge Brook, a tributary of the River Lea, by a bridge of ancient origins known as Stone Bridge, which was enlarged in 1840. The brook had largely been culverted by 1936.

Picture 5. Broad Lane 1953, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

1.4.9 The 1844 tithe map shows that the west side of the High Road from the northern conservation area boundary, and the east side south of Page Green, was fronted by open land with the exception of three detached houses set back within large grounds. These comprised (as named on the 1864 OS map) Seven Sisters House, an exceptionally large property to the south of Page Green on the east side; Suffield Lodge at the south-west of the junction with West Green Road, and Stonebridge House, further south on the west side.

1.4.10 The Tottenham & Hampstead Junction Railway was opened in 1868 with a station at South Tottenham following in 1871.

1.4.11 By 1894 most of the High Road was lined with buildings, and the land to either side, including the sites of the older mansions and their grounds, developed with a network of residential streets. A Methodist chapel stood to the north of the junction with Earlsmead Road, and further south a Salvation Army Citadel, to which a hall had been added by 1915.

1.4.12 The inter-war period left little mark on this section of the High Road. Some significant changes occurred in the later C20, notably the redevelopment of the triangular area enclosed by the High Road, Seven Sisters Road and the railway line, which is now occupied by the Stonebridge Estate.

ARCHAEOLOGY

1.4.13 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle Place is the 'Roman Road and Medieval Settlement' AAI; from Lansdowne Road to Scotland Green is the 'Saxon Settlement and Medieval Manor House' AAI; and from Chesnut Road south to Talbot Close is the 'Historic Core of Tottenham' AAI.

1.5 ARCHITECTURAL QUALITY AND BUILT FORM

CHARACTER SUB-AREAS

1.5.1 Character sub-areas are a helpful way of understanding conservation areas that contain development of more than one period. Georgian, Victorian and later development, combined with industrial and commercial activities, create discernible sub-areas of relatively consistent character.

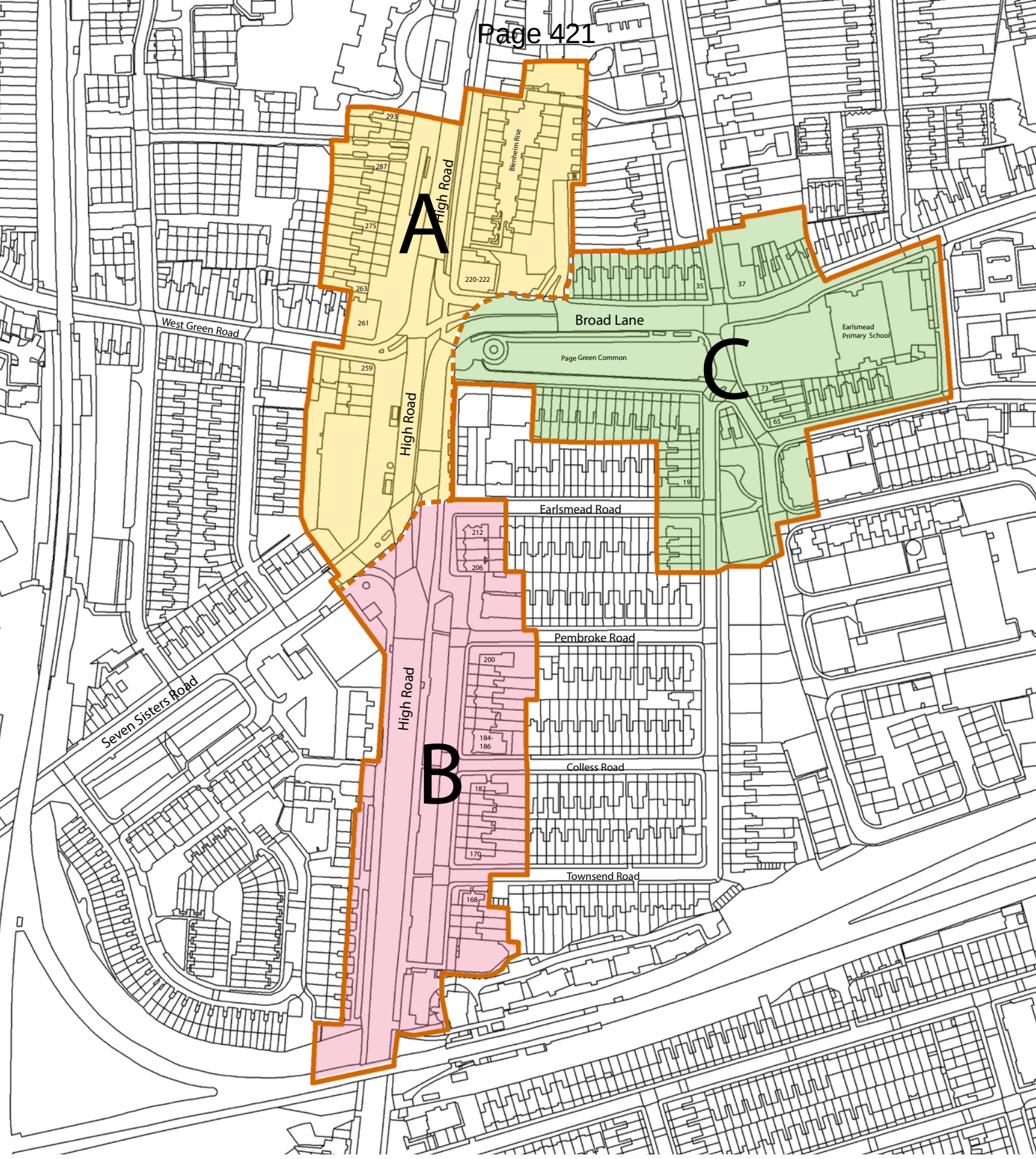
1.5.2 Sub-areas are also a useful means of identifying the differences in townscape character of parts of the conservation area.

1.5.3 Seven Sisters / Page Green Conservation Area can be considered as consisting of the following character sub-areas:

A The High Road from the northern conservation area boundary to Seven Sisters Road

B The High Road from Seven Sisters Road to the southern conservation area boundary

C Page Green Common and adjacent streets



Map 7. **Character sub-areas**

Conservation Area Boundary

Character Area Boundary

SUB AREA A: TOTTENHAM HIGH ROAD (NORTH)

1.5.4 Sub area A includes that part of the High Road from the northern boundary of the conservation area as far as the Seven Sisters Road junction, including the junction with Broad Lane. Most of the buildings of note are on the west side of the High Road, which also features a wide pavement as a significant part of the public realm.

Picture 6. 263-287 High Road

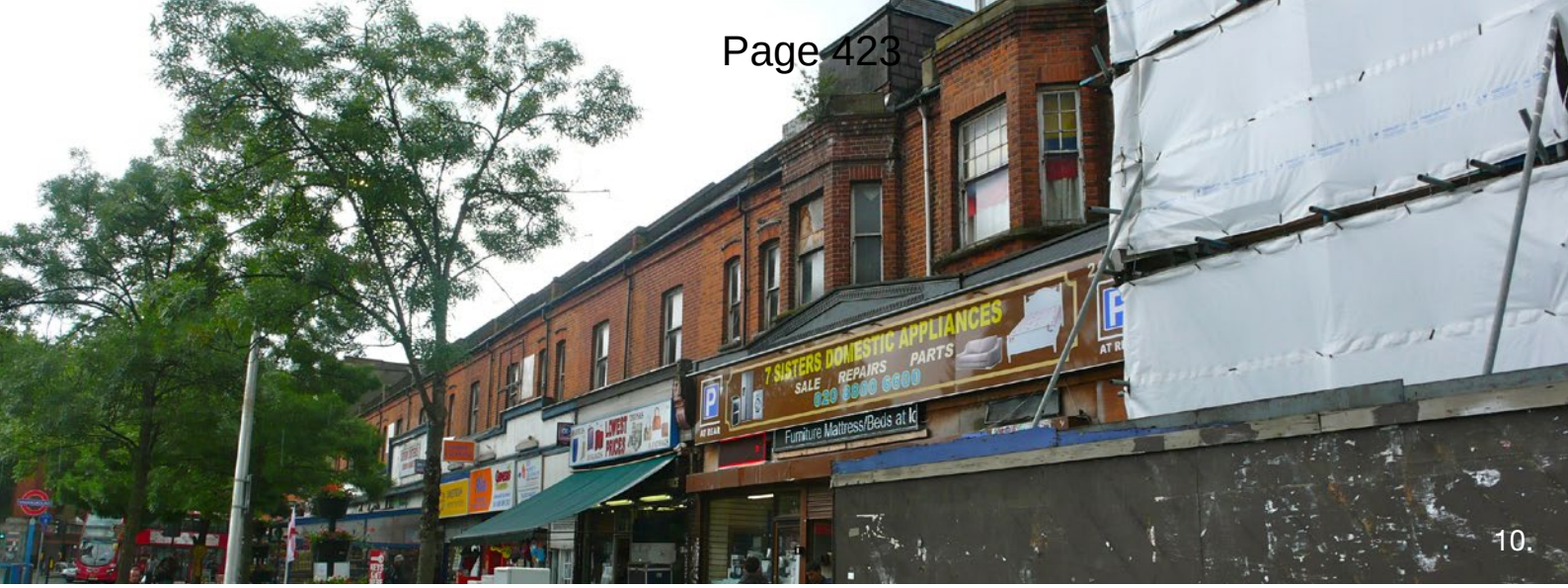
Picture 7. 261 High Road, on the corner of West Green Road

Picture 8. 255 to 258 HIgh Road, retaining bay windows and dormers

Picture 9. 227 HIgh Road with cast iron window frames

High Road (west side)

1.5.5 The sub area commences with two terraces of late Victorian houses (Nos. 263-287 and 289-293 High Road). No. 275 bears a plaque with the name 'Grove Terrace' dated 1880 and with the name of the builder as J. Warbey. The houses are identical each having canted two storey bay windows, with a typically eclectic Victorian speculative builder mix of decorative architectural motifs. Some of the houses retain their sash windows and front



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doors but a high proportion have been changed by the introduction of replacement windows that have altered the appearance and continuity of the elevation. Two of the houses have also had the London stock brickwork painted white, and some red brick boundary walls with paved gardens have replaced the traditional frontage of railings and hedges. Overall, it is unfortunate that the changes have cumulatively undermined the once-unified architectural appearance and integrity of the terrace.

1.5.6 No. 261 High Road, on the corner with West Green Road, is the eastern end of a late-19th century shopping parade in stock brick with elements of Italianate detailing. The projecting modern ground-floor shop fronts bear little relation to this historic character.

1.5.7 On the south side of West Green Road, Nos. 1A and 1B is a two-storey building of interest for the first-floor elevation consisting of a cast-iron window frame originally supporting large plate- glass windows now replaced with advertising panels.

Picture 10. 229-259 High Road, with missing building at 251-3 just visible. Many of the buildings in the terrace have lost the bay windows an dormers.

1.5.8 Resuming the High Road frontage, Nos. 229-259 was originally a continuous terrace in red brick with projecting ground-floor shop fronts. Each building in the terrace had a first-floor bay window above the shop front and a square, gabled dormer set in the slate roof. In place of a shop front Nos. 257-259 at the north end of the terrace has the red brick frontage of a former bank with its entrance on the corner.

1.5.9 Nos. 251- 253 are missing completely due to fire damage. Whilst Nos. 247-249 and 255-259 retain their bay windows and dormers, these features have been removed from the rest of the terrace together with the chimney stacks, the bay windows being replaced by a single sash window with patched-in red brick and a brick soldier course. Old photographs show that this terrace was a prominent feature of the area especially after it formed the frontage of the local department store that gave its name to Ward's Corner. In its current

condition however the terrace has lost any sense of its former architectural interest, compounded by the poor visual impact of the different shop fronts now facing the High Road.

Picture 11. The former bank in the Jacobethan style

Picture 12. The Tesco building, with car park and residential units above

1.5.10 At the corner is No. 227 High Road, a three-storey building with large windows with cast-iron frames on the upper floors very similar to the building at 1A and 1B West Green Road. The building was a later addition to the Ward's Stores frontage, forming a prominent corner with Seven Sisters Road. The building is currently vacant with a boarded up ground-floor shop front.

High Road (east side)

1.5.11 To the north of Broad Lane there are just two buildings forming the frontage to the High Road. The east side is dominated by No. 230, a large building dating from c1980 and housing a Tesco store at ground level with multi-storey car parking above surmounted by two floors of residential flats set back from the frontage. It is constructed of red brick and concrete expressed as shallow but heavy concrete arches above the ground-floor shop fronts, spanning between red-brick piers which project forward and rise the full height of the multi-storey car park, each with a concrete capping. The spandrel panels spanning between the brick piers are clad in stacked red brickwork, a decorative artifice that denies any structural intention. The building lacks sufficient honesty and ruggedness to be a truly 'brutalist' building, although it is representative of its period in its use of materials and over-scaled elements.

1.5.12 No. 220-240 High Road on the north east corner of High Road and Broad Lane is a former bank dating from 1902. It is a three-storey corner building in banker's 'Jacobethan' style in red brick and sandstone. The ground-floor stonework has banded rustication, arched windows and the main entrance is on the splayed corner. The upper floors have full-height rusticated stone pilasters supporting an entablature with a partly balustraded parapet; a tall stone pediment flanked by 'pepper pot' turrets accentuates the corner. The building is currently under-occupied and eminently capable of restoration on this prominent corner.

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SUB AREA B: TOTTENHAM HIGH ROAD (SOUTH)

1.5.13 Sub Area B runs from the Seven Sisters Road junction as far as the railway bridge at South Tottenham station.

High Road (west side)

1.5.14 The western side of this section of the High Road up to the railway line comprises the Stonebridge Estate and is excluded from the conservation area, with the exception of the long tree-planted verge fronting the highway and the clock tower (with public conveniences at its base) on the south- west corner of Seven Sisters Road junction.

High Road (east side)

1.5.15 The late-20th century building on the south-east corner of the High Road/Broad Lane junction is excluded from the conservation area. The sub-area commences with four houses, Nos. 206 -212 High Road forming a typical late-Victorian terrace of two storeys above a semi-basement with full-height

Picture 13. 206-212 High Road with full height cabted bays

Picture 14. The former Salvation Army building

canted bays with hipped pyramidal roofs (one is missing) and painted stucco. The front garden wall of No. 206 has been removed and the area paved to form a vehicle hard standing, which has a negative impact on the street.

1.5.16 Next, set back from the High Road on Page Green Terrace the former Salvation Army buildings that are now the Christ Apostolic Church. The tall red brick building and the hall to its north form a characterful element in the street scene. The church is two storeys high with prominent twin castellated turrets and the single-storey hall has a stepped gable.

1.5.17 South of Earlsmead Road is a long residential frontage with its own access road (Page Green Terrace) set back from the High Road behind a tree-planted verge.

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1.5.18 At the corner of Page Green Terrace and Pembroke Road is No. 200 High Road, an imposing three-storey late-19th century house in the Italianate style. Built in grey brick, the building has ornate stucco dressings and a prominent bracketed cornice. The ground floor has canted bay windows with dentilled cornices and the upper floors paired round-arched windows linked by a string-course; all have columns with foliate capitals. The columned porch, similarly detailed, faces Pembroke Road. A rather ugly addition in dark grey brick, projecting forward of the original house, unfortunately mars this elevation.

1.5.19 Next is No. 196, a house of three storeys in yellow stock brick with a bay window extending up to first floor featuring cream painted stucco detailing to the bay, a moulded door hood and window lintels. Then Nos. 192 -194, a pair of houses with canted bays windows to the ground and first floors. The shallow-arched windows have prominent keystones. Nos. 188-190 is another pair of houses, again quite different with two-storey square bays and recessed porches. These four houses have been variously rendered and/or painted and Nos. 188-190 has lost some of the original sash windows. Finally on this stretch is No.184 -186, a large building that has been extended with a mansard roof and dormers,

Picture 15. 200 High Road

Picture 16. The residential frontage access from Page Green Terrace

and largely shorn of all features by a dull grey textured rendering.

1.5.20 On the corner of Colless Road, No. 182 High Road is an early-20th century three-storey block of flats constructed in London stock brick with red brick dressings. It has a simply proportioned elevation with a prominent central two storey entrance bay containing a recessed porch with a round-headed archway. With its plain detailing it makes a good contrast with the adjacent buildings on Page Green Terrace.

1.5.21 To the south are Nos. 174 to 180 and Nos. 170 and 172, two consistent groups of late-19th century three-storey terraced houses with prominent bracketed eaves and stucco dressings. Nos. 174 to 180 are built in stock brick and have ground and first-floor canted bay windows with hipped roofs, but Nos. 170 and 172 are red-brick houses with ground and first-floor square bay windows with parapets. Apart from the loss of a few original windows these houses all remain essentially intact and represent the most complete stretch of the late-

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19th century residential development typical of this part of the High Road.

1.5.22 The last group of buildings on the Page Green Terrace frontage are again quite different. No. 168 High Road, on the corner of Townsend Road, is a functional looking four-storey late-20th century block of flats contrasting strongly with Nos. 162-166 High Road, a late-19th century terrace of three houses with prominent gables. They are three storeys high with a semi-basement, built in stock brick with red brick band courses, stucco dressings and canted bay windows at ground and basement level. The entrances are access by a flight of steps and have columned porches with foliate decoration to the capitals and arches. The brickwork of No. 166 has been painted over, concealing the red brick band courses and spoiling the completeness of the group.

Picture 17. 192 and 194 High Road

Picture 18. 184-6 High Road, with grey render and roof extension

Picture 19. Early 20th century flats at 182 High Road

Picture 20. 162-166 High Road, and the former Tottenham Enterprise Club with Venetian window

1.5.23 Finally, No. 160 High Road, at the southern end of Page Green Terrace, is a two-storey early-20th century building in brick, now overpainted in red, with a moulded eaves cornice and a concrete-tile roof. The northern bay has a full-height canted bay window with a pyramidal roof, and the central bay a Tuscan porch. Most of the original sashes with glazing bars to the upper lights remain. Adjacent to this is a larger building forming a prominent gable end to the group. It is built in fine quality red

brickwork with rusticated brick quoins, and has a large and well-detailed Venetian window beneath which is scrolled, cut-brick apron. This building was formerly the Tottenham Enterprise Club and Institute. The appearance of these two buildings is marred by the concrete hardstanding for car parking.

1.5.24 The forecourt of the adjoining new development is currently in the conservation area but contributes nothing to its character or appearance.

TOWNSCAPE SUMMARY

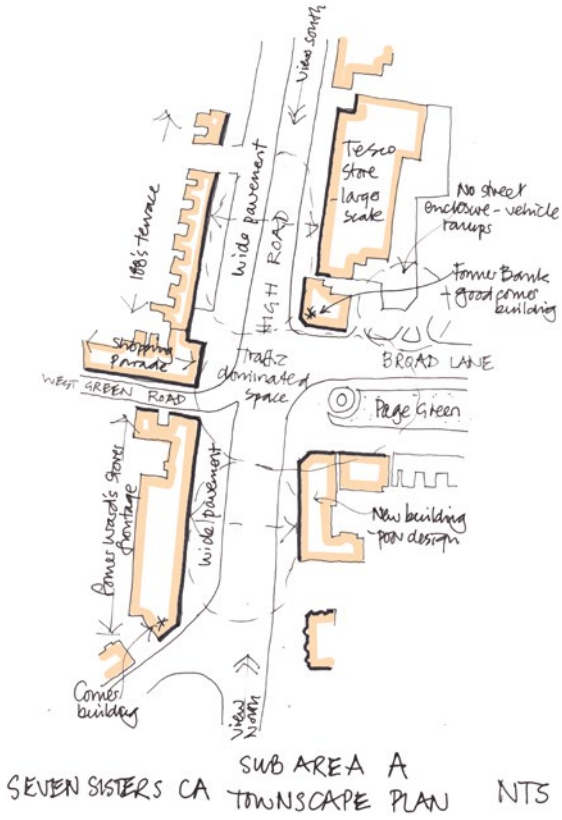
1.5.25 This part of the High Road reflects its late development at the end of the 19th century as a mainly residential area. The buildings are generally set well back from the road, contributing to a more spacious character than other parts of the High Road, enhanced by the mature plane trees and, to the south of Seven Sisters Road, by the linear green space fronting Page Green Terrace.

1.5.26 West Green Road was, and still remains, the principal shopping street serving the local area and although Ward's Stores on the High Road became popular as a department store from the early 1920s little now remains of the character of its once impressive shopping frontage. In a sense this role has been taken by the Tesco store further north on the east side with its increased scale of building matching the wider, traffic dominated character of the High Road. The other more recent development on the east side, on the corner of the High Road and Broad Lane, opposite Ward's Corner, is a shallow piece of 'post modernism' that makes the ruggedness of the Tesco building look good by comparison.

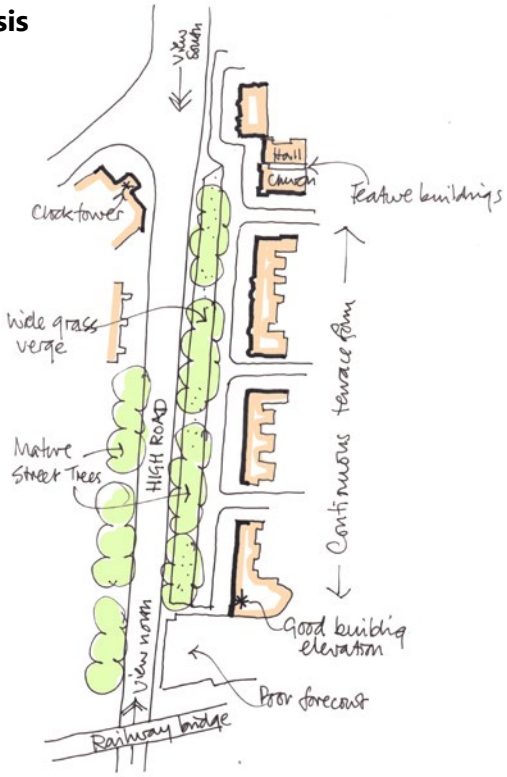
1.5.27 Further to the south, Page Green Terrace, with the linear open space fronting the High Road, retains some interesting examples of the larger scale residential development typical of the late 19th century expansion alongside main roads such as Tottenham High Road encouraged by improved public transport including trams and buses, which contrasts with the smaller scale of housing in the roads behind.

1.5.28 The frontage on the east side of the High Road makes an important contribution to the townscape. The generous pavement width combined with the wide grass verge and hedge line, together with the mature plane trees, combine to give an unexpectedly green character to the High Road as well as a screened setting for the buildings on Page Green Terrace. The plane trees on the west side of the High Road contribute to this character and for this reason are included within the conservation area.

Map 8. **Sub-area A - Townscape analysis**



Map 9. **Sub-area B - Townscape analysis**



CHARACTER SUB AREA C: PAGE GREEN

1.5.29 The area is predominantly residential, mainly comprising smaller-scale terraced houses, mostly in single family occupation. Page Green Common is a long rectangular green space enclosed by the historic thoroughfare of Broad Lane on the north side, Ashmount Road on the south and Wakefield Road on the east. The Common is planted with a variety of mature deciduous trees as well as shrubs.

1.5.30 The houses are two storeys high and mostly share a common palette of materials i.e. stock brick with contrasting red brick dressings and slate roofs, with stucco or cement dressings and embellishments. Nos. 9-35 Broad Lane and Nos. 7-23 Ashmount Road, built by 1894, face the common from the north and south respectively, and appear to form part of the same development as Nos.1-9 Talbot Road just to the north in the Tottenham Green Conservation Area. They are identical except that the terrace in Ashmount Road is faced in red brick rather than stock brick; all have paired porches, full-height canted bay windows with pyramidal roofs and foliate capitals to the porch and

Picture 21. The terrace on Page Green

Picture 22. The terrace has been affected by cladding and window alterations

window columns. Each house has its own name plaque.

1.5.31 Both terraces have been badly affected by alterations including the overpainting of brickwork (and one instance of 1980s stone cladding), replacement windows and doors and concrete roof tiles. Most of the houses in Ashmount Road have lost the pyramidal roofs over the bay windows. The houses mostly retain their front garden walls, albeit rebuilt in mismatching materials, but there are instances in Ashmount Road where they have been removed to form parking hardstandings.

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1.5.32 At the south-east corner of Talbot Road, the former Seven Sisters public house, built in the late-19th century, is three storeys high in stock brick and stucco. The ground-floor windows are currently infilled and used for advertisements which detract superficially from its appearance, but the building is externally well preserved, retaining its pilastered pub front with a central pedimented entrance and decorative iron cresting; at upper-floor levels most timber sash windows survive. Despite its current neglected state the building makes a positive contribution to the streetscape and is eminently capable of improvement.

Picture 23. 40 Wakefield Road and 86 Rangemoor Road

Picture 24. The terrace on Rangemoor Road

Picture 25. Mature trees on page green

Picture 26. Earlsmead Primary School

1.5.33 At this point the frontage steps back to accommodate a bend in the road. Adjoining the former pub, Nos. 39-45 is a late 19th-century three-storey terrace with ground-floor shops, built in stock brick with red brick banding and window arches, each house stepping back slightly. The first floors have canted bay windows of which one has been entirely removed while all but one of the remainder have lost their hipped roofs. The shops retain their

pilasters and scrolled consoles but are otherwise modern and of poor quality.

1.5.34 To the east of the common, Earlsmead Primary School, built in 1897, is a handsome and well-preserved example of Tottenham School Board architecture designed in the Queen Anne style popularised by the influential School Board for London. It is built in stock brick with contrasting red brick details, original timber casement windows and a steeply pitched clay-tile roof with a tall timber cupola. The west elevation is enlivened by shaped and triangular gables, the latter pargetted. The spacious playground facing the Common is bordered by trees. The school is the most architecturally distinguished building in the sub-area and forms part of Tottenham's impressive legacy of educational buildings.

1.5.35 Slightly later than the terraces in Broad Lane and Ashmount Road and of a similar if plainer character, Nos. 65-73 Rangemoor Road is the only terrace in the area to retain its original sash windows and glazed panelled doors; the upper-floor windows with glazing bars to the top lights typical of c1900. The cohesiveness of this small terrace stands in contrast to the ad hoc alterations that have affected those in the neighbouring streets.

1.5.36 Nos 40 Wakefield Road and 86 Rangemoor Road, a semi-detached Edwardian pair with half-timbered Tudor gables and square full-height bay windows, punctuate the apex of the junction of Wakefield and Rangemoor Road. The houses on the north side of Harold Road (Nos. 6-24) form part of the same development but are much more altered: all have replacement windows and all but one has lost its characteristic gable.

1.5.37 Nos. 9-17 and 19-27 Wakefield Road are two late-19th century terraces with varying details – the former group more cohesive with paired round-arched porches.

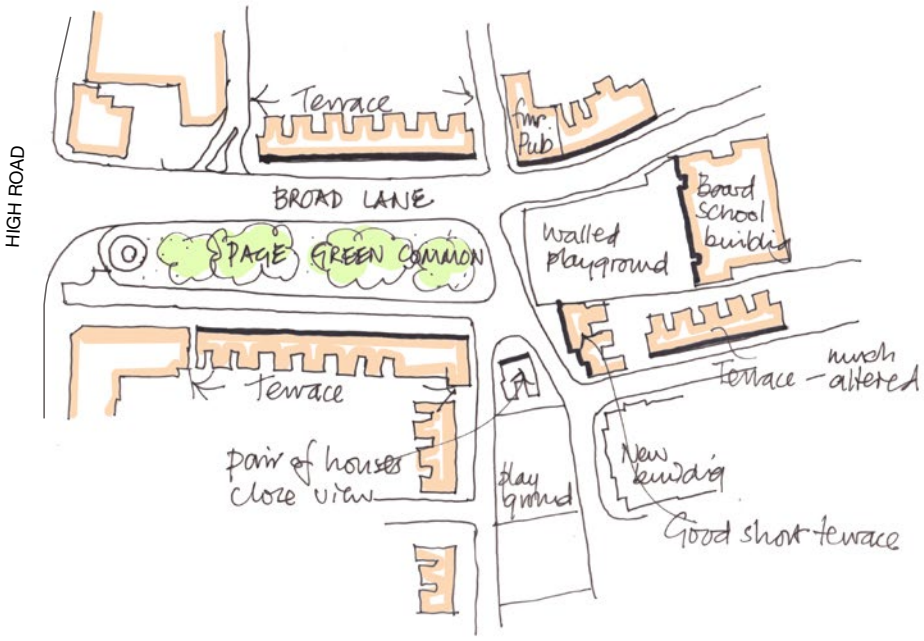
TOWNSCAPE SUMMARY

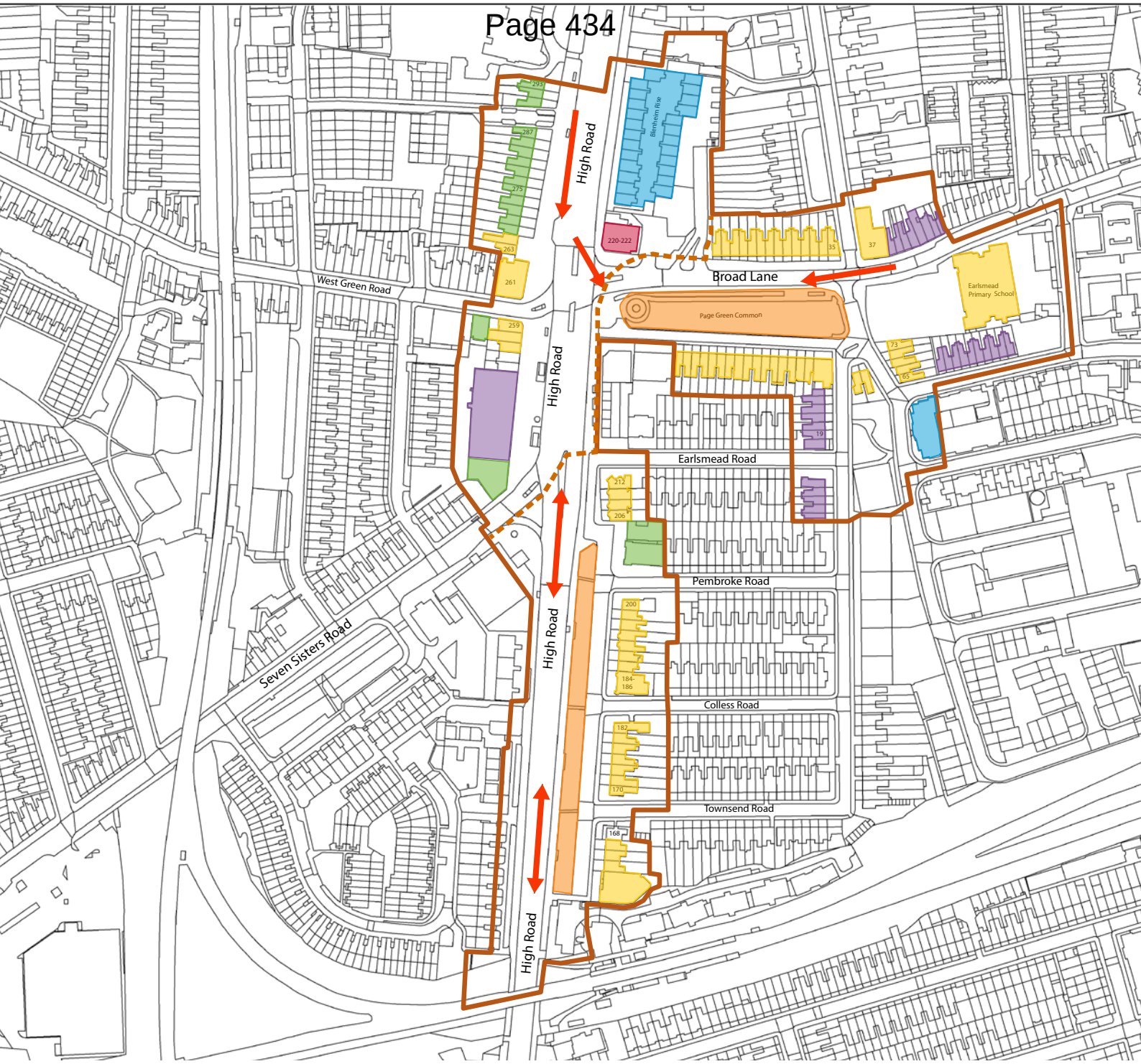
1.5.38 This part of the conservation area, with the Common as its visual and historic focus, retains its historic open character and is one of Tottenham's most attractive green spaces. The principal building of note is Earlsmead School, which forms an important visual enclosure to the Common in views from the east.

1.5.39 The terraced houses in the sub-area are typical variants of the designs employed by late-Victorian/Edwardian builders in Tottenham and the wider area, and serve to illustrate the rapid expansion of Tottenham as a pleasant lower-middle class London suburb at the end of the 19th century. Of these, the main contributors to the conservation area are the terraces that flank and visually enclose the Common on the north and south sides and which provide cohesion to the townscape in longer views. Seen closer however, the consistency of these terraces has been significantly diminished by the level of alteration they have undergone, and their contribution to the conservation area derives principally from their group value with Page Green Common.

1.5.40 The terraces in Harold Road and Wakefield Road have only a limited visual relationship with Page Green and their contribution to the conservation area is neutral.

Map 10. **Sub-area C - Townscape analysis**





Map 11. **Seven Sisters/Page Green Conservation Area, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Historic Open Space
- Conservation Area Boundary

1.6 PUBLIC REALM

1.6.1 The public realm contains a mix of green spaces and wide pavements that contribute to the more spacious character of the streetscape, and to a certain extent compensate for the high level of traffic noise and movement. The width of the High Road acts as a visual and physical barrier between the two sides, not altogether mitigated by the pedestrian underpass.

1.6.2 Page Green Common is an attractive open space but in this context appears to be relatively little used due to the surrounding heavy traffic. Likewise, the wide grass verge fronting Page Green Terrace is more important visually and in providing a set back for the housing rather than active use. However, the wide pavement on the west side of the High Road is of particular benefit, providing a safe area for pedestrians with space for seating and shade from the mature trees.

Picture 27. The grass verge fronting Page Green Terrace

Picture 28. Poor quality recent deelopment ont eh high road

1.7 CONDITION AND DEVELOPMENT PRESSURE

GENERAL CONDITION

1.7.1 There are few opportunities for new development within the conservation area. However, the block occupied by the former Ward's Stores on the west side of the High Road is the subject of redevelopment proposals as well as alternative proposals to retain and refurbish the existing building. The quality of other recent development, for example the block on the High Road frontage between Ashmount and Earlsmead Roads sets a poor precedent. This frontage is a key part of the conservation area and it is important that any eventual development or refurbishment or mix of the two is of a high design standard that properly contributes to its historic and townscape setting.

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1.7.2 In common with other conservation areas in the High Road, commercial properties and residential streets have suffered considerably from incremental alterations, summarised as follows:

Picture 29. Projecting fascia boards and excessive signage

Picture 30. Painted facades and altered roofs affect the integrity of the terrace

ELEVATIONS

- Extensive replacement of original timber sash or casement windows in uPVC or aluminium
- Painting or rendering of brickwork
- Replacement of original roofing material with concrete tiles
- Loss of architectural elements, including chimneys, roofs over bay windows
- Satellite dishes on front elevations
- Poor quality repairs and loss of original detail
- Removal of front boundary walls to create parking hard standings

SHOP FRONTS AND SIGNAGE

- Over scaled fascias projecting beyond the shop-front frame
- Poor quality design and materials
- Illuminated box signs
- Solid metal roller shutters, which are visually intrusive, create a forbidding atmosphere and are graffiti prone
- Loss of vertical divisions (e.g. pilasters and consoles) between shop units disrupting the rhythm of the commercial frontage, particularly where individual shops have been combined as a larger premises
- Extraneous signage above shop-front level, including estate agents' boards

2. CONSERVATION AREA MANAGEMENT PLAN

2.1 THE PURPOSE OF CONSERVATION AREA MANAGEMENT PLANS

2.1.1 Local authorities have a duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Management Plans are essential tools in this process. Their principal functions can be summarised as follows:

- To set out the Council's strategy for managing change in the conservation area
- To provide guidance to all stakeholders to ensure that future change in the conservation area will preserve or enhance its special character

2.2 SUMMARY OF THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

2.2.1 Conservation area designation introduces stricter planning controls over demolition and tree protection:

- Demolition of buildings greater than 115m³ and structures over 1m high next to a public highway, path or open space; or over 2m high elsewhere
- Works to trees with a trunk diameter greater than 75mm at 1.5m² above ground level: written notice must be given to the Council, which has 6 weeks to decide whether to grant permission or make a Tree Preservation Order (TPO). Failure to comply may result in prosecution

- Generally, development must preserve or enhance the character or appearance of the conservation area. There is a strong presumption against the demolition of buildings or structures which make a positive contribution to its character or appearance, and similarly to preserve trees.

2.2.2 Additionally, there are restrictions on the types of development that can be carried out without planning permission (permitted development) in conservation areas. Flats and non-residential premises have fewer permitted development rights than dwelling houses. Advice should always be sought from the Council on what works are likely to require planning permission.

2.2.3 Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.

2.3 MANAGING CHANGE IN THE CONSERVATION AREA: KEY PRINCIPLES

- In considering development proposals in the conservation area, the Council will apply the relevant national, regional and local policies and guidance
- All new development in the conservation area should preserve or enhance its special interest, in terms of scale, design and materials and should have regard to the design guidance provided in Part 3 - Preserving and Enhancing the Conservation Area.
- The Council recommends that pre-application advice be sought from the Planning Services
- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

2.4 ENFORCEMENT

2.4.1 The Council has an adopted Planning Enforcement Charter and will investigate and, where necessary, take enforcement action against unauthorised works in the Conservation Area.

2.4.2 Advertisement and signs: The Council is committed to taking enforcement action against inappropriate signage and advertising. Where this is not historic, appropriate notices are being served and actions have been taken. The Council will continue to do so in the future.

2.4.3 Section 215 Notices: These have been served on properties that ‘adversely affect the amenity of the area’. The Council will continue to serve such notices where deemed appropriate in a case by case basis and in line with the provisions of the legislation.

2.4.4 To carry out works affecting the special character of a listed building without consent is a criminal offence and can result in severe fines and even imprisonment. Works to listed buildings, therefore, should never be carried out without consent. Where alterations to a listed building have been carried out without consent and are found to be unacceptable, the Council may either seek to prosecute those responsible or serve a listed building enforcement notice.

2.5 QUALITY OF PLANNING APPLICATIONS

2.5.1 Applications must provide sufficient information about the proposed development and its setting to enable the Council to assess the impact of the proposals on the character and appearance of the conservation area. Applications for outline planning permission in conservation areas will not normally be acceptable. The Council's Validation Checklist sets out the level of information required in support of planning applications. The following are of key importance:

LEVEL OF DETAIL

2.5.2 A typical planning application might include:

- Plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings
- Plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition
- Detail drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5
- Drawings annotated to show proposed materials
- Any other information considered necessary to assess the potential impact of the development (including, for example, colour perspective drawings, models, photographs, structural engineers statement).
- Planning applications for replacement of windows should include elevations at scale 1:10 or with all dimensions clearly annotated, property elevations or photographs of the whole of the property, with the windows to be replaced numbered to correspond with window elevations, A cross-section at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, with full size details of any glazing bars or leaded lights.

HERITAGE STATEMENT

2.5.3 All applications should be supported by a design and access statement or heritage statement where appropriate. The amount of detail that is required will vary according to the particular proposal. The statement should include;

- An assessment of significance of any heritage assets which may be affected including their setting;
- An assessment of the likely impact of the proposed development on the heritage asset(s) and their setting; and
- An explanation of the rationale behind design choices, including how the proposal would relate to its context and how potential negative impact on heritage assets would be avoided.

ARCHAEOLOGY

2.5.4 Where a site falls within an Archaeological Priority Area or has the potential to contain archaeological deposits, planning applications should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. It is advisable to contact Historic England's Greater London Archaeological Advisory Service (GLAAS) before the submission of a planning application.

MATERIALS AND WORKMANSHIP

2.5.5 Planning applications should be supported by details of the proposed materials to be used for the external finish and details. Samples of the materials may also be required.

EXPERIENCED CONSULTANTS AND BUILDERS

2.5.6 The Council strongly advises that applicants appoint consultants and builders with proven experience in historic buildings

2.6 RECOMMENDED STEPS

- A dated photographic survey of the more significant elements of the conservation area is recommended as an aid to monitoring changes, the efficacy of the Management Plan, and to support enforcement action. It may be possible to engage local volunteers in this exercise.
- Many of the properties in the conservation area are in uses that have limited permitted development rights with regard to external alterations, and many of the works identified in the Appraisal as adversely affecting the conservation area are already subject to planning controls. The principal issue is therefore the effective and consistent application of development control policies and, where necessary, enforcement.
- The conservation area has a number of single-family dwellings that do not require planning permission for many types of common external alteration, and a significant proportion of these have undergone alterations that have diminished their character. Article 4 Directions would be

the most effective means of controlling the most prevalent alterations such as replacement windows and painting of brickworks, coupled with design guidance encouraging best practice generally.

2.7 MONITORING AND REVIEW

2.7.1 The Council will review this Conservation Area Appraisal and Management Plan as part of a five-year programme, in compliance with national legislation and policy.

2.8 THE CONSERVATION AREA BOUNDARY

2.8.1 The following boundary changes are proposed:

A Modification of the eastern boundary to exclude No 230 (Tesco)

2.8.2 Whilst the size of this building matches the width of the High Road, its overwhelming scale together with the visual impact of the vehicle ramps on the north side of Page Green Common, generally detracts from the quality of the townscape and therefore is a negative factor in the conservation area.

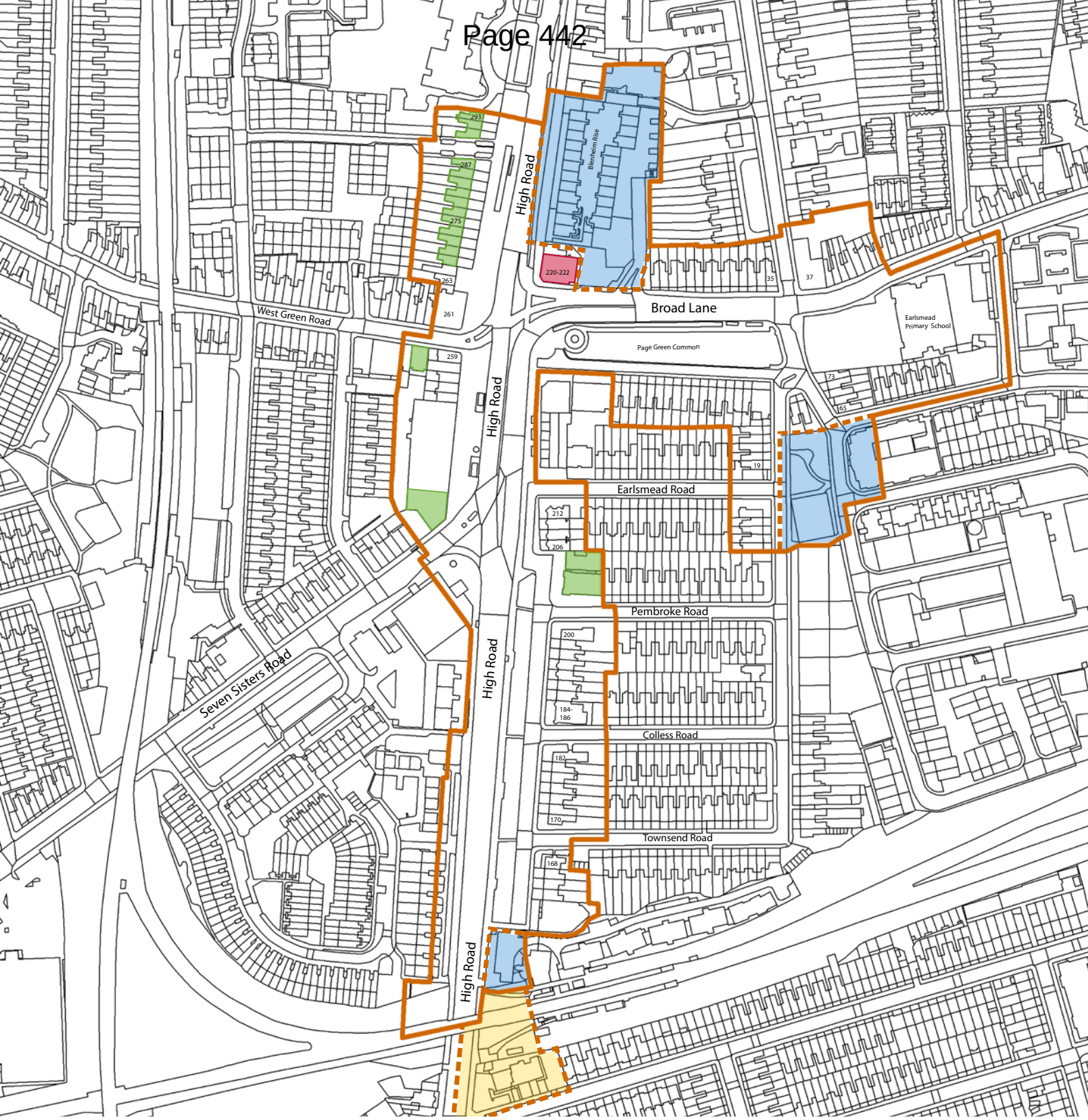
B Modification of the eastern boundary to exclude Priscilla Wakefield House and the open space on Rangemoor Road.

2.8.3 The Rangemoor Road open space is not a historic open space and has little or no visual relationship with Page Green Common. Priscilla Wakefield House does not make a contribution to architectural or historic interest.

B Modification of the southern boundary to exclude the forecourt to Station Court, and to include the area to the front of South Tottenham Station and the Dutch House public house.

2.8.4 The Dutch House, a public house with a former music hall at the rear, together with the area in front of South Tottenham Station makes a positive contribution to the area. It is considered that these assets can be most effectively managed as part of the Seven Sisters/Page Green conservation area.

2.8.5 A detailed appraisal of the South Tottenham Conservation Area, in which the Dutch House is currently located, recommended that the area be dedesignated. The interest and appearance of the area has been eroded to such an extent that designation as a conservation area is nolonger warranted, and is unlikely to be an effective as a tool for managing development in the area.



Map 12. **Seven Sisters/Page Green, Proposed Boundary Alterations**

- Proposed area to be included in the Conservation Area
- Proposed area to be excluded from the Conservation Area
- Existing Conservation Area Boundary
- Statutory Listed Building
- Locally Listed Building

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

3.8.1 The following guidance applies to all buildings within the conservation area, including listed and locally listed buildings, and reflect what the Council considers to be the best approach to preserving and enhancing the character of the conservation area. Applicants for planning permission or listed building consent should ensure that all proposals are in line with the guidelines contained here.

3.1 WHEN IS PERMISSION NEEDED?

3.1.1 Many common alterations will require planning permission. Some changes which would ordinarily be considered 'permitted development' will require planning permission in a conservation area. Below is a brief guide to common projects requiring planning permission. More information is available at https://www.planningportal.co.uk.

MAINTENANCE AND REPAIRS

3.1.2 It is recommended that resident keep their houses in good repair. Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

SHOP FRONTS

3.1.3 Planning permission is required for any alterations or removals that affect the appearance of the shop front. This includes removals or alterations to doors, windows or stall risers, and the installation of shutters or security grills. A separate consent is required for advertisements and shop signs (see below)

ADVERTISEMENT CONSENT

3.1.4 Advertisement consent is usually required for exterior signs and advertisements which are illuminated, or with an area of greater than 0.3 square metres. This also applies to advertisements displayed inside of a shop window, which can be viewed from outside the building Non-illuminated shop signs displayed on a shop front may be exempted from this requirement, if certain requirements relating to design and content are met. More information about advertisement consent is available at **www.planningportal.co.uk**.

WINDOWS AND DOORS

3.1.5 Planning permission is needed for replacement of or alteration to windows and external doors on buildings other than private dwelling houses. Replacement of windows and doors of a house (but not a flat) is considered 'permitted development' and does not require planning consent, provided that the replacement windows are of similar appearance to the existing.

RENDERING AND CLADDING

3.1.6 Rendering and cladding is not considered permitted development in a conservation area, and will require planning consent.

EXTENSIONS

3.1.7 Single storey rear extensions to private dwelling houses of up to 3 metres in depth (or 4m in the case of a detached house) are considered 'permitted development' and do not require consent, provided that the design and materials match the existing building. Extensions to certain commercial and industrial buildings within certain size limits are also considered permitted development. All other extensions will require planning consent, including alterations and extensions to roofs.

BOUNDARIES AND GARDENS

3.1.8 Planning permission is required for the construction, alteration or demolition of a wall, fence or other boundary treatment over 2m in height, or over 1m in height when abutting a highway.

VENTS, SATELLITE DISHES AND SOLAR PANELS

3.1.9 Permission is required for the installation of any of these additions on a wall or roof slope facing the street.

DEMOLITION

3.1.10 Permission is required for the total or substantial demolition of a building with a cubic content of more than 115 cubic metres (measured externally). It is an offense to carry out such works without consent. If in doubt, please consult the Council's conservation team.

TREES

3.1.11 The council must be notified six weeks prior to cutting down or carrying out works to a tree in the conservation area.

LISTED BUILDINGS

3.1.12 Like for like repairs can be carried out without consent, but Listed Building Consent must be obtained for any work that is likely to affect the building's character or significance. This applies to internal alterations and external alterations and works to boundary walls, buildings within the curtillage, or structures attached to the listed building. It is an offense to carry out such works without consent. If in doubt please consult the Council's conservation team. In some circumstances it will be necessary to apply for planning permission alongside listed building consent. For more information about applying for listed building consent, please see listed buildings guidance below.

CHANGE OF USE

3.1.13 Changes of use will often require planning permission. Change of use from shops (A1) or financial or professional services (A2) to use as a dwelling house (C3) is usually considered permitted development, but within the conservation area permission is needed for this change.

3.2 SHOP FRONTS

3.2.1 High quality shop fronts make an important contribution the character of an area. Many of the original shop fronts in the conservation area have been extensively altered or are in poor repair. Nonetheless, many original features remain and the Council will encourage shop owners to repair and restore shop fronts.

3.2.2 Planning permission is required for most changes that will alter the appearance of the shop front, including for shutters and awnings. Applicants should make sure their proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- Shop fronts should have regard to their context, so that the design complements the building as a whole, neighbouring shops and the street scene.

- Historic features should be conserved and restored as far as possible. The removal of original shop front features will not usually be permitted unless these are beyond repair.

Picture 31. Traditionally framed shop fronts on Tottenham High Road complement the architectural qualities of the building.

- Designs should incorporate the elements and proportions of traditional shop front design (see p67) and make use of high quality traditional materials like timber, that complement the character of the building.

- Shop fronts in the conservation area need not always be reproductions of historic styles. This guidance sets out principles which can be applied across different styles of shop front. New designs are encouraged, but these should also express the features and proportions of a traditional shop front.

- Designs must be simple and uncluttered. Shop owners are encouraged to reduce clutter such as unnecessary signage, wiring and electrical equipment, external displays of goods, stickers and additional advertising.

- Any signs, lighting, security measures or canopies should be incorporated within the design and should not obscure architectural elements.

TRADITIONAL SHOPFRONT DESIGN

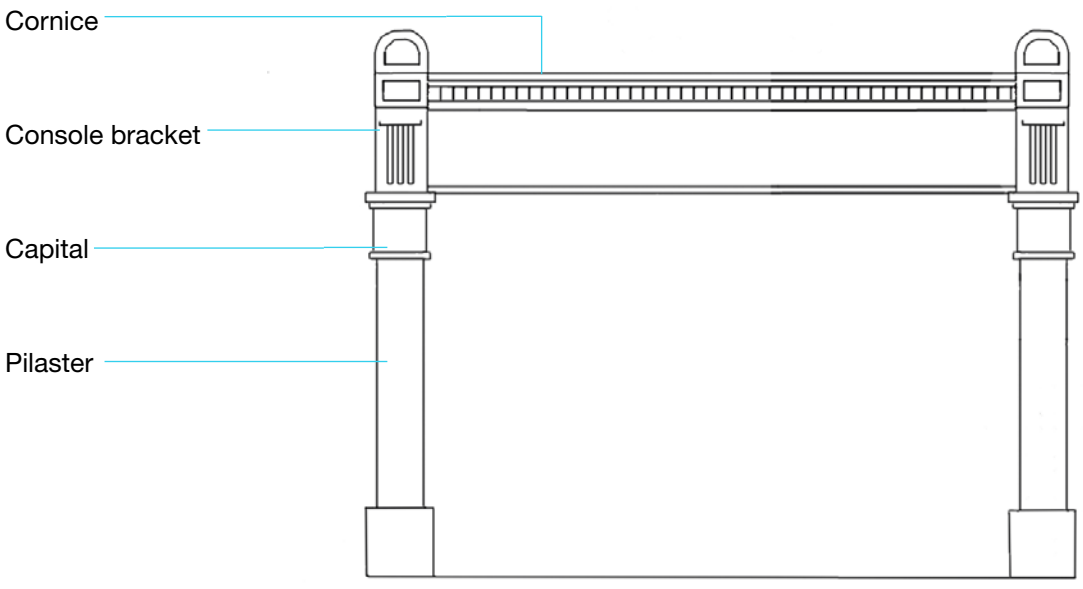
3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

3.2.4 The architectural details that frame the shop front are an important element – usually pilasters, console brackets, and a fascia with cornice (see picture 59). These features should be repaired or restored to the original appearance and maintained in all cases. Original features such as tiling or glazed brick should not be painted or covered.

3.2.5 The design of shop fronts to be fitted in to this framework should aim to incorporate the following traditional features;

- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are not appropriate.
- **Stall risers:** These are traditionally in timber. Other materials might be considered appropriate in some circumstances (for example marble or granite for a bank, glazed tiles for a pub or butcher). Laminates, mosaics or reflective tiles are not appropriate materials.

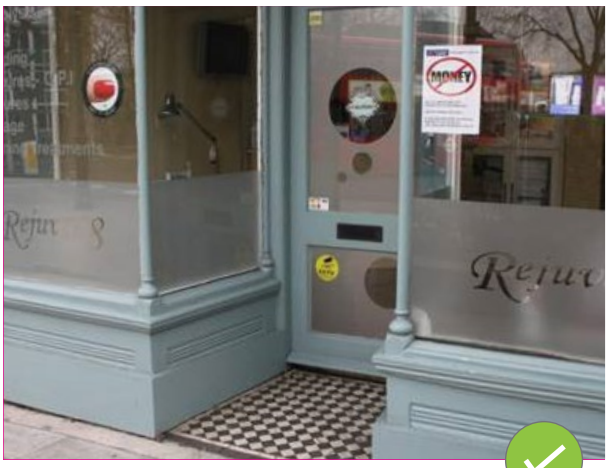
Picture 32. The traditional architectural details that frame the shop front.



- **Shop window:** This should extend from the stallrisers to the architrave at the base of the fascia and should usually be subdivided with a transom rail and one or two vertical mullions. Mullions should usually line up above and below the transom. Floor to ceiling sheet glass is not appropriate in areas of traditional shop fronts.

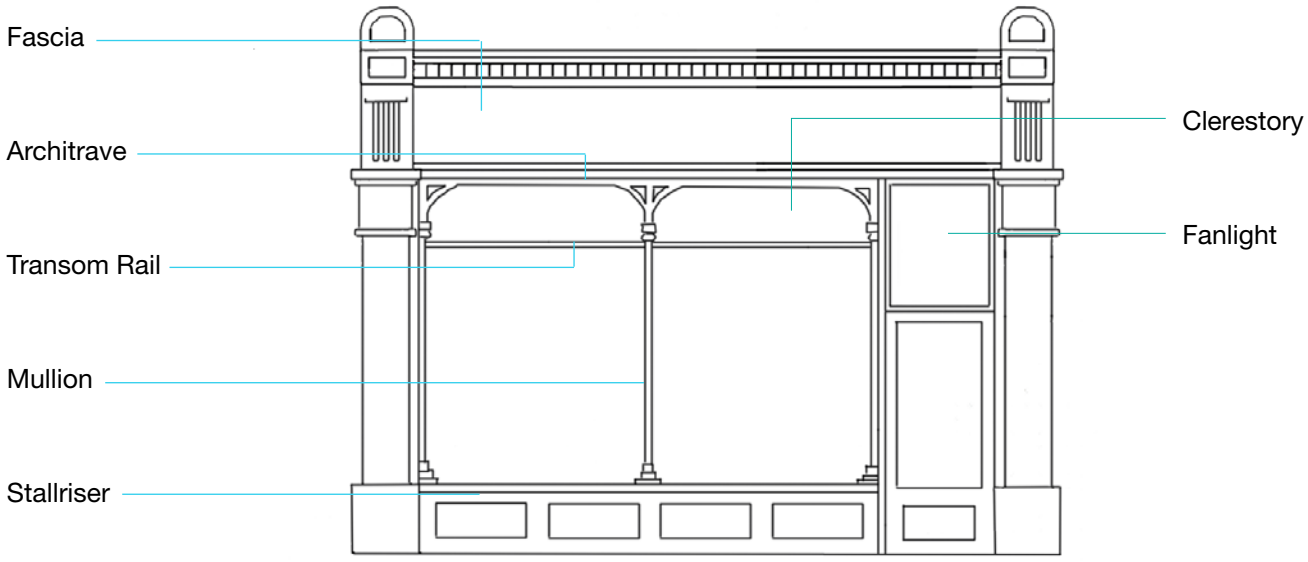
- **Doorway:** This can be set back from the edge of the pavement with a tiled entrance, or flush with the building line. Recessed doorways should be retained where these are an established feature of the street.

3.2.6 The shop front should usually be in timber, although a high quality bespoke metal frame might be considered appropriate in some circumstances. Other materials such as UPVC are not appropriate.



Designs incorporating the elements of traditional shop front design

Picture 33. A typical traditional shopfront



3.2.7 These traditional elements were incorporated in to shop fronts for sound functional reasons. Their inclusion in new shop front designs does not necessarily mean copying historical styles. Sympathetic new designs incorporating these features are encouraged.

3.2.8 Each design should relate to other shop fronts in the area, taking account of fascia lines, stallriser heights, transom height, bay width and material. Individual shop fronts should not dominate the street scene.

3.2.9 Shop fronts that combine more than one shop unit can disrupt proportions, relating poorly to buildings around them. In these cases, pilasters should be retained or included to provide a visual break. Fascia signs should not be extended over multiple units. Each unit should have a separate fascia sign, linked by a common design.

3.2.10 Double aspect corner shops should address both frontages appropriately.

Double aspect frontage on a corner shop

Picture 34. Shops with a common framework appear ordered. Without this, shops relate poorly to one anoher an can appear cluttered or chaotic.

SIGNAGE AND ADVERTISING

3.2.11 The approach should be simple and uncluttered. Signage should not dominate the shop front or obscure windows

3.2.12 Materials, colours and design for all signage should complement the historic character of the building and area. Signwriting directly on to the timber or metal fascia board or individually mounted lettering are usually appropriate. Perspex, acrylic and other non-traditional materials are not.

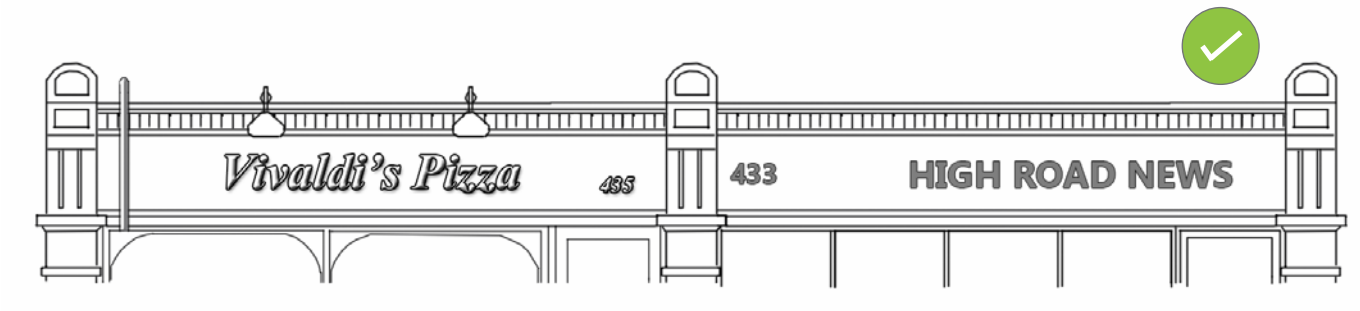
3.2.13 Lettering should be in proportion with the size of the sign and not fill the entire area. Content should be restricted to the proprietor's name, the type of business and the shop number, not brand names of goods for sale or other advertising. Each shop should have its number clearly displayed.

3.2.14 Standard corporate signage, logos and colour schemes should be adapted to suit the context, including colours, size of lettering, materials and style of illumination. In cases where corporate colour schemes are considered out of character, they should be restricted to lettering and detail only.

Fascia Signs

- Fascia signs should be a simple flat panel contained within the fascia area. They should not obscure architectural features, project forward of other features, extend unbroken over more than one shop unit, or impinge upon first floor windows. Box fascias are not acceptable. Additional signs applied to the facade above fascia level or on upper storeys will not usually be permitted.
- In special cases, alternative forms of signage will be considered, for example where a business is located at first floor level or in a building without a traditional shop front. Individual letters applied to walls, lettering directly on to window glass, or signs hung behind windows may all be considered appropriate depending on circumstances.

Picture 35. Fascia Signs



Hanging and projecting signs

- Only one hanging or projecting sign on each elevation with a shop front will be permitted.
- Hanging or projecting signs should usually be positioned on the ground floor at fascia level
- Existing brackets for hanging signs should be reused if possible.
- Perspex projecting box signs will not be considered acceptable.

Illuminated box facsia's are not appropriate

Excess signage is not appropriate

LIGHTING

3.2.15 Internally illuminated panels, signs or lettering will not usually be permitted. There will be a preference for illuminating signs indirectly with an appropriate swan neck or trough light. Lighting fixtures should not obscure architectural features or proportions. Fascia lighting can be concealed within the cornice.

3.2.16 Matt finish slim metal lettering with discrete individual halo illumination may be considered appropriate in some instances.

3.2.17 Illuminated signs will be restricted to those businesses which are open in the evening or at night. Illumination should be kept to a minimum. The light level should be subdued and constant. Bright or flashing lights will not be permitted.

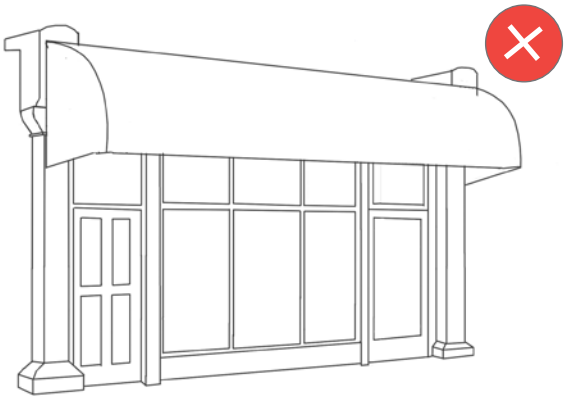
CANOPIES AND AWNINGS

3.2.18 Canopies and awnings will only be permitted if they can be accommodated without damage to the character of the building, and are capable of fully retracting. The mechanism and blind box should be integrated with the overall shop front design and should not obscure features. Retractable traditional straight canvas blinds accommodated within the cornice or architrave will usually be acceptable.

3.2.19 Folding or fixed canopies, quarter round rigid frames and balloon blinds will not be permitted.

3.2.20 Canvas is usually the most appropriate material. Flourescent, glossy or metallic blinds are not appropriate.

Picture 36. Traditional retractable canvas blinds are the most appropriate type of canopy.



SHUTTERS, GRILLS AND SECURITY

3.2.21 All security measures should be integrated within the overall shop front design and should not have a negative impact on the street scene or obscure architectural features.

3.2.22 Shop fronts should use the least visually intrusive security solution. Toughened or laminated glass; Internal screens, grills and shutters; or traditional removable external shutters are the Council's preferred solutions.

3.2.23 Rod and link (or other open type) external grills may be permitted in exceptional circumstances where it can be shown that it is the only possible solution, but these must be integrated with the overall shop front design (including box and runners).

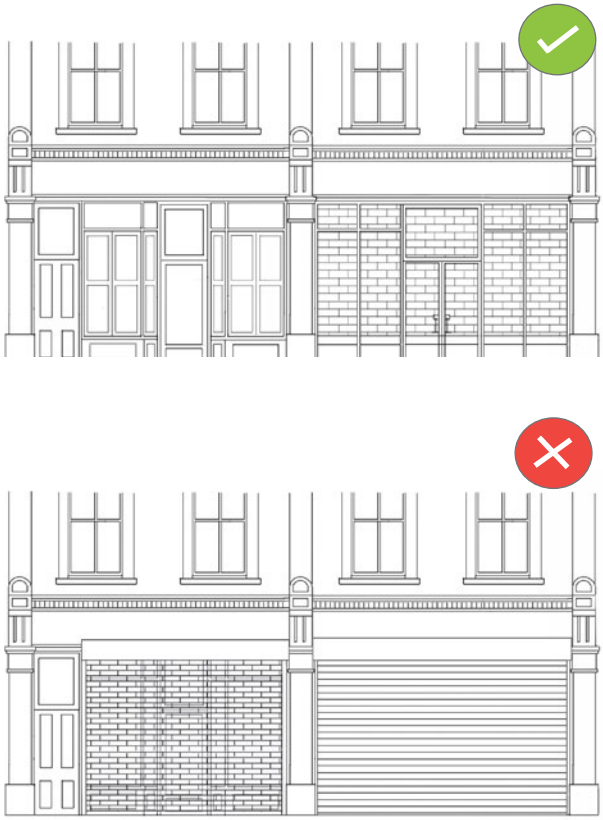
3.2.24 Shutters and grills should not cover pilasters when in the down/closed position and should have a painted or coloured finish to complement the rest of the shop front.

3.2.25 Solid or perforated external roller shutters, transparent external polycarbonate shutters or visually intrusive external shutter boxes will not be considered acceptable.

3.2.26 Burglar alarms, security cameras and other equipment should be kept to a minimum and be located in unobtrusive positions.

ACCESS

3.2.27 If the upper storeys of the building are in a separate use, separate access should be provided at the front of the premises and incorporated into the design of the shop front.



Picture 37. External Roller shutters are not appropriate.

Internal shutters which don't obscure architectural features

External roller shutters are not usually appropriate. .

3.2.28 Access to the shop including level access to the street should be provided for people with disabilities, the elderly, parents with pushchairs, and all users. If installing level access would involve the loss of important features on a historic building, alternatives such as handrails should be considered.

VENTILATION EQUIPMENT

3.2.29 Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

SHOP FRONTS CONVERTED TO RESIDENTIAL

3.2.30 The council will generally oppose the loss of shop fronts, however it may be necessary for some obsolete shop fronts outside of designated town centres and local centres to be converted to residential use.

Original shop front features should usually be retained and adapted.

3.2.31 Where this change of use is considered acceptable shop front features should usually be retained and adapted to suit the new use.

SHOP FRONTS IN NEW BUILDINGS

3.2.32 New shop fronts should respect traditional proportions, materials and signage style.

3.2.33 Recreations of historic shop fronts will not be considered appropriate in new buildings.

3.2.34 When submitting a planning application for shop units, the details of the shop front design should be submitted with the application, even if the final design is to be determined by a future occupier. Plans should show how the shop front relates to the masonry frame, position of doors, size of frame sections, fascia depth and height of stallrisers.

3.2.35 Possible security needs should be considered by allowing space for housing shutters internally.

3.2.36 Privacy should be provided through the use of obscure glazing, timber shutters (internal or external) which complement the historic character, or an internal partition creating a lobby area, window display or winter garden.

38.

3.3 LISTED BUILDINGS

Picture 38. The grade II listed former Fire Station on Tottenham Green

LISTED BUILDING CONSENT

3.3.1 Listed building consent is required for any works of demolition, alteration or extension of a listed building which might affect its character as a building of special architectural or historic interest. This applies to internal as well as external works. It is for the Council to determine in each case whether consent is required.

3.3.2 The list descriptions held by Historic England are intended mainly for identification purposes and are rarely a comprehensive record of all features of interest. They should not be relied upon to determine which features are significant, or whether or not listed building consent is required.

3.3.3 The whole of the building including its interior is listed. The Council recognises that listed buildings vary greatly in the historic value of their interiors, and that the potential for alterations varies accordingly. Decisions must be based on an assessment of the significance of the building in accordance with Historic England guidance. In sensitive interiors, alterations may have to be restricted to a minimum.

3.3.4 Certain types of work do not normally require consent, for example internal redecoration not involving removal of any internal features of significance, renewal of concealed services, routine repairs in matching materials, and maintenance. More substantial repairs may require consent. In cases of doubt, the advice of the Council should be sought in writing.

3.3.5 Buildings that lie within the curtilage of a listed building are also subject to listed building control even if they are not specifically mentioned in the list description. Objects fixed to the building may be considered to be part of the listed building.

3.3.6 Applicants for listed building consent should make sure that proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- The Council will need to be satisfied that all aspects of proposals for alterations are necessary, and that the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the building.

- Alterations should normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest.

- As far as possible, existing detailing and the contemporary features of the building should be preserved, repaired or, if missing, replaced.

- All works, will should be carried out in the correct scholarly manner, under proper supervision, by specialist labour where appropriate.

MAINTAINING LISTED BUILDINGS:

3.3.7 Regular maintenance is essential to the long-term preservation of listed buildings. Prompt action to remedy minor defects will prevent costly and disruptive repairs at a later stage.

3.3.8 Routine maintenance is the responsibility of the owners of a listed building. Planning permission is not required for routine maintenance and like for like repair, but the Council should usually be consulted to confirm whether consent will be needed.

3.3.9 Masonry surfaces can easily be damaged by inappropriate cleaning, and in many cases it is best to leave them undisturbed. External cleaning of buildings with low-pressure intermittent water sprays and bristle brushes does not normally require listed building consent. However, cleaning with water can lead to saturation of the walls and outbreaks of dry rot in built-in timbers. Other methods of cleaning stone or brickwork will generally require listed building consent as these can have a marked effect on the character of the building. Cleaning methods are carefully specified and appropriate for the circumstances. Where proprietary methods are to be used a method statement should be submitted for approval. Cleaning should only be carried out by specialist firms and under close supervision, and it is advisable to employ an independent stone cleaning consultant to specify and supervise such works.

INTERIORS

3.3.10 Interior features of interest may include chimney pieces, plasterwork, panelling, doors and door surrounds, staircases and balustrades. These should always be retained and fully protected from damage during the course of any works to the interior of a listed building. Proposals for the internal refurbishment of listed buildings should be supported by drawings which clearly identify all interior features of interest, and confirm their retention. It is important that original plan forms and room proportions are maintained during any conversion.

3.4 GENERAL MAINTENANCE AND IMPROVEMENTS

MASONRY AND BRICKWORK

3.4.1 Brickwork, stone, terracotta, tiles, and other original facing materials should not be painted, rendered, or covered with cladding. This can affect the interest of the facade, disrupt the cohesion of the group or terrace, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted.

Brickwork should not be painted or covered with render, pebble-dash or cladding.

3.4.2 Where inappropriate painting or cladding has taken place, the Council supports its removal, provided this can be achieved without damaging the fabric of the building. It is important that a specialist using appropriate non-abrasive methods undertakes the work.

Original brickwork should be left exposed, and restored where necessary.

3.4.3 Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork. Any decorative features should be retained, and where necessary repaired or reinstated. Decayed bricks should be replaced with bricks of a similar quality and colour, and laid in the same pattern as the original. In all cases, skilled bricklayers with an understanding of historic brickwork should be employed.

3.4.4 Where necessary, older brickwork should be repointed with an appropriate mortar mix – usually a 1:2:9 cement/lime/sand mortar carefully matching the existing mix in texture and colour. A flush or slightly recessed mortar joint profile is most appropriate. Cement based hard mortar should not be used on older buildings as it is less permeable than a lime mortar mix and can lead to deterioration of brickwork. Re-pointing with hard cement-based mortars is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.

ROOFS

3.4.5 The form, structure and materials of historic roofs are almost always of interest. The concealed roof of a traditional terraced house can be just as significant as a steeply pitched roof which is visible from the street, or an M shaped double-pitched roof. Where original roofs survive, there will be a presumption will be in favour of their retention.

3.4.6 Where repairs or reroofing is required, this should be done in materials to match the original, in type, size and colour. On older buildings this will most often be either slate or clay tile. Where possible, the original slates or tiles should be retained and reused.

3.4.7 Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to be replaced the original material (or if this cannot be determined, the most appropriate material for the building type) should be used.

3.4.8 Ridge tiles, finials and other details should always be retained and reused, or replicated. The layout, tile/slate size and any patterning in the original roof should be replicated.

3.4.9 Chimney stacks are important features of the roofscape and can be important indicators of the date of a building and of the internal planning, and should never be removed or altered without consent. Repairs may be necessary to stabilise the chimney, but the Council recommends that the height is not reduced and pots are not removed.

3.4.10 Where additional ventilation is required, his should be provided at the eaves and ridge line and should not affect the appearance of the roof. Vents should not be installed on the roof slope.

WINDOWS AND DOORS

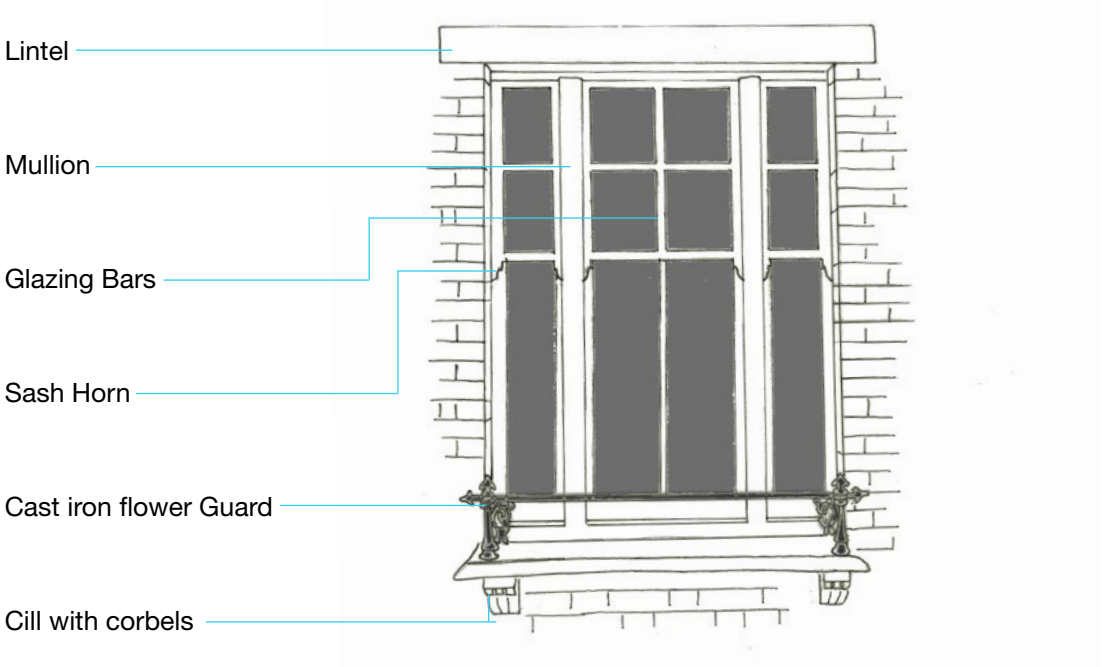
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

- It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.

- The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds. In the case of listed buildings, the installation of secondary glazing will require listed building consent and will usually be permitted where it can be accommodated without harm to the significance of the building interior.

- Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate on rear elevations that are not visible from the street. Glazing bars should always be mounted externally.

Picture 39. The features of a traditional window which should be retained or replicated



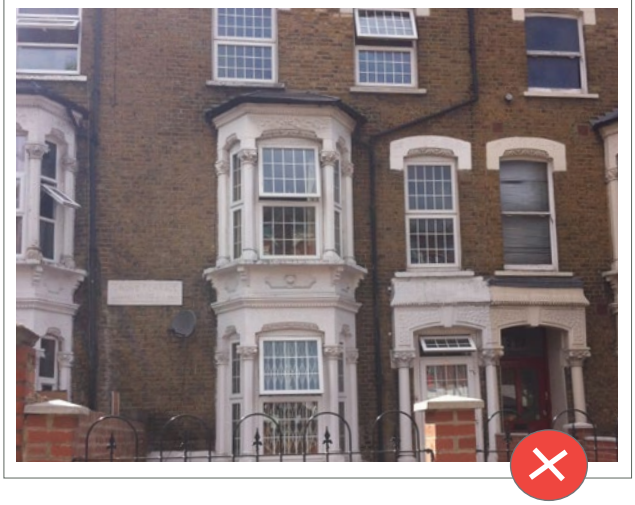
- Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

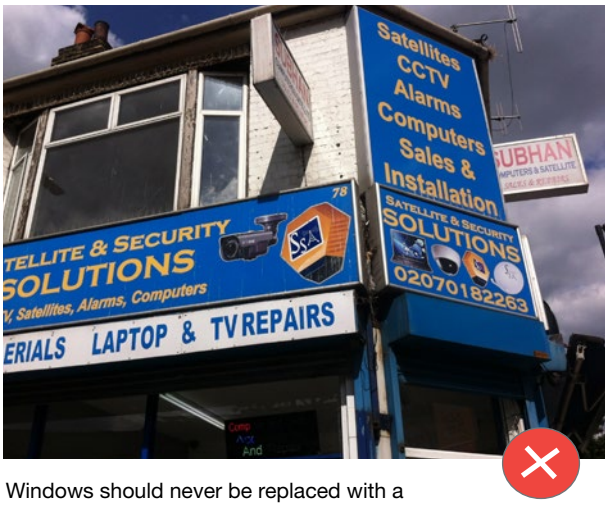
- In the case of listed buildings, the Council will strongly resist the loss of original windows and doors (including historic glass). Where an original window or door is beyond repair, it should be replaced on an exact like for like basis, and double glazing will not usually be acceptable. Historic glass, whether decorative or plain, should be retained where possible, and carefully protected from damage during building works.

- It is never appropriate to alter the original configuration of windows, the size and proportions of window and door openings, or details such as lintels, brick arches and cills. The depth to which window frames are set back from the face of the building should not be altered.

- Where windows and doors have been altered, every opportunity should be taken to restore them to their original style. In cases where a previously altered window is to be replaced, the new window should replicate the original design and materials, which can usually be ascertained by looking at nearby houses of the same type

- External security grills, gates and shutters should not be installed to doors or windows as this harms the character of the area. Residents wishing to improve security are advised to seek specialist advice on more appropriate solutions.





Windows should never be replaced with a different style or configuration to the original

ARCHITECTURAL FEATURES AND DETAILING

3.4.12 Original architectural features and decoration (and later features which add to the architectural or historic interest of the building) should be retained as far as possible. These might include features such as porches, parapets, balconies, verandahs, carved details in stone or timber, moulded brickwork and terracotta, statuary, murals, mosaics, and ornamental ironwork.

- Repairs to decorative features should usually be carried out by an appropriately skilled craftsperson or conservator.
- Where architectural features or decorative details have been lost or replaced with poor-quality substitutes, the Council will strongly encourage their reinstatement (if there is clear evidence of their original appearance.)
- It is always best to retain the original porch arrangement which is often an integral part of the design of a building. Open porches should not be enclosed. Canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.

BOUNDARY WALLS AND PARKING

3.4.13 Walls, fences and other boundary treatments to both front and back gardens make an important contribution to character. Their removal, or the addition of a boundary treatment of a different height or type will not be considered appropriate. Where boundary walls are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt to reflect the original appearance.

3.4.14 Substantial loss of front gardens and/ or boundary treatments in order to create parking spaces will not usually be considered acceptable. The creation of hard standing for parking should

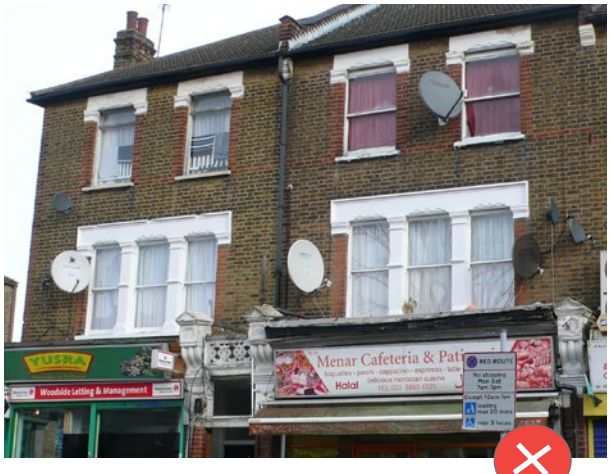
Alterations to original features such as porches and bay windows should be avoided

Architectural and decorative features should be retained and restored

not cover more than 50% of the original garden, should be appropriately landscaped. The original boundary treatment should usually be retained. It may be possible in some circumstances to enlarge openings in front boundary walls, where the wall is appropriately finished with a pier, in keeping with the style of the original.

EXTERNAL SERVICES AND FITTING

3.4.15 External services such as ventilation equipment, flues, satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimise their impact. Where possible these should be in unobtrusive locations and on walls and roof slopes that are not visible from the street. In the case of listed buildings, such additions will require listed building consent.



Satellite dishes shouldn't usually be mounted on the front of buildings

- Roof plant should be avoided if at all possible, but where it is necessary, it may be possible to locate it within the envelope of the building. If not, it must be concealed in views from ground level.

- Satellite dishes will only be acceptable where they cannot be easily seen from the street or other public areas, usually the rear of the property below the level of the roof ridge, or on hidden roof slopes.

- Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

3.5 EXTENSIONS

3.5.1 In many cases, historic buildings are capable of being extended without damaging their character, subject to sensitive handling of scale and detail. However in some cases extensions would detract from the uniformity of a formal group of buildings, or from the integrity of a particular design and will therefore be unacceptable in principle.

- Extensions will only be permitted if subordinate in size and appearance to the original building. Care should be taken that the form and proportions of the original building are not obscured.

- Design, detailing and materials (including roofing material, windows and doors) should be carefully considered to reflect or complement the existing building and the character of the area, and to be visually subordinate to the existing building. The design might reflect the style of the original building, or provide a modern contrast which complements (and does not compete with) the original.

DORMERS AND ROOF EXTENSIONS

- Rear dormers should be subordinate to the size of the roof. Usually the width of the dormer should be not more than 2/3 the length of the ridge. Dormers should usually be set in 0.5m from both sides of the roof and the eaves, and 0.3m from the ridge. Overly large and solid dormers with large 'cheeks' and 'aprons' to create habitable roof space will not be considered acceptable.

- Roof extensions to the front or side of the property will not usually be considered acceptable, unless these are a feature of the original building or an established characteristic of the street.

- Hip to gable extensions will not usually be considered acceptable.

- Juliet balconies, roof terraces and 'cut in' terraces will not be considered acceptable as part of a roof extension, unless they are a feature of the original building or an established characteristic of the street.

Extensions that are not subordinate to the original building can be detrimental to character

Mansard roof extensions are not usually appropriate

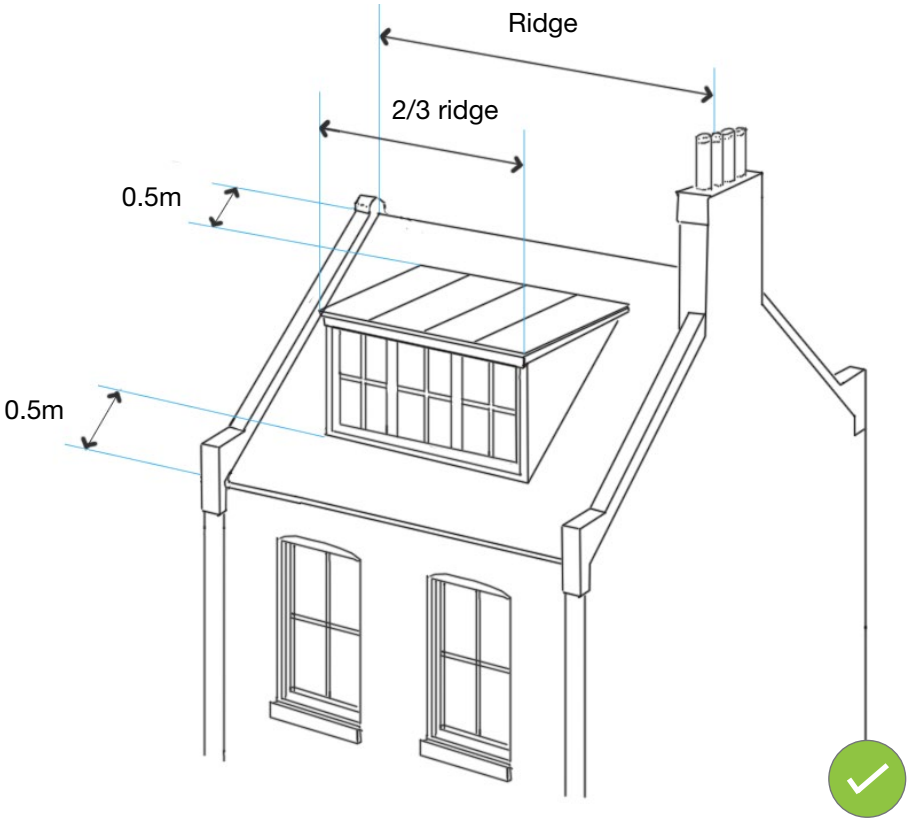
- Mansard roof extensions will not be considered appropriate unless these are a feature of the original building, or they are an established characteristic of the street scene and can be accommodated behind an existing parapet.

- Roof extensions should complement the original form of the roof, matching the original roofing material and details such as parapets and ridge tiles. Architectural details such as chimney stacks, finials and decorative brickwork should be retained where possible.

- Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.

Picture 40. Over-sized dormers will not usually be acceptable in the conservation area.

Picture 41. Dormers should be subordinate in size to the main roof.



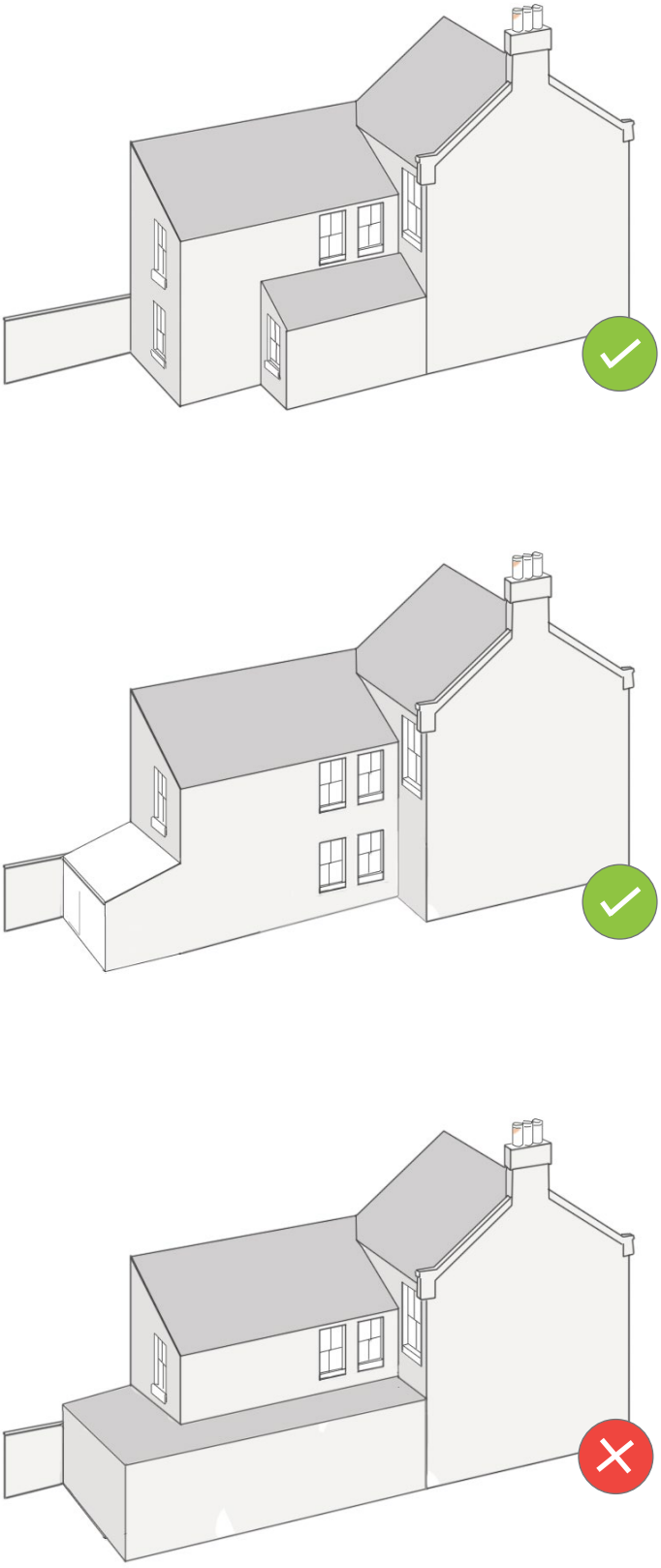
REAR AND SIDE EXTENSIONS

- Rear extensions should usually be one storey lower than the original building and should generally extend no more than 3m beyond the rear wall in terraced properties, or 4m in detached properties.

- Rear extensions should not be wider than the width of the house. Where the original footprint of the house is L shaped, extensions should reflect this. (see diagrams.)

- Existing window and door openings on the rear elevation should be retained where possible.

- Side extensions may be acceptable in some circumstances. These should be set back at least 1m from the front wall of the house with a roof ridge height lower than the ridge of the original roof. Side extensions should usually preserve suitable gaps between buildings where these contribute to the character of the area.



Picture 43. Where the footprint of the building is L shaped, rear extensions should not usually extend across the entire width of the buildling.

3.6 ENERGY EFFICIENCY IN HISTORIC BUILDINGS

3.6.1 The Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. Whilst some historic buildings may not be suited to certain energy efficiency improvements, It is possible to reduce energy loss, even in traditionally built buildings without compromising their historic and architectural character.

3.6.2 Improvements for energy efficiency should minimise disturbance to existing fabric and be easily reversible without damaging the existing fabric (especially changes to services).

3.6.3 It is important that when proposing any works to modify an older building, that its construction, condition and performance are appropriately understood Traditionally constructed buildings perform differently to those constructed with most modern methods. They are more porous and naturally ventilated, so they 'breathe'. They generally include softer materials such as lime based plasters and mortars which respond to air and moisture differently to modern materials.

3.6.4 The first measure should always be repairs and draft proofing, which can deliver significant improvements with very little disruption and cost. The installation of modern energy efficient boilers, appliances and heating systems, which will generally not harm the building's character.

INSULATION

3.6.5 Older buildings tend to be constructed from permeable materials and it is important that water vapour is able to evaporate from the fabric to prevent moisture build up. The installation of some modern insulation materials can alter this and cause damp to build up on or within the structure leading to problems such mould growth, rot and decay. It is usually better to choose vapour permeable materials such as natural wool, and great care should be taken to provide appropriate ventilation.

3.6.6 It will usually be possible to install insulation in the roof with good results. If additional ventilation is needed, this should be incorporated in to the ridge and under the eaves. Vents should not be installed on the roof slope.

3.6.7 External wall insulation will usually be harmful to the character of the building and should only be considered on hidden facades at the rear of the building, or on rendered facades. It should always match the appearance of the original building or group of buildings, including replicating window reveals and frames, doorways, and any other architectural or decorative features.

3.6.8 It may be possible to insulate the walls internally. materials should be chosen and installed with great care in order to avoid moisture build-up or cold spots where condensation may occur. Expert advice should be sought.

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3.6.9 Repairing and draft-proofing windows can deliver significant improvements in their thermal performance, as can the use of blinds, shutters, and secondary glazing. Where it is necessary to replace a window, appropriately designed double glazing will often be considered appropriate (see p__ 'Windows').

MICRO-GENERATION EQUIPMENT

3.6.10 Micro-generation equipment such as solar panels will often deliver improvement in the overall energy efficiency of the building but its application in the conservation area will necessarily be limited and other interventions should be considered in the first instance. It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street. Discretely located installations on hidden elevations or roof slopes may be appropriate.

3.6.11 Detailed advice about improving energy efficiency in older buildings is published by Historic England and is available on their website: www.historicengland.org.uk/advice/your-home/saving-energy/

3.7 DEMOLITON

3.7.1 There is a presumption in favour of the retention of all buildings on the statutory list, locally listed buildings and buildings that make a positive contribution to the conservation area, in line with national and local policy. Permission for demolition will not normally be granted.

3.7.2 In exceptional cases consent for demolition, or part demolition, may be granted. The National Planning Policy Framework (NPPF) sets out the criteria to be used by the Council in assessing proposals that cause total or substantial loss of significance of a heritage asset. The contribution made by the existing building must be assessed. The council will also consider:

- The condition of the building, the cost of repairing and maintaining it in relation to its importance, and to the value derived from continued use;
- The adequacy of efforts made to retain the building in use; and
- The merits of alternative proposals for the site.

3.7.3 Consent for demolition would not be granted simply because redevelopment is economically more attractive to the applicant, or because the applicant acquired the building at a price that reflected the potential for redevelopment rather than the condition and constraints of the existing historic building.

3.7.4 Proposals involving demolition of any part of a listed building will be subject to consultation with the national amenity societies, as well as being referred to Historic England. Historic England must be notified of all proposals to demolish listed buildings, and allowed access to buildings which it wishes to record before demolition takes place.

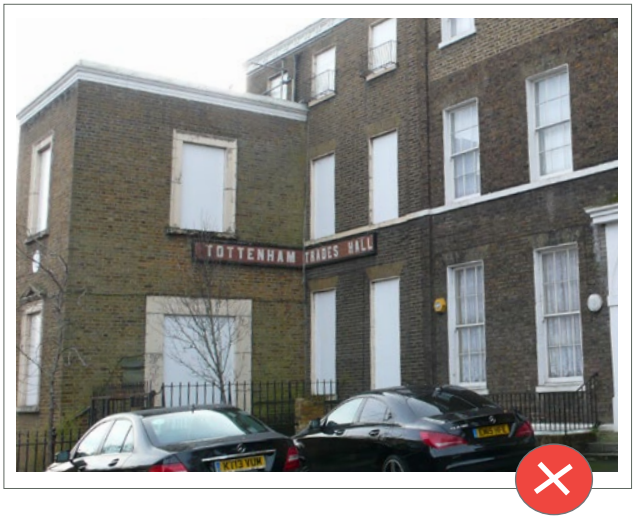
3.8 USES FOR HISTORIC BUILDINGS

3.8.1 The great majority of historic buildings must remain in economically viable use if they are to be maintained in the long term. The best use for a historic building is very often that for which it was originally designed where this continues to be viable. However if buildings are left empty, neglect becomes a considerable danger.

3.8.2 Change of use of a may be appropriate in these circumstances, if it will result in the preservation of an historic building and if it can take place without considerable alteration or loss of character and is consistent with national and local policies. In principle, the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building.

3.8.3 The preservation of facades alone, and the gutting and reconstruction of interiors, is not normally an acceptable approach to the re-use of historic buildings: it can destroy much of a building's special interest and create problems for the long-term stability of the structure.

3.8.4 Where the upper floors of buildings are unoccupied, the introduction of new uses to upper floors of buildings, particularly residential use, is positively encouraged



Examples of buildings in Bruce Grove and Tottenham Green Conservation Areas that have fallen in to disuse can be in danger of neglect.

Change of use can result in the long term preservation of a listed building as in this example in the Tottenham Green Coonservation Area

4. APPENDICES

4.1 APPENDIX A - AUDIT

STATUTORILY LISTED BUILDINGS

4.1.1 The National Heritage List for England (NHLE) is maintained by Historic England. The NHLE, or the local planning authority, should always be consulted in order to ascertain whether or not a property is listed, as information from other sources may be out of date.

High Road (west side)	Grade
Nos. 220 to 224 (former Barclay's Bank)	II

LOCALLY LISTED BUILDINGS

High Road (west side)

No. 227 (including No. 725 Seven Sisters Road)

Nos. 267-293 (odd)

High Road (east side)

Nos. 202 & 204 (former Tottenham Salvation Army Citadel and Hall)

Seven Sisters Road (north side)

No. 725 (including No. 227 High Road)

West Green Road (south side)

Nos. 1A & 1B

BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Ashmount Road

Nos. 7-23

Broad Lane

Nos. 9-35

No. 37 (former Seven Sisters Public House)

Earlsmead Primary School

High Road (west side)

Nos. 229 to 259 (odd)

Nos. 261 to 265 (odd)

High Road (east side)

No. 160 (former Tottenham Enterprise Club and Institute)

Nos.162-166

Nos. 170-182 (No. 170 for group value only)

Nos. 184-200

Nos. 206-212

Rangemoor Road

No. 86 (including No. 40 Wakefield Road)

BUILDINGS WHICH MAKE A NEUTRAL CONTRIBUTION TO THE CONSERVATION AREA

Broad Lane

Nos. 39-45

Harold Road

Nos. 6-24

Rangemoor Road

Nos. 65 to 73

Wakefield Road

Nos. 9-17

Nos. 19-27

BUILDINGS WHICH DETRACT FROM THE CONSERVATION AREA

High Road (west side

Public toilets on south-west corner of Seven Sisters Road

High Road (east side)

No. 168

No. 230 (Tesco supermarket)

Wakefield Road

No. 19A

4.2 APPENDIX B - PLANNING POLICY CONTEXT

National

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.

- National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (March 2012), sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 12. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).

- Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A good practice guide published by Historic England in 2015.

Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.

- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas

- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

Local

- Haringey's Local Development Framework (LDF) is a portfolio of development plan documents (DPDs) of which The Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of the Borough up to 2026. This document, in conjunction with the London Plan and the Saved UDP Policies make up Haringey's current development plan. The emerging Development Management DPD will supersede the Saved UDP Policies.

- Section 6.2 of the Local Plan: Strategic Policies relates to the historic environment. Detailed policies are set out in Section 10 of Saved UDP Policies.

- Haringey's Streetscape Manual provides guidance on public realm management

- Links for all the above documents are provided in the Sources section.

4.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990

http://www.legislation.gov.uk/ukpga/1990/9/contents

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment

http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/.

Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).

https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/

Regional

The London Plan

http://www.london.gov.uk/priorities/planning/publications/the-london-plan

Chapter 7 of the London Plan: London's Living Places and Spaces

http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

https://www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context

Historic England, Streets for All: A Guide to the Management of London's Streets

http://historicengland.org.uk/images-books/publications/streets-for-all-guide-to-management-of-londons-streets/

Local

Haringey Local Development Framework

http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework

Haringey Streetscape Manual

http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape

4.4 APPENDIX D - SOURCES

Bibliographic

- Royal Commission on Historical Monuments England, An Inventory of the Historical Monuments in Middlesex (1937)
- Victoria County History, History of the County of Middlesex, vol. 5 (1976)
- Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)
- Andrew Saint et al, London Suburbs (1999)
- Peter Guillery, The Small House in Eighteenth Century London (2004)
- Chris and Hazel Whitehouse, Haringey Pubs (2004)
- Christine Protz, Tottenham: A History (2009)

Maps

- Thomas Clay's map of Tottenham (1619)
- John Rocque's Map of the County of Middlesex 1757
- Wyburd's map 1798
- Tottenham Parish Tithe Map (1844)
- Ordnance Survey: Middlesex XII 3 1864, 1894, 1913, 1935

4.5 APPENDIX E - GLOSSARY

Arch The spanning of an opening by means other than a lintel, made up of wedge-shaped blocks. Arches may be semi-circular, segmental (a section of a circle) or pointed

Band An unmoulded, horizontal projecting stringcourse, often delineating a floor/storey.

Bargeboards Projecting boards set against the incline of a gable, sometimes decoratively carved

Bay The vertical division of the elevation of a building, usually defined by window openings

Bay window A projecting window, sometimes curved (also known as a bow window), canted (angled) or square

Casement window A window hinged vertically to open like a door

Cladding An external covering applied to a structure for protective or aesthetic purposes

Column An upright, often supporting, structure, usually circular but sometimes square or rectangular in form

Console A scrolled bracket supporting the cornice of a shop front, marking the termination of one shop unit and the beginning of another

Coping A protective capping or covering on top of a wall, either flat or sloping to discharge water

Cornice a projecting, decorative moulding along the top of a building, wall, arch or shop front. A dentil cornice comprises small, square blocks

Corbel A projecting block, usually stone, supporting a horizontal beam

Cresting Decorative finish along the ridge of a roof, often in terracotta or metal

Cupola A dome that crowns a roof or turret

Dog-tooth A series of mouldings consisting of four leaf like projections radiating from a raised centre. Dormer window A projecting window placed vertically in a sloping roof with a roof of its own

Dressings A finish, sometimes in a contrasting material to that of the main elevation, most commonly surrounding windows or doors

Eaves The lower part of a roof slope, overhanging a wall or flush with it

Elevation The external wall or face of a building

Façade The front or face of a building

Fanlight A window above a door, often semi-circular with radiating glazing bars, most commonly associated with Georgian buildings

Gable The triangular upper part of a wall at the end of a pitched roof

Glazing bar A vertical or horizontal bar of wood or metal that subdivides a window frame and holds the panes of glass in place

Heritage asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Keystone A central wedge-shaped stone at the crown of an arch, sometimes carved

Lintel A horizontal beam or stone bridging a door or window

Mortar A mixture of cement (traditionally lime), sand and water laid as an adhesive between masonry courses

Moulding A continuous projection or groove with a contoured profile used decoratively, or to throw water away from a wall

Mullion A vertical bar dividing a window opening into two or more lights

Nail-head A series of pyramidal mouldings resembling the heads of medieval nails

Pantile A roofing tile with a curved S shape designed to interlock

Parapet A low protective wall at the edge of a roof, balcony, bridge etc.

Paterae Circular moulded ornaments derived from classical architecture

Pediment A low-pitched gable above a portico, opening or facade

Pilaster A shallow pier projecting slightly from a wall, often crowned with a capital

Pitched roof A roof with two slopes and a gable at each end

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

Sash window A window that is double hung with wooden frames (sashes) that slide up and down with pulleys and weights

Setts Rectangular blocks of stone (commonly granite) used for road surfacing

Sill (or cill) Horizontal projecting element at the base of a window or door opening

String-course A continuous horizontal band, usually moulded

Stucco A form of plaster finish applied to the external face of a building, or as contrasting moulded decoration e.g. to window and surrounds

Transom A horizontal bar of stone or wood across a window opening

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Soomaali **Somali** ❑
Haddii aad qoraalkan ku rabto luuqadaada, fadlan sax mari sanduukha, kusoo buuxi magaca iyo ciwaankaaga, kuna soo dir boostada hoose ee lacag la'aanta ah.

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SOUTH TOTTENHAM CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Haringey LONDON

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GENERAL INTRODUCTION

Conservation areas, introduced in 1967, now number over 9,000 in England. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an "area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance". Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

Section 71 of the Act requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Current best practice, in accordance with published guidance by Historic England, is to prepare Conservation Area Appraisals and Conservation Area Management Plans, usually as a consolidated document.

Conservation areas are identified as 'designated heritage assets' in the National Planning Policy Framework (NPPF).

The London Borough of Haringey has 29 conservation areas. The South Tottenham Conservation Area was designated in 1998. No subsequent amendments have been made to the boundary.

This document comprises two parts: Part I South Tottenham Conservation Area Appraisal which sets out the conservation area's special interest, highlighting those elements which contribute to, or detract from, its character, and Part II South Tottenham Conservation Area Management Plan, a strategy for managing change in the conservation area to ensure that its character is preserved or enhanced.

The methodology of this Appraisal and Management Plan follows best practice guidance in Historic England's Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).

This document will be treated as a material consideration in assessing planning applications affecting the Seven Sister / Page Green Conservation Area.

1. SOUTH TOTTENHAM CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

1.1.1 Understanding significance is the key to ensuring that changes to our historic environment can be managed in an informed and positive way. Conservation area appraisals are vital tools in this process. Their principal functions are:

- To articulate why the conservation area is special, highlighting those elements which contribute to, and those which detract from, its character
- To support a robust policy framework for planning decisions
- To inform and guide the associated Conservation Area Management Plan
- Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

1.2 SUMMARY OF SPECIAL INTEREST

1.2.1 Most of the High Road within the South Tottenham Conservation Area was developed within a relatively short time frame i.e. between c1880-1900 and this has provided the area with a consistent late-Victorian and Edwardian character. Of particular note are the Grade II listed Church of St Ignatius and its associated buildings, a major local landmark, and the locally listed Dutch House. Of the older, higher-status houses that once stood to the south however, several of whose counterparts still distinguish the conservation areas of north Tottenham, nothing survives to illustrate the development of the South Tottenham/Stamford Hill area as an early residential suburb.

1.2.2 The dominant building type in the conservation area was the shopping parade, a feature of many of the old highways leading into the capital, which were rapidly transformed into commercial centres to serve burgeoning suburban populations. This remains true despite the more recent redevelopment of much of the west side of the High Road, which was similarly lined with shops. Of these commercial developments, the three uniform shopping parades on the northern section of the east side of the High Road are the most distinctive in terms of their architectural treatment, and also in that they were clearly intended to create a cohesive piece of townscape as a frontage to the network of streets behind. Unfortunately this sequence is no longer intact and the buildings have been compromised by alterations.

1.2.3 Some 40 per cent of the High Road's built frontage is currently excluded from the conservation area. Much of the modern housing on the west side is set back behind tree-planted verges which themselves contribute to the public realm, but

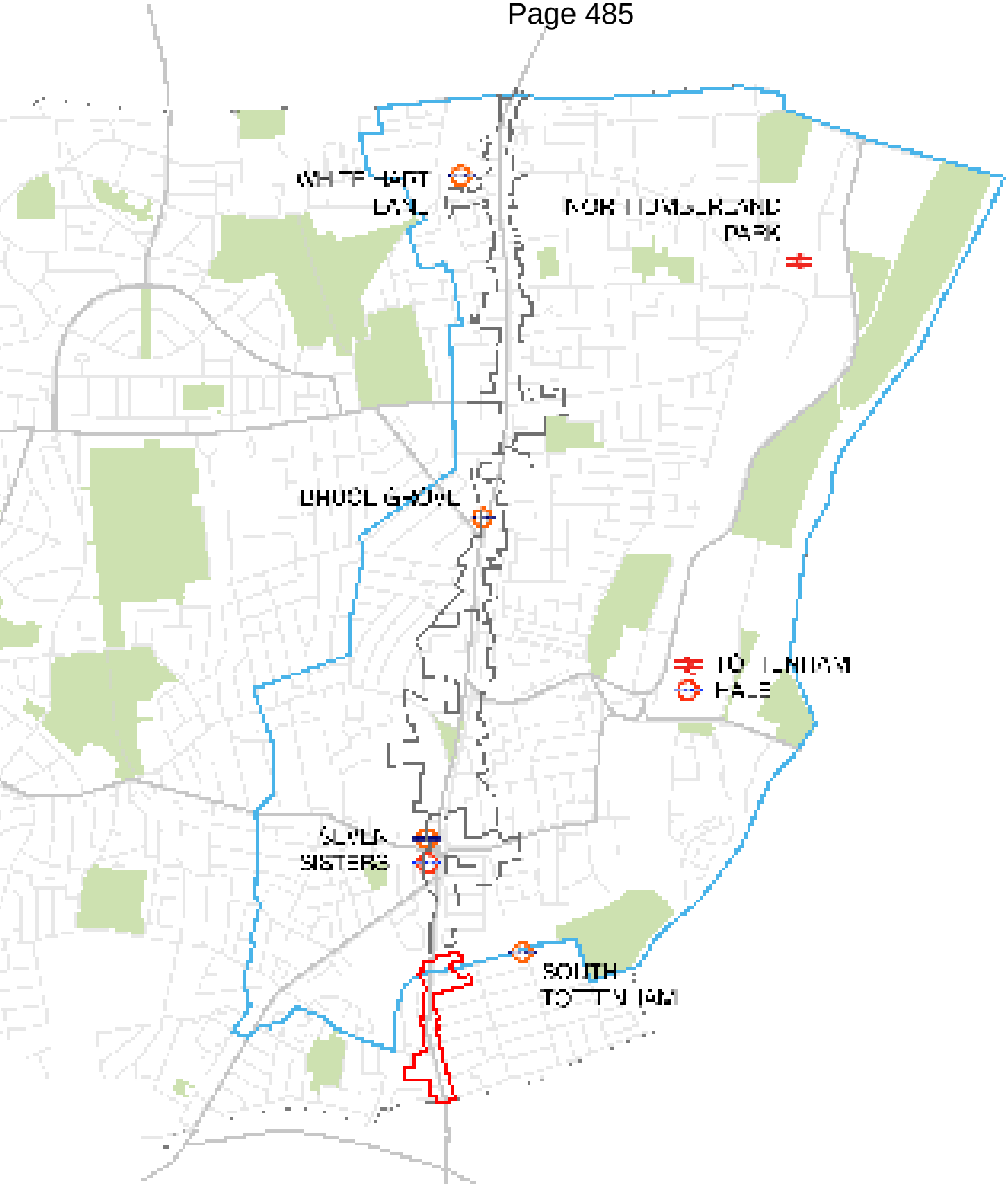
a significant stretch between the former Mitre PH and St Ignatius Church features prominently in the streetscape, dilutes the area's Victorian character and not least, detracts from the setting of St Ignatius. This is compounded by (a) the very modest intrinsic architectural merit of much of the surviving Victorian/Edwardian fabric within the conservation area; (b) the level of alteration that has taken place generally and (c) by the significant numbers of buildings or sites fronting the High Road that detract from, or contribute little to, the streetscape.

1.2.4 In sum, the South Tottenham Conservation Area retains a level of architectural and historical significance for the few surviving buildings of note, and as the last stretch of the ancient High Road to be built up, illustrating Tottenham's late-Victorian phase of development as a residential suburb. In terms of the quality and integrity of the townscape, however, its interest has been significantly eroded.

1.3 LOCATION AND SETTING

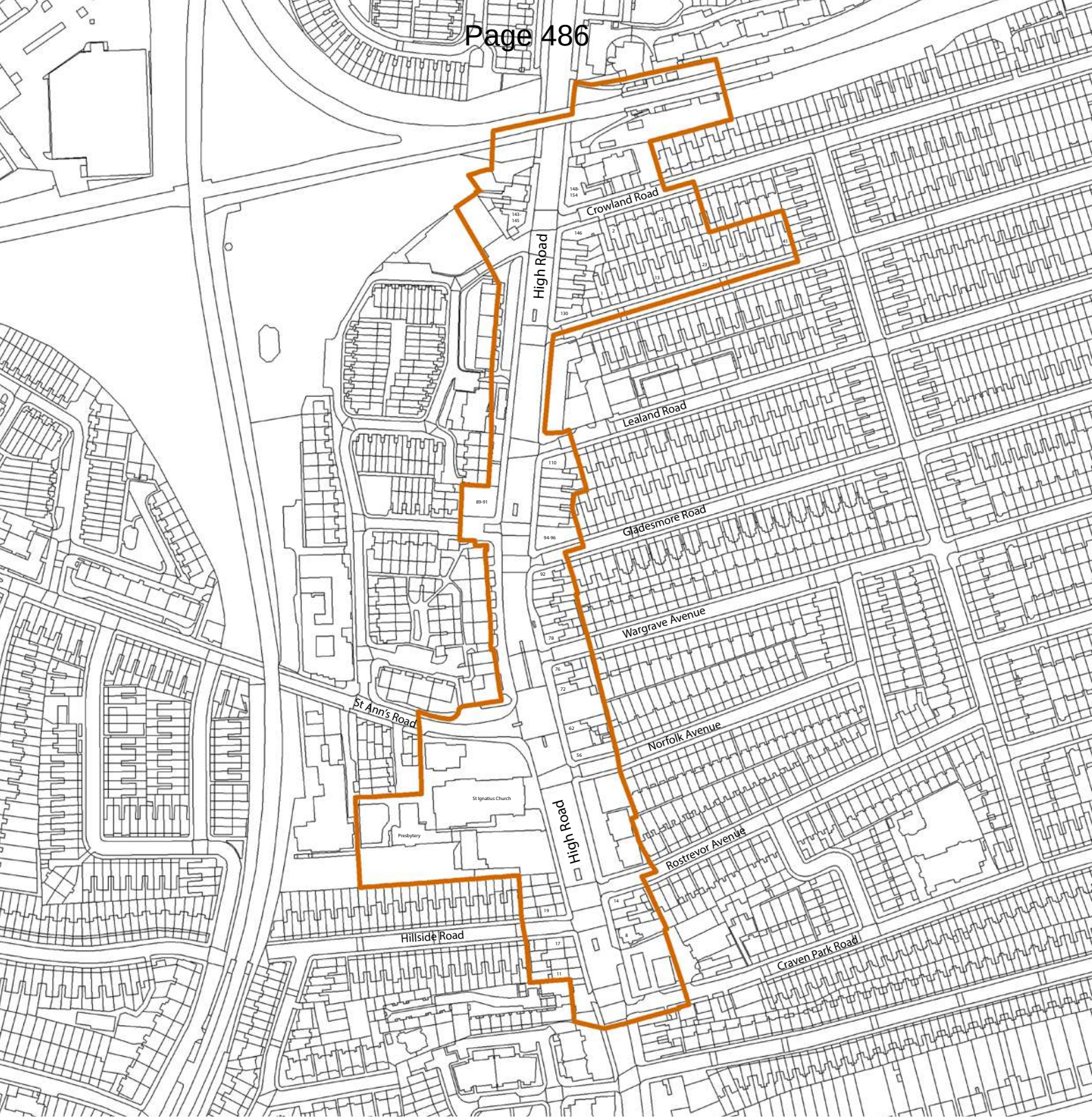
LOCATION

1.3.1 The historic parish of Tottenham is located to the north east of the former County of Middlesex, and to the east of the present London Borough of Haringey. It is bordered by Edmonton (London Borough of Enfield) to the north, the River Lea and Walthamstow (London Borough of Waltham Forest) to the east, Stoke Newington (London Borough of Hackney) to the south, Hornsey (London Borough of Haringey) to the west and Friern Barnet (London Borough of Barnet) to the north-west. The High Road is almost three miles long, running north south in an almost straight line from Fore Street, Edmonton at the north and continuing as far as Stamford Hill to the south.



Map 1. **Location map: South Tottenham Conservation Area**

- Conservation Area Boundary
- Tottenham High Road Historic Corridor
- Area covered by the emerging Tottenham Area Action Plan



Map 2. **The boundary of the Conservation Area**

Conservation Area Boundary

TOPOGRAPHY AND GEOLOGY

1.3.2 The High Road is virtually flat until it approaches Tottenham Green where it rises slightly, descends gradually to South Tottenham, and rises again towards Stamford Hill. The land to the east descends towards the Lea Valley, while the area to the west is essentially flat.

1.3.3 The Moselle stream, whose names derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran its meandering course north-eastwards from Hornsey, bending due south at the present junction of the High Road and White Hart Lane and continuing along the west side of the High Road to Scotland Green. Here it turned eastwards as Garbell Ditch, later known as Carbuncle Ditch whose course is commemorated by Carbuncle Passage, with a further ditch forking south-eastwards to the Hale. The stream was incrementally culverted in the 18th and 19th centuries, and by 1864 only short sections remained open along the High Road.

1.3.4 The abundance of brick-earth in Tottenham meant that brick and tile-making was a key local industry from the middle-ages to the 19th century, while the rich alluvial soil along the banks of the River Lea gave rise to many farms and market gardens producing fruit and vegetables for the London market.

THE SETTING OF SOUTH TOTTENHAM CONSERVATION AREA

1.3.5 The land adjacent to the western boundary from the railway line to to St Ignatius' Church is occupied by modern housing developments which in part are set back behing tree-planted verges while other directly front the High Road. South of the church, and behind the eastern boundary conservation area boundary, the network of late-Victorian/Edwardian streets to the east survives largely intact. on the west side, abutting the Victorian houses at Nos. 11-17 is an assertive modern development (Alan Barclay Close) of four storey flats which is at odds with the scale and character of the adjacent buildings and the South Tottenham Conservation Area. Beyond the southern boundary, the shopping parades on the east side of Stamford Hill are complementary in date and character to those in South Tottenham; the eastern side is occupied by a long series of five-storey flats. This adjacent section of Stamford Hill is not designated as a conservation area by the London Borough of Hackney.

TREES AND OPEN SPACES

1.3.6 The east side of the High Road has very few street trees. The west side of the High Road from Ermine Road to the Mitre is bordered by tree-planted grass verges fronting the housing development; further south, street trees occur at irregular intervals. The grounds to St Ignatius' church at the junction with St Ann's Road, enclosed by hedges and planted with mature trees, are an attractive feature in the streetscape. The grounds to the south of the church are less well kept and enclosed by unsightly fencing.

VIEWS

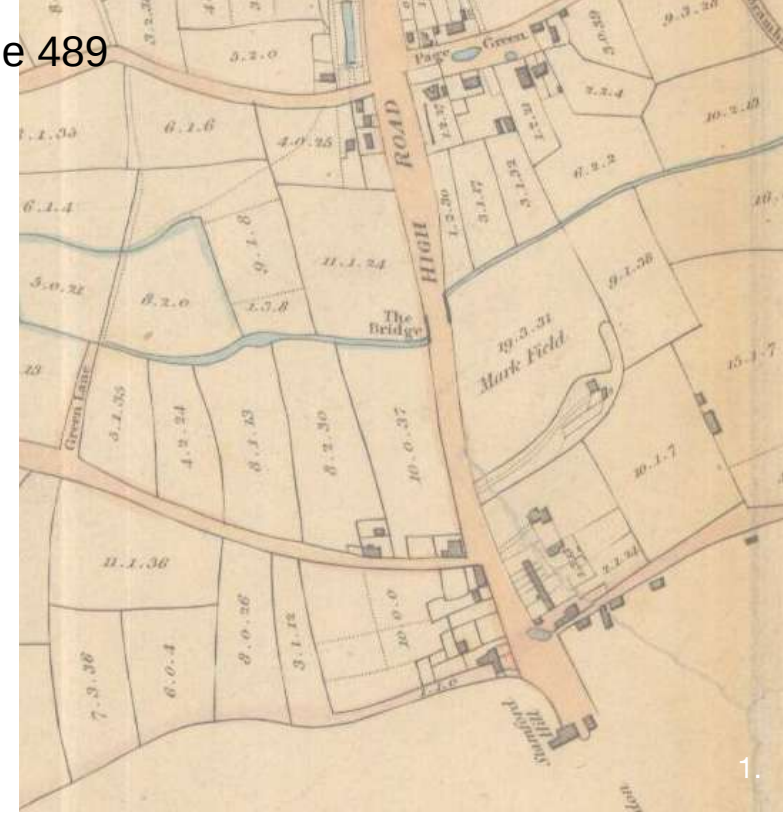
1.3.7 Generally views are contained within the linear form of the High Road, with views in and out of the conservation area occurring at junctions with side roads. The main exception is at the builders' yard to the south that opens up unattractive views of the rear elevations of houses in the adjacent streets. Some interest is added to the views along the High Road by the slight bend in the alignment of the road and the gradual ascent towards Stamford Hill, with the Church of St Ignatius forming a prominent landmark when seen in both directions, either up or down the hill.

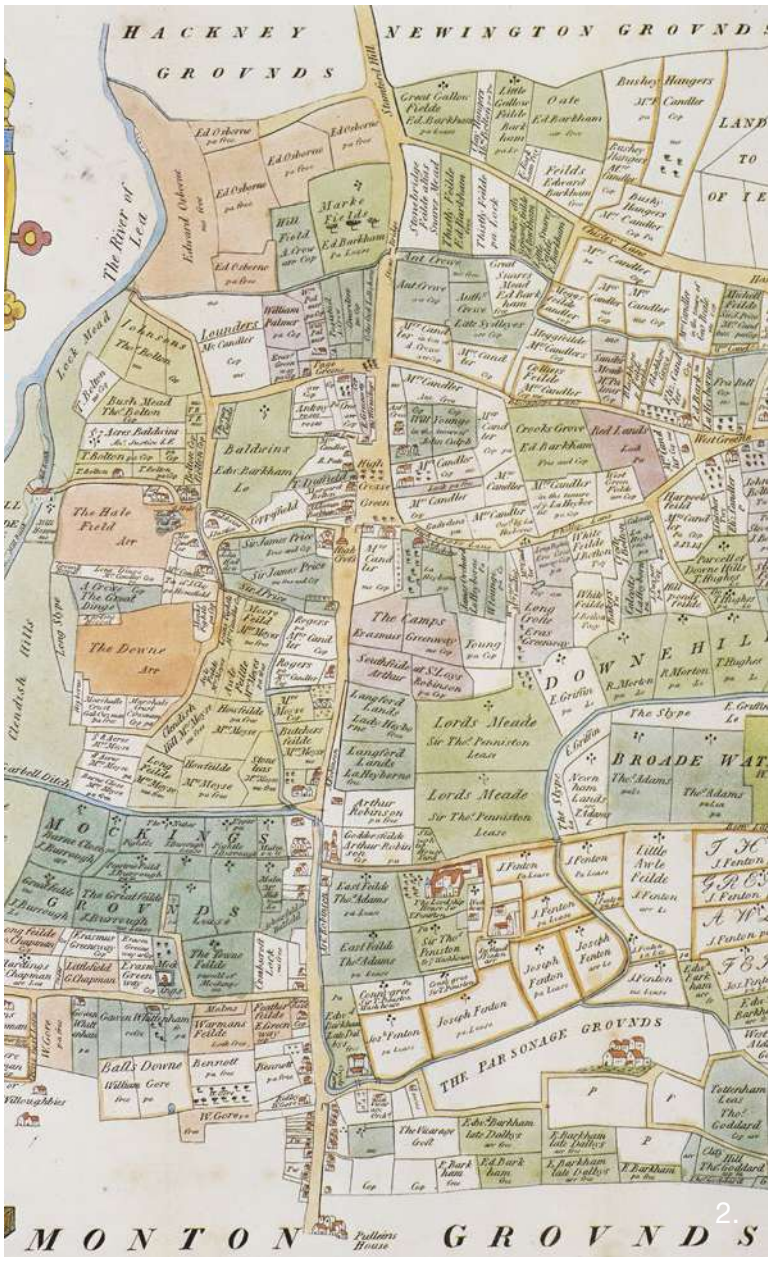
1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

THE DEVELOPMENT OF THE HIGH ROAD

1.4.1 The High Road is the successor to Ermine Street, the Roman road from London to Lincoln and York. A settlement is recorded at Tottenham in the Domesday Survey of 1086, and a manor house existed by 1254, on or near the site of Bruce Castle. Known historically as Tottenham Street, the High Road was an important northern route into London, reflected in the number of inns that existed to service travellers. The linear settlement grew along the High Road and the village centre, as such, was marked by the adjacent Green and the High Cross, commemorating the medieval wayside cross that once stood there.

1.4.2 By the 16th century Tottenham was a favoured rural retreat for city merchants, a number of whom had mansions along the High Road. The High Road's development over the next two centuries reflects Tottenham's continuing attraction as a place of residence for wealthy Londoners. It also became noted for its schools, including several



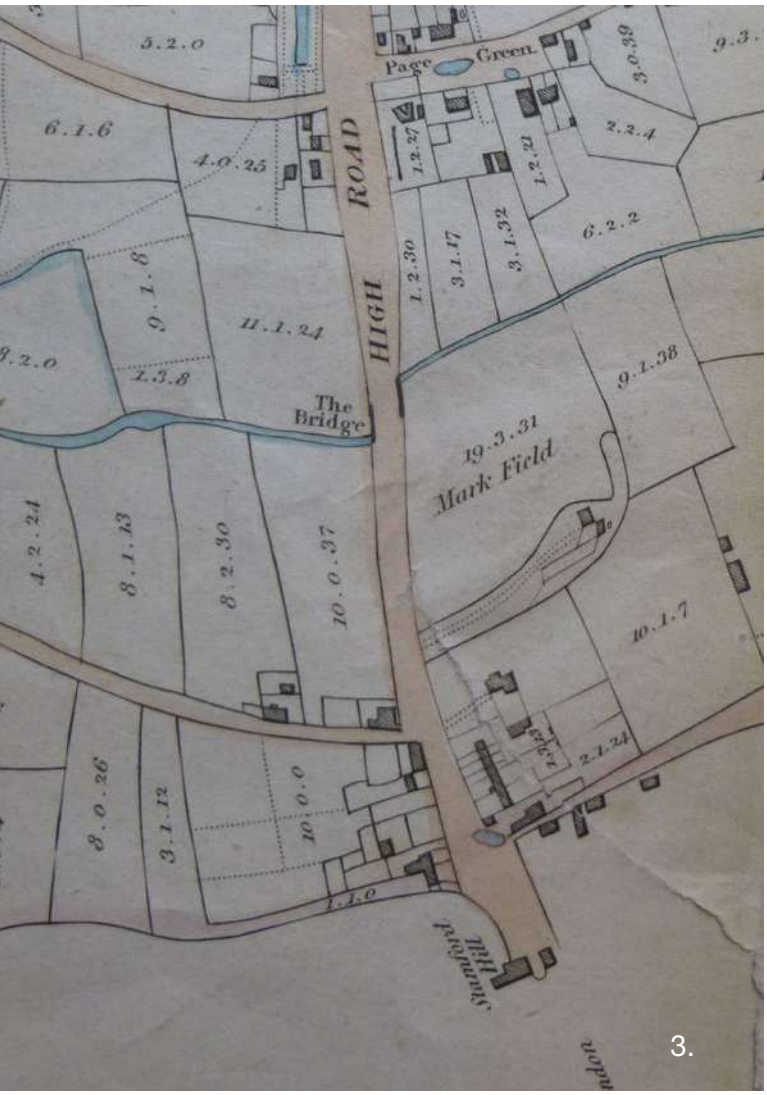


Picture 1. Wyburd's parish map 1798

Picture 2. Thomas Clay's map of Tottenham 1619 (the map is oriented south)

private boarding schools, and numerous charitable and religious foundations.

1.4.3 Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, owner of Tottenham Manor, depicts the High Road with intermittent buildings along its frontage, others set back within enclosed grounds, and concentrations around High Cross and near the northern parish boundary. Farmland or private grounds bordered much of the road, with no buildings between Stamford Hill and Tottenham Green. The main east-west thoroughfares linking Tottenham with Hornsey and Wood Green were established: the present White Hart Lane, Philip Lane, Berry Lane (Lordship Lane); Blackhope Lane (West Green Road) and Chisley Lane (St Ann's Road). Eastwards, as-yet un-named, Marsh Lane (Park Lane) ran along the course of the Garbell Ditch, and High Cross Lane (Monument Way) and Broad Lane respectively linked High Cross and Page Green with The Hale.



1.4.4 Wyburd's parish map shows that by 1798 much of the High Road north of High Cross was bordered by buildings, many within spacious grounds. The present Church Road now linked the High Road with All Hallows Church, and Love Lane, running south from Edmonton, had been created, joining the High Road at Bruce Grove.

1.4.5 Tottenham parish tithe map (1844) depicts the area on the brink of transition: Seven Sisters Road, created in 1830, now linked Tottenham with Islington, and few fields bordered the High Road north of Seven Sisters. Dwellings comprised single or paired houses, uniform terraces and accretive rows, directly fronting the road or set behind front gardens of varying depth. Several houses, some of ancient pedigree, stood in spacious grounds. Interspersed with all these were non-residential

Picture 3. The Tottenham Parish Tithe Map 1844, Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

structures, probably stables, smithies or former agricultural buildings.

1.4.6 The Northern & Eastern Railway, opened in 1840, promoted some eastward spread from the High Road, most notably Northumberland Park; by 1864 no fields bordered the High Road north of Tottenham Green. The opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872, with reduced workmen's fares, instigated a development boom in Tottenham, targeted mainly at the lower-middle and skilled working classes. By 1894 much of the hinterland of the High Road, particularly the west side, was developed with terraced housing, and by 1913 the land between the High Road and Tottenham Hale was extensively developed. In 1894 Tottenham, now separated from Wood Green, became an Urban District, and a new civic hub was created in the Green. Between 1861-1891 the population rose from 13,240 to 97,174; by 1931 (now excluding Wood Green) it had risen to 157,752. The outward spread of housing continued apace in the inter-war years; by the 1930s the fields, orchards and gardens between Tottenham and Wood Green had all but disappeared.

THE DEVELOPMENT OF THE HIGH ROAD IN SOUTH TOTTENHAM

1.4.7 The 1619 parish map indicates that the entire High Road from the northern conservation area boundary to the parish boundary with Stoke Newington was bordered by open land. This changed in the 18th century when Stamford Hill and Upper Clapton became established as a popular retreat for wealthy Londoners. The 1798 parish map shows that several substantial dwellings had been built on the southern stretch of the High Road between Hanger Lane (now St Ann's Road) and the parish boundary. Shown in more detail on the 1844 tithe map, these comprised detached and semi-detached houses and terraced houses, all set well back from the highway in generous grounds. They included (as named on the 1864 OS map) Sherborough House at the north of the junction with Hanger Lane, and Coleraine House, now the site of Hillside Road. Most would make way for late-19th century developments and none survives today. The 1844 map also shows the beginning of outward spread from the High Road with a series of smaller dwellings along the south side of Hanger Lane.

1.4.8 The Tottenham & Hampstead Junction Railway was opened in 1868 with a station at South Tottenham following in 1871.

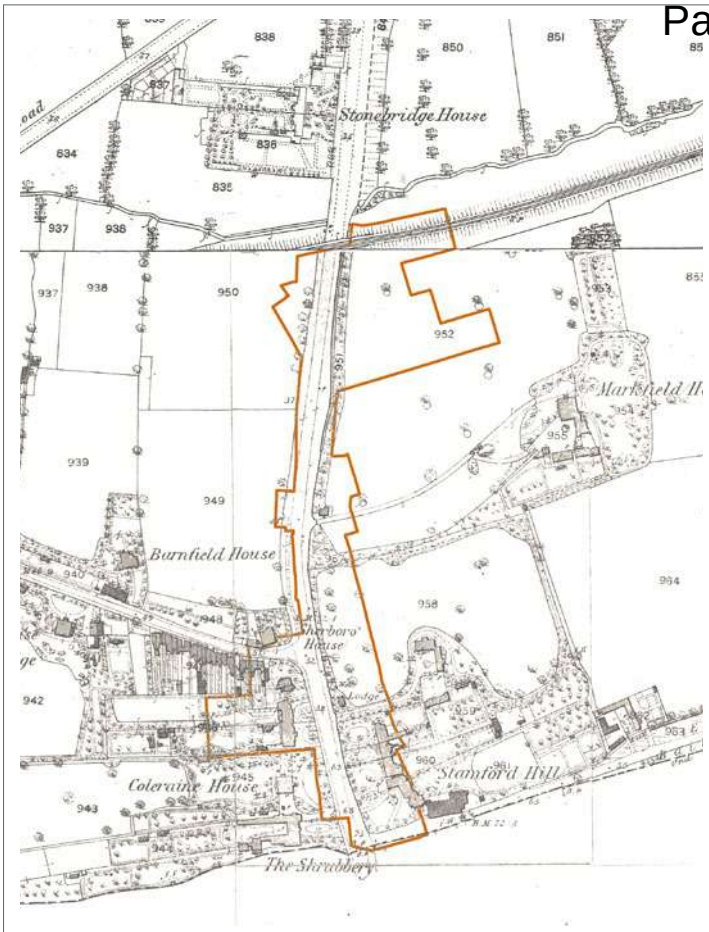
1.4.9 In 1894 Jesuits established a college and chapel on the west side of the High Road on the site of pair of large villas; the chapel, designed by Benedict Williamson was replaced in 1903 by the present Church of of St Ignatius, designed by the same architect.

1.4.10 By 1894 a substantial proportion of the High Road frontage north of St Ann's Road (the former Hanger Lane) had been built up, and to the east and west several streets of terraced houses were complete or underway; by 1915 the frontage was lined with buildings and the hinterland densely developed. A picture theatre was present by 1915 on the site occupied by the present Loyola Hall.

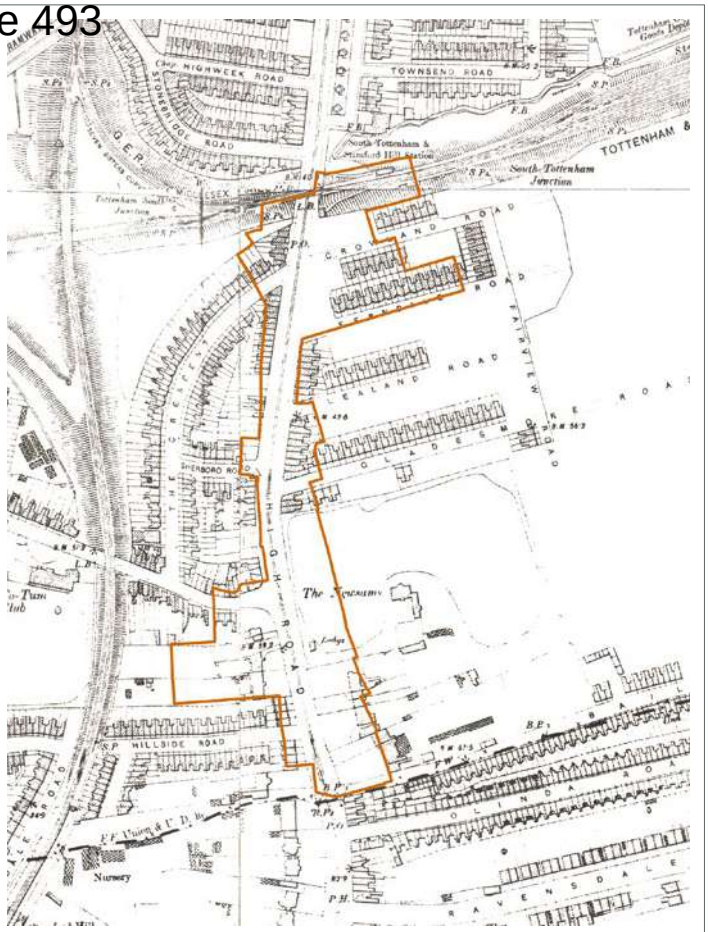
1.4.11 The inter-war period saw limited replacement: notably the Mitre Public House, but substantial changes took place in the later 20th century, resulting in the redevelopment of the entire west side of the High Road from the present Ermine Road to St Ann's Road with the exception of the Mitre Public House, and substantial stretches on the east side.

ARCHAEOLOGY

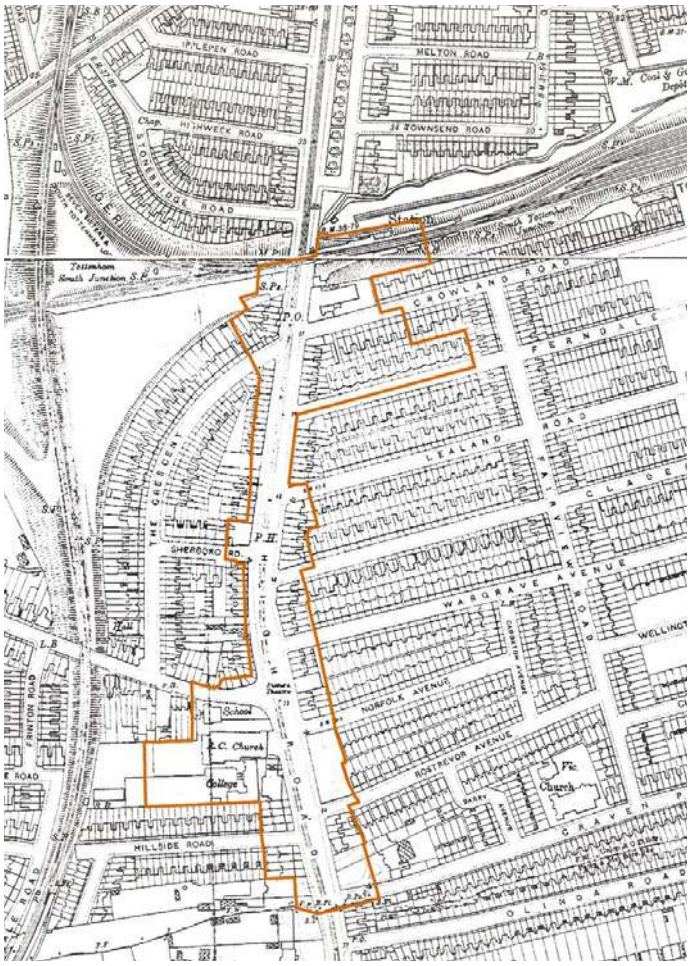
1.4.12 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle Place is the 'Roman Road and Medieval Settlement' AAI; from Lansdowne Road to Scotland Green is the 'Saxon Settlement and Medieval Manor House' AAI; and from Chesnut Road south to Talbot Close is the 'Historic Core of Tottenham' AAI.



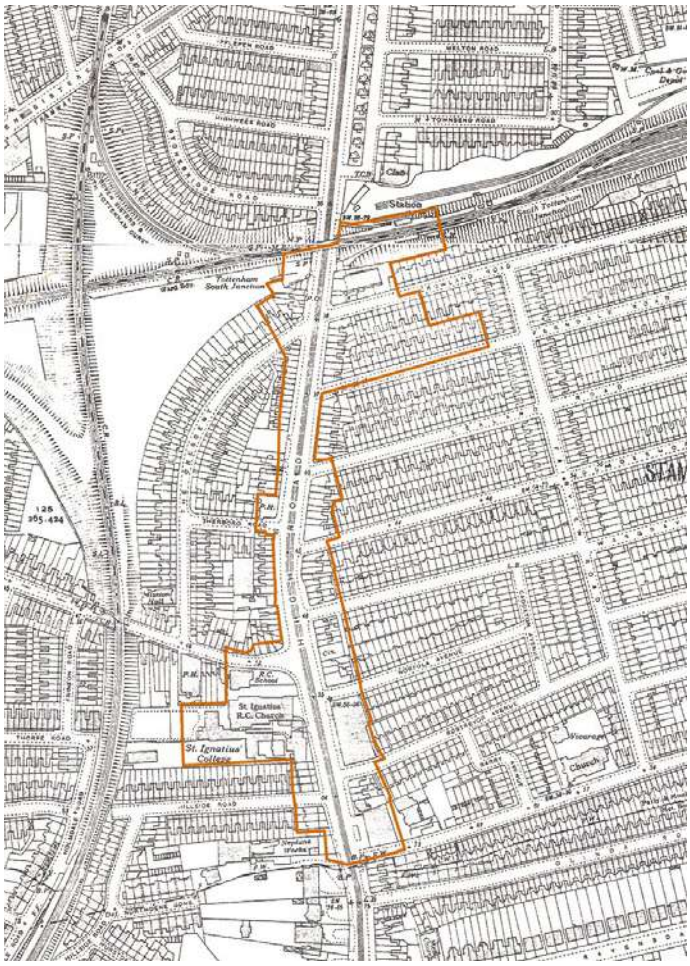
Map 3. **The area in 1864**



Map 4. **The area in 1914**



Map 5. **The area in 1894**



Map 6. **The area in 1935**

Picture 4. St Ignatius Church and Presbytery

1.5 ARCHITECTURAL QUALITY AND BUILT FORM

HIGH ROAD (WEST SIDE)

1.5.1 Commencing from the north, immediately south of the railway bridge are Nos. 153-157 High Road, originally two late-19th century houses, now unrecognizable having been partially rebuilt with projecting front additions at ground and basement levels, with replacement windows compounding the change in appearance. Nos. 145-147 is a pair of plain late-19th century buildings three storeys high built in yellow stock brick; all of the windows have been replaced and the modern shop fronts further detract from the appearance of the group.

1.5.2 91 High Road is the former Mitre public house. The Bishop's mitre is prominently displayed on a plaque at high level above the door on the Sherboro Road frontage. The building is a good example of a typical inter-war style pub, in red brick with a steeply tiled roof and a splayed corner with a tall, curved chimneystack. The ground floor doors and windows have a painted, rendered art deco style surround and plinth. The windows retain the original Georgian style timber sash windows. The building is currently vacant with the ground floor boarded up.

1.5.3 St Ignatius Roman Catholic Church, together with its Presbytery and school, dominates the remaining part of the conservation area. The church is a large cruciform building with twin east towers, dating from between 1894 and 1902 in an austere Romanesque style, constructed of pale red brick with white stone dressings and window surrounds and a tiled roof with a stone corbelled cornice. Its complex eastern elevation is constructed of Belgian brick and includes a giant triple-arched entrance portal with reliefs and tympana, with Christ in Majesty in the centre. The upper parts of the building

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have rows of round-headed windows, a rose window and blank arcading on top. The very tall towers have three stages with varyingly distributed almost symmetrical openings and pyramidal tiled roofs. The church is situated at an elevated section of the High Road and has a prominent role in views throughout South Tottenham and beyond. To the rear of the church, the Presbytery is a four-storey building also constructed of pale red brick relieved by applied stone arcading and parapet. To the north of the Church is St Ignatius' Primary School, a three-storey late-Victorian building constructed of London stock brick with red-brick dressings and a slate roof with gables.

Picture 5. St Ignatius Church dominates the streetscape

Picture 6. St Ignatius Catholic Church

Picture 7. 143-157 High Road

Picture 8. 91 High Road

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1.5.4 South of the church are two further late-19th century terraces. Nos. 19-25 consists of three storey yellow-brick houses with square front bays and tall gables facing the High Road. A modern infill block has replaced No. 23 and the bay window to No. 19 has been rebuilt in plain brick. Most of the sash windows have been replaced and as a consequence of the scale of alterations the terrace has little or no remaining townscape interest.

1.5.5 Nos. 11-17 High Road is also a short terrace of late-19th century houses typical of the area and the period, of three storeys above a semi-basement, built in red brick with white painted window and door surrounds. The square front bays have triple narrow sash windows and a long flight of stairs leads up to the front doors. Only Nos. 13 and 17 retain the original front doors and sash windows and the front bay to No. 11 has been rebuilt, although some of the front boundary wall with its brick piers and perforated panels remains. The houses are unexceptional in themselves, but in spite of the impact of the changes to their appearance the terrace retains some interest as representative of the late 19th century residential infill along this part of the High Road.

Picture 9. 11-17 High Road

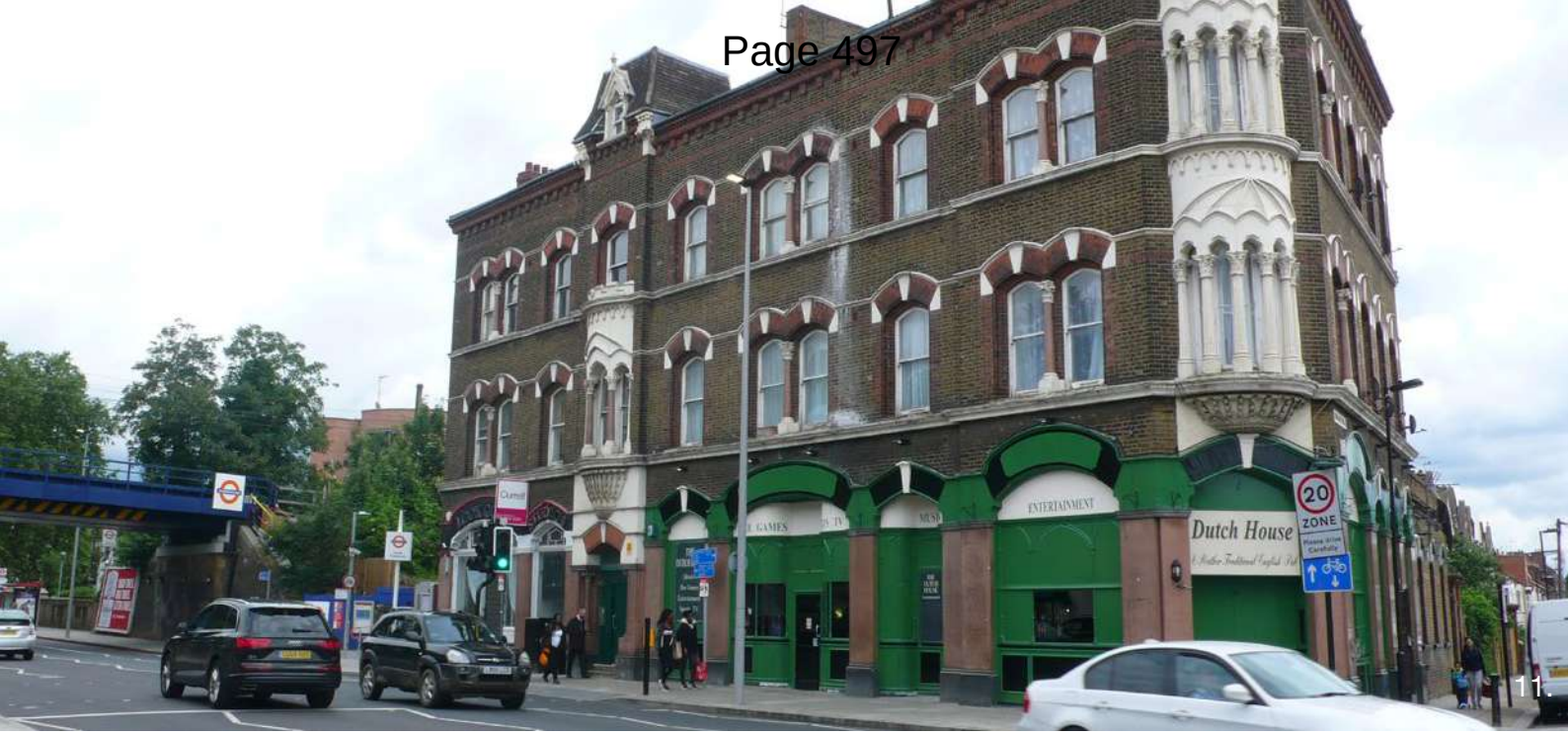
Picture 10. 17 High Road, retaining the original door and windows.

1.5.6 At the north corner of the front boundary of No. 25 and the south corner of the front boundary of No. 11 are two tall brick piers surmounted by a large Classical Coade stone urn that are the remaining remnants of the front boundary of Coleraine House that once occupied this site. This is the only surviving evidence of the earlier history of the area.

HIGH ROAD (EAST SIDE)

1.5.7 The conservation area commences with the entrance ramp to South Tottenham Station. The small former ticket office to the south, the scar of whose gable end can be seen on the flank wall of the Dutch House, has recently been demolished. The one remaining Victorian station building of significance is the brick and weatherboard signal box adjacent to the south platform.

1.5.8 The Dutch House, a commercial building designed in an eclectic style with Venetian Gothic and Mooris details, is one of the most distinctive



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commercial buildings in the High Road. It is not marked on the 1894 map, but probably dates from a little afterwards and does not appear to have originated as a public house. It is built in stock brick with red-brick dressings, polished granite pilasters to the ground floor with colonnettes to the first-floor windows, and a richly decorated eaves cornice. Above the front and corner entrances are elaborate stuccoed oriels. A turret with a hipped roof and Gothic dormer accentuates the front entrance bay; the conical turret that originally crowned the corner bay has been lost. The ground floor retains most of its original shop fronts and glazing although over painting of the glass and the window arches has superficially altered their appearance. To the rear is a large, two-storey building in a similar but much plainer style.

Picture 11. The locally listed Dutch House

Picture 12. Entrance to South Tottenham Station

Picture 13. Turret over the entrance to the Dutch House

Picture 14. Dutch House - details

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1.5.9 A long sequence of 1890s three-storey shopping parades follows, built to a uniform design, comprising Nos. 130-146, 94-110 and 88-92. Nos. 112-128, rebuilt in 1995, originally formed part of this group and are excluded from the conservation area. They are built in stock brick with contrasting red-brick dressings, bracketed eaves and tripartite windows with stuccoed Corinthian pilasters and lintels with incised decoration. The first-floor windows have a segmental red-brick arch to the central light instead of a lintel, above is a red-brick relieving arch. Most have replacement windows at the upper-floor levels. Nos. 94-110 has undergone a greater degree of alteration, with No. 108 refaced and Nos. 94-98 coated in roughcast render. The shops mostly retain their pilasters and consoles but the shop fronts are otherwise modern and of poor quality. Designed to provide a long, uniform frontage to the residential streets behind, this is the only shopping parade in the sub-area with a degree of architectural ambition, but this has been undermined the rebuilt section, Nos. 112-128, a weak pastiche

Picture 15. Two storey shopping parades at 72-86 High Road

Picture 16. Shopping parade, 94-110 High Road

Picture 17. The shopping parades have lost many of their original features

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which dilutes the character and disrupts the continuity of the sequence.

1.5.10 Nos. 78-86 and 72-76, two short early-20th century two-storey parades follow, with shallow canted bay windows at upper floor level. The very modest architectural interest of this group has been compromised by alterations and their townscape interest is minimal. Loyola Hall, Nos. 64-70, dates from the 1950s. It is faced in multi-coloured brick with a tall, slightly canted glazed entrance bay. A short, late-19th century three-storey parade, Nos. 58-62, follows, with tripartite first-floor windows; No. 58 and 60 share a poor-quality modern pub

Picture 18. View looking North towards St Ignatius Church

Picture 19. 12-14 High Road, showing the opening in the building line to the North

Picture 20. 56 High Road

front. The group terminates with a slightly taller building, No. 56, with a canted corner entrance. The rendered façade has deep moulded string-courses between the storeys and the ground-floor shop front has simple glazed-brick piers. The building has been converted into flats and has a modern mansard roof and rear extension.

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1.5.11 At this point the street frontage opens up to form a large builders' merchants outlet, comprising a brick shed and a large open yard enclosed by hoardings, which completely disrupts the continuity of the streetscape.

1.5.12 The commercial frontage briefly resumes with Nos. 12-14 a short two-storey parade in red brick with contrasting stucco window quoins to the upper floors and much-altered ground-floor shops. This terminates with the only house on the east side of the High Road, No. 10, also in red brick with a broad balustraded bay window and recessed porch. The frontage then opens up again with a large petrol station forecourt adjacent to the borough and the conservation area boundary.

CROWLAND ROAD AND FERNDALE ROAD

1.5.13 The conservation area includes Nos. 4-20 Crowland Road and Nos. 1-41 Ferndale Road, two of the late-19th century residential streets on the east side of the High Road. Both terraces are built in stock brick with red-brick banding. The former group has gabled attics with fretted bargeboards and ground floor canted bay windows with foliate

Picture 21. Terrace on Crowland Road

Picture 22. Terrace on Ferndale Road

capitals, and paired round-arched entrances with similar decoration to the spandrels.

1.5.14 The latter group has full-height bay windows with shallow half-timbered gables. The second house in the group has an over scaled and incongruous roof extension, a visible feature seen from the High Road, and the third has lost its gable

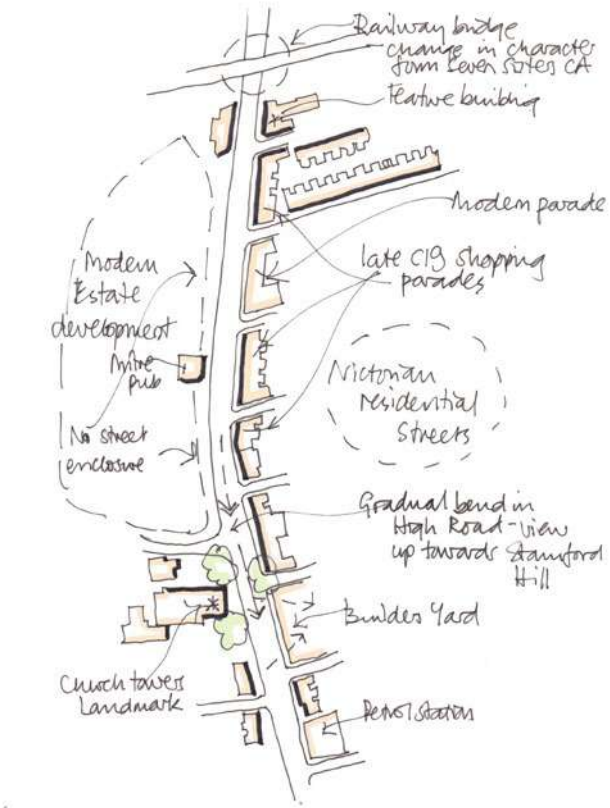
1.5.15 Overall, the houses in these street are typical variants of the designs employed by late-Victorian/Edwardian builders in Tottenham and the wider area in terms of design and decorative detail, and most have undergone the type of detrimental piecemeal alterations seen in residential streets in the wider area, principally poor replacement windows and doors, and several instances where the brickwork has been painted. They have only a limited visual relationship with the High Road and their contribution to the conservation area is neutral.

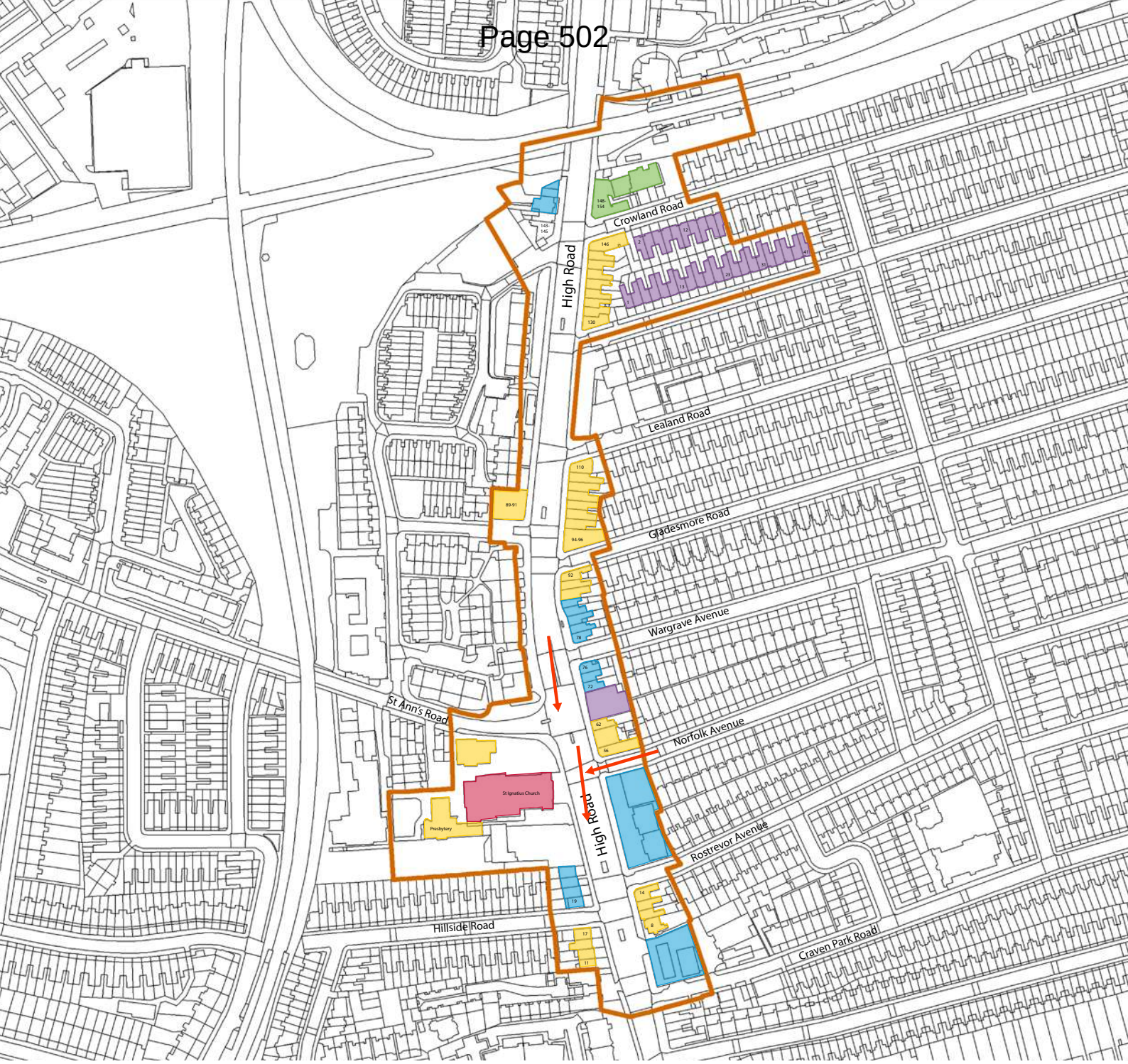
TOWNSCAPE SUMMARY

1.5.16 The railway bridge at South Tottenham station marks the boundary with the Seven Sisters Conservation Area. Looking south from the railway bridge the townscape changes from the wide tree-lined vista of the High Road to the north, becoming once more lined with buildings on both sides. The late-Victorian shopping terraces on the east side of the High Road contrast with the smaller scale modern estate development on the west side which has been excluded from the conservation area.

From this point the High Road gradually bends to the south-east and begins to rise towards Stamford Hill. As it does so the towers of St Ignatius' Church become visibly prominent above the frontage of street trees. The enclosure of the High Road becomes less continuous with large parts of the street frontage having no visual enclosure, being occupied by uses such as a builder's yard and a petrol station.

Map 7. **Sub-area A - Townscape analysis**





Map 8. **South Tottenham, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Historic Open Space
- Conservation Area Boundary

1.6 PUBLIC REALM

1.6.1 The High Road within South Tottenham Conservation Area is notable only for tree-planted verge along the western side to the north of the conservation area, which is included within the conservation area boundary and lends a sense of spaciousness to the street scene. Elsewhere, traffic dominates the public realm in this very busy part of the highway.

1.7 CONDITION AND DEVELOPMENT PRESSURES

GENERAL CONDITION

1.7.1 The conservation area contains few buildings of intrinsic architectural interest and many of its surviving late 19th century buildings have been altered. The modern shop fronts and signage are visually poor and generally detract from the appearance of the High street. The 20th century development has also generally been of a poor design quality that has failed to enhance the area. The builders' yard, and possibly the petrol station, on the east side of the High Road are both sites that could be redeveloped in future and would present an opportunity to reinstate some enclosure to the High Road.

1.7.2 In common with other conservation areas in the High Road, commercial properties and residential streets have suffered considerably from incremental alterations, summarised as follows:

SHOP FRONTS AND SIGNAGE

- Over scaled fascias projecting beyond the shop-front frame
- Poor quality design and materials
- Illuminated box signs
- Solid metal roller shutters, which are visually intrusive, create a forbidding atmosphere and are graffiti prone
- Loss of vertical divisions (e.g. pilasters and consoles) between shop units disrupting the rhythm of the commercial frontage, particularly where individual shops have been combined as a larger premises
- Extraneous signage above shop-front level, including estate agents' boards

ELEVATIONS

- Extensive replacement of original timber sash or casement windows in uPVC or aluminium
- Painting or rendering of brickwork
- Replacement of original roofing material with concrete tiles
- Loss of architectural elements
- Satellite dishes on front elevations
- Poor quality repairs and loss of original detail

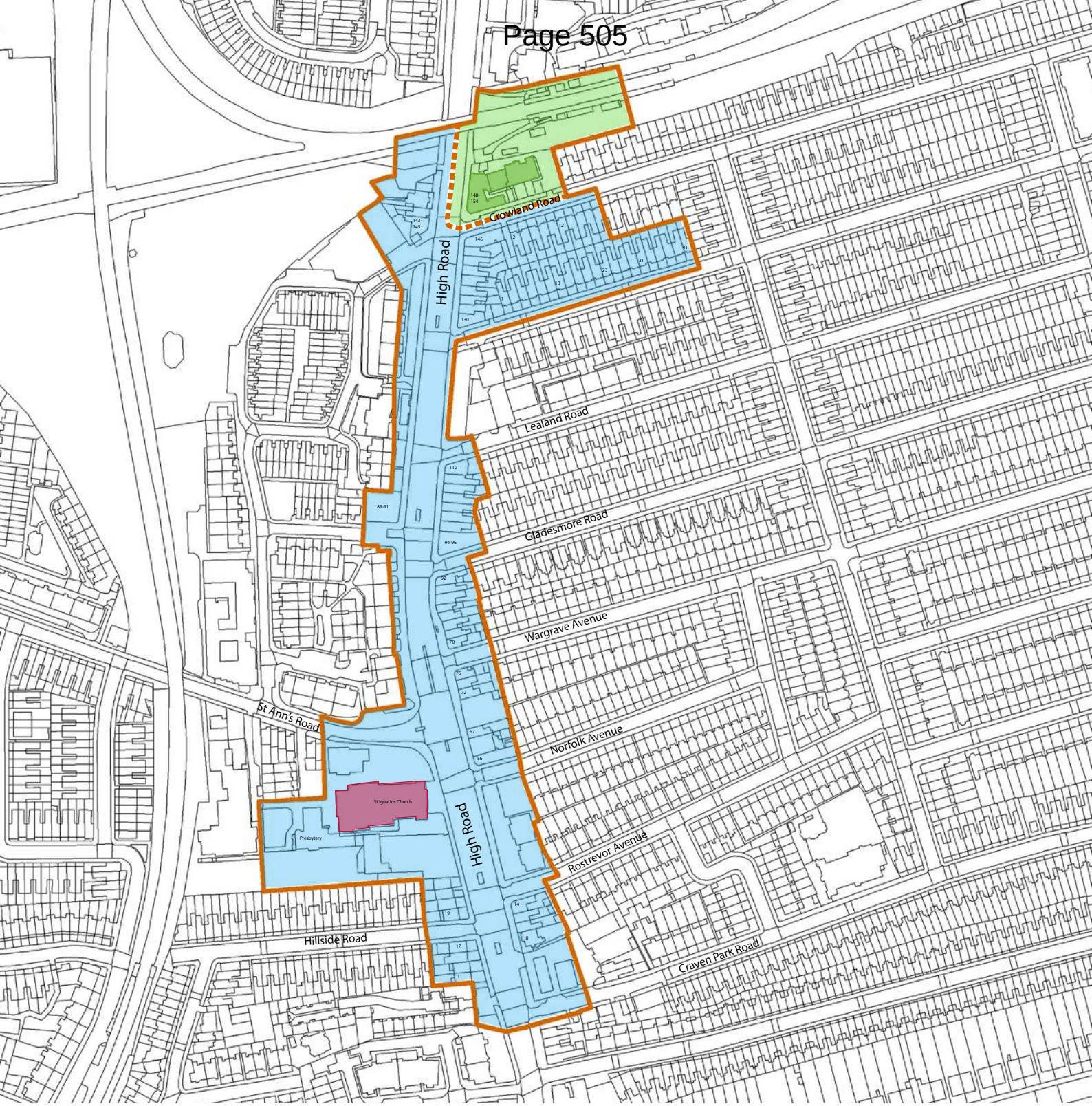
2. REVIEW OF THE CONSERVATION AREA BOUNDARY

2.7.1 In considering the special interest of the conservation area, the Appraisal states that this is affected by (a) the very modest intrinsic architectural merit of much of the surviving Victorian/Edwardian fabric within the conservation area; (b) the level of alteration that has taken place generally and (c) by the significant number of buildings or sites fronting the High Road that detract from, or contribute little to, the streetscape. The conservation area does have some interest as the last stretch of the ancient High Road to be built up, illustrating Tottenham's late-Victorian phase of development as a residential suburb. In terms of the quality and integrity of the townscape, however, its interest has been significantly eroded.

2.7.2 The Council has a statutory duty to review conservation area designations from time to time. Current HIstoric England Guidance in Conservation Area Designation, Appraisal and Management (2016) is clear that, in cases where character has been eroded to such an extent that the area can nolonger be said to have any special interest, it may be appropriate to reconsider the conservation area designation as a whole.

2.7.3 It is considered that conservation area designation is not an effective approach to the management of this area, that the designation should be removed, and that in the future the area should be managed as follows:

- Developments within the area should be judged against relevant local plan policies.
- Those buildings which retain some significance should be protected through statutory or local listing. St Ignatius church is already listed at Grade II. The Dutch House public house is already locally listed. The coucil will consider other buildings of significance for local listing during the upcoming review of the local list.
- It is recommended that the Dutch House and the area in front of South Tottenham Station are included within the boundary of the Seven Sisters/Page Green conservation area.



Map 9. **South Tottenham, Proposed Boundary Alterations**

- Proposed area to be included in the Conservation Area
- Proposed area to be excluded from the Conservation Area
- Existing Conservation Area Boundary
- Statutory Listed Building
- Locally Listed Building

3. APPENDICES

3.1 APPENDIX A - AUDIT

STATUTORILY LISTED BUILDINGS

3.1.1 The National Heritage List for England (NHLE) is maintained by Historic England. The NHLE, or the local planning authority, should always be consulted in order to ascertain whether or not a property is listed, as information from other sources may be out of date.

High Road (west side)	**Grade**
Church of St Ignatius	II

LOCALLY LISTED BUILDINGS

High Road (east side)

Nos. 148-156 (The Dutch House Public House)

BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

High Road (west side)

Signal box at South Tottenham Station

Nos. 11-17

Pair of brick piers with Coade stone urn finials

(south of No. 11 & north of No. 25)

St Ignatius' Presbytery at rear of church

Nos. 89 & 91 (The Mitre Public House)

High Road (east side)

No. 8

Nos. 12-14

No. 56

Nos. 58 & 60

Nos. 88-92

Nos. 94-110

Nos. 130-146

St Ann's Road

St Ignatius' Primary School (main building on corner)

BUILDINGS WHICH MAKE A NEUTRAL CONTRIBUTION TO THE CONSERVATION AREA

Crowland Road

Nos. 4-20

Ferndale Road

Nos. 1-41

Nos. 19-25

High Road (west side)

145-147 (odd)

High Road (east side)

Nos. 64-70 (Loyola Hall)

Nos. 112-128

BUILDINGS WHICH DETRACT FROM THE CONSERVATION AREA

High Road (west side)

Nos. 19-25

Nos. 149-155

High Road (east side)

No. 2 (petrol station and forecourt)

Nos. 16-54 (builders' merchant yard)

Nos. 72-76

Nos. 78-86

3.2 APPENDIX B - PLANNING POLICY CONTEXT

National

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.

- National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (March 2012), sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 12. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).

- Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A good practice guide published by Historic England in 2015.

Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.

- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas

- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

Local

- Haringey's Local Development Framework (LDF) is a portfolio of development plan documents (DPDs) of which The Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of the Borough up to 2026. This document, in conjunction with the London Plan and the Saved UDP Policies make up Haringey's current development plan. The emerging Development Management DPD will supersede the Saved UDP Policies.

- Section 6.2 of the Local Plan: Strategic Policies relates to the historic environment. Detailed policies are set out in Section 10 of Saved UDP Policies.

- Haringey's Streetscape Manual provides guidance on public realm management

- Links for all the above documents are provided in the Sources section.

3.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990
http://www.legislation.gov.uk/ukpga/1990/9/contents

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment
http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/.

Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).
https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/

Regional

The London Plan

http://www.london.gov.uk/priorities/planning/publications/the-london-plan

Chapter 7 of the London Plan: London's Living Places and Spaces

http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

https://www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context

Historic England, Streets for All: A Guide to the Management of London's Streets

http://historicengland.org.uk/images-books/publications/streets-for-all-guide-to-management-of-londons-streets/

Local

Haringey Local Development Framework

http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework

Haringey Streetscape Manual

http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape

3.4 APPENDIX D - SOURCES

Bibliographic

- Royal Commission on Historical Monuments England, An Inventory of the Historical Monuments in Middlesex (1937)
- Victoria County History, History of the County of Middlesex, vol. 5 (1976)
- Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)
- Andrew Saint et al, London Suburbs (1999)
- Peter Guillery, The Small House in Eighteenth Century London (2004)
- Chris and Hazel Whitehouse, Haringey Pubs (2004)
- Christine Protz, Tottenham: A History (2009)

Maps

- Thomas Clay's map of Tottenham (1619)
- John Rocque's Map of the County of Middlesex 1757
- Wyburd's map 1798
- Tottenham Parish Tithe Map (1844)
- Ordnance Survey: Middlesex XII 3 1864, 1894, 1913, 1935

3.5 APPENDIX E - GLOSSARY

Arch The spanning of an opening by means other than a lintel, made up of wedge-shaped blocks. Arches may be semi-circular, segmental (a section of a circle) or pointed

Band An unmoulded, horizontal projecting stringcourse, often delineating a floor/storey.

Bargeboards Projecting boards set against the incline of a gable, sometimes decoratively carved

Bay The vertical division of the elevation of a building, usually defined by window openings

Bay window A projecting window, sometimes curved (also known as a bow window), canted (angled) or square

Casement window A window hinged vertically to open like a door

Cladding An external covering applied to a structure for protective or aesthetic purposes

Column An upright, often supporting, structure, usually circular but sometimes square or rectangular in form

Console A scrolled bracket supporting the cornice of a shop front, marking the termination of one shop unit and the beginning of another

Coping A protective capping or covering on top of a wall, either flat or sloping to discharge water

Cornice a projecting, decorative moulding along the top of a building, wall, arch or shop front. A dentil cornice comprises small, square blocks

Corbel A projecting block, usually stone, supporting a horizontal beam

Cresting Decorative finish along the ridge of a roof, often in terracotta or metal

Cupola A dome that crowns a roof or turret

Dog-tooth A series of mouldings consisting of four leaf like projections radiating from a raised centre. Dormer window A projecting window placed vertically in a sloping roof with a roof of its own

Dressings A finish, sometimes in a contrasting material to that of the main elevation, most commonly surrounding windows or doors

Eaves The lower part of a roof slope, overhanging a wall or flush with it

Elevation The external wall or face of a building

Façade The front or face of a building

Fanlight A window above a door, often semi-circular with radiating glazing bars, most commonly associated with Georgian buildings

Gable The triangular upper part of a wall at the end of a pitched roof

Glazing bar A vertical or horizontal bar of wood or metal that subdivides a window frame and holds the panes of glass in place

Heritage asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Keystone A central wedge-shaped stone at the crown of an arch, sometimes carved

Lintel A horizontal beam or stone bridging a door or window

Mortar A mixture of cement (traditionally lime), sand and water laid as an adhesive between masonry courses

Moulding A continuous projection or groove with a contoured profile used decoratively, or to throw water away from a wall

Mullion A vertical bar dividing a window opening into two or more lights

Nail-head A series of pyramidal mouldings resembling the heads of medieval nails

Pantile A roofing tile with a curved S shape designed to interlock

Parapet A low protective wall at the edge of a roof, balcony, bridge etc.

Paterae Circular moulded ornaments derived from classical architecture

Pediment A low-pitched gable above a portico, opening or facade

Pilaster A shallow pier projecting slightly from a wall, often crowned with a capital

Pitched roof A roof with two slopes and a gable at each end

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

Sash window A window that is double hung with wooden frames (sashes) that slide up and down with pulleys and weights

Setts Rectangular blocks of stone (commonly granite) used for road surfacing

Sill (or cill) Horizontal projecting element at the base of a window or door opening

String-course A continuous horizontal band, usually moulded

Stucco A form of plaster finish applied to the external face of a building, or as contrasting moulded decoration e.g. to window and surrounds

Transom A horizontal bar of stone or wood across a window opening

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বাংলা **Bengali** ❑
আপনি যদি এটা আপনার নিজের ভাষায় পেতে চান তাহলে অনুগ্রহ করে' সঠিক বাক্সে টিক্ চিহ্ন দিন, আপনার নাম ও ঠিকানা লিখুন এবং নিচের বিনা ডাকমাশুলের ঠিকানায় পাঠিয়ে দিন।

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Soomaali **Somali** ❑
Haddii aad qoraalkan ku rabto luuqadaada, fadlan sax mari sanduukha, kusoo buuxi magaca iyo ciwaankaaga, kuna soo dir boostada hoose ee lacag la'aanta ah.

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The Planning Inspectorate

Report to Haringey Council

by Christine Thorby MRTPI IHBC

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 28 April 2017

Planning and Compulsory Purchase Act 2004

(as amended)

Section 20

Report on the Examination of the

Alterations to Strategic Policies

2011 – 2026,

Site Allocations Development Plan Document,

Tottenham Area Action Plan Development Plan Document, and

Development Management Development Plan Document.

The Plans were submitted for examination on 24 May 2016

The examination hearings were held between 23 August 2016 and 8 September 2016

File Refs: PINS/Y5420/429/9, PINS/Y5420/429/10, PINS/Y5420/429/11, PINS/Y5420/429/12

Abbreviations used in this report

ASP	Alterations to Strategic Policies 2011 - 2016
DMDPD	Development Management Development Plan Document
DMM	Development Management Development Plan Document Main Modification
DtC	Duty to Co-operate
HRA	Habitats Regulations Assessment
LEARA	Local Employment Area – Regeneration Area
LDS	Local Development Scheme
LSIS	Locally Significant Industrial Sites
LP	Local Plan
MM	Main Modification
PPG	Planning Practice Guidance
SA	Sustainability Appraisal
SADPD	Site Allocations Development Plan Document
SAMM	Site allocation Development Plan Document Main Modification
SCI	Statement of Community Involvement
SHLAA	Strategic Housing Land Availability Assessment
SP	Haringey's Local Plan Strategic Policies 2011 – 2016
TAAP	Tottenham Area Action Plan Development Plan Document
TAMM	Tottenham Area Action Plan Main Modifications
WMS	Written Ministerial Statement

Non-Technical Summary

This report concludes that the Alterations to Strategic Policies (ASP), Site Allocations Development Plan Document (SADPD), Tottenham Area Action Plan Development Plan Document (TAAP) and the Development Management Development Plan Document (DMDPD) provide an appropriate basis for the planning of Haringey, provided that a number of main modifications are made to them. Haringey Council has specifically requested me to recommend any MMs necessary to enable the Plans to be adopted.

All the modifications were proposed by the Council, and were subject to public consultation over a six-week period. In some cases I have amended their detailed wording and/or added consequential modifications where necessary. I have recommended their inclusion in the Plans after considering all the representations made in response to consultation on them.

The Main Modifications can be summarised as follows:
For all plans:

- Identify all targets as minimum,
- Clarify the approach to social housing estates,
- Clarify the approach to employment,
- Make changes to comply with the Framework or the London Plan,
- Remove onerous or restrictive criteria,
- Make changes to comply with Written Ministerial Statements,
- Add monitoring criteria and any necessary action to be taken to achieve plan objectives.

ASP

- Add information about the 5 year housing land supply.

SADPD and TAAP

- Identify the role of the plan in meeting strategic objectives,
- Clarify the approach to design and heritage,
- Ensure comprehensive development is achieved where appropriate.

DMDPD

- Add or change wording to ensure that the policies are positively prepared and flexible,
- Remove elements of policies that are unjustified.

Introduction

1. This report contains my assessment in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended) of the following plans:

   - Alterations to Strategic Policies Local Plan (ASP)
   - Site Allocations Development Plan Document (SADPD)
   - Tottenham Area Action Plan Development Plan Document (TAAP)
   - Development Management Development Plan Document (DMDPD)

2. It considers first whether the Plans' preparation has complied with the duty to co-operate. It then considers whether the Plans are sound and whether they are compliant with the legal requirements. The National Planning Policy Framework (the Framework) (paragraph 182) makes it clear that in order to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.

3. The starting point for the examination of each plan is the assumption that the local planning authority has submitted what it considers to be a sound plan. The four plans all submitted in May 2016 are the basis for my examination. These are the same documents as were published for consultation in January 2016.

Main Modifications

4. In accordance with section 20(7C) of the 2004 Act the Council requested that I should recommend any main modifications (MM) necessary to rectify matters that make the Plans unsound and thus incapable of being adopted. My report explains why the recommended MMs, all of which relate to matters that were discussed at the examination hearings, are necessary. The MMs are referenced in bold in the report in the form **MMs 1, 2, 3** etc, with a prefix **SA,** eg SAMM1, for the SADPD, **TA,** eg TAMM1, for the TAAP and **D,** eg DMM1, for the DMDPD and are set out in full in the Appendix.

5. Following the examination hearings, the Council prepared a schedule of proposed MMs for each plan. The MM schedules were subject to public consultation for six weeks. A Sustainability Appraisal and Habitats Regulation Assessment were also carried out. I have taken account of the consultation responses in coming to my conclusions in this report and in this light I have made some amendments to the detailed wording of the main modifications and added consequential modifications where these are necessary for consistency or clarity. None of the amendments significantly alters the content of the modifications as published for consultation or undermines the participatory processes and sustainability appraisal that have been undertaken. Where necessary I have highlighted these amendments in the report.

Policies Map

6. The Council must maintain an adopted policies map which illustrates geographically the application of the policies in the adopted development plan. When submitting a local plan for examination, the Council is required to provide a submission policies map showing the changes to the adopted policies map that would result from the proposals in the submitted local plan. In this case, the submission policies map is identified as Haringey's Local Plan, Strategic Policies Map 2016 – 2026.

7. The policies map is not defined in statute as a development plan document and so I do not have the power to recommend main modifications to it. However, a number of the published MMs to the Plans policies require further corresponding changes to be made to the policies map. In addition, there are some instances where the geographic illustration of policies on the submission policies map is not justified and changes to the policies map are needed to ensure that the relevant policies are effective.

8. These further changes to the policies map were published for consultation alongside the MMs to the ASP and on the other DPDs.

9. When the Plans are adopted, in order to comply with the legislation and give effect to the Plans policies, the Council will need to update the adopted policies map to include all the changes proposed in the plans and the further changes published alongside the modifications incorporating any necessary amendments identified in this report.

Assessment of Duty to Co-operate

10. Section 20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A in respect of the Plan's preparation.

11. The Council has provided comprehensive details about the way in which it has engaged with the bodies prescribed in Regulation 4 of the Town and Country Planning (Local Plans) (England) Regulations 2012. Separate details are given for each of the four plans. The evidence demonstrates constructive working with the Greater London Authority (GLA) and neighbouring Boroughs on London specific and cross boundary policies. On all strategic matters the Council has engaged constructively, actively and on an on-going basis in the preparation of the plans and I am satisfied that the legal duty to co-operate has been complied with.

Assessment of Soundness

Background

12. The ASP, SADPD, TAAP and the DMDPD were submitted together for examination and were examined contemporaneously. It is the Council's intention to adopt the four plans at the same time. As the strategic alterations have a significant influence on the non-strategic plans, for ease of reference this report covers all four plans. For clarity, the report is divided into three sections:

- Section 1 – Alterations to Strategic Policies 2011 – 2026
- Section 2 – Site Allocations Development Plan Document and the Tottenham Area Action Plan Development Plan Document
- Section 3 – Development Management Development Plan Document

Section 1

Alterations to Strategic Policies 2011 - 2026

Background

13. The ASP is a partial review of the Haringey Strategic Policies Local Plan 2011 - 2026 (SP) (adopted 2013). The SP sets out the Council's spatial strategy for development and growth in Haringey to 2026. The ASP take account of new growth requirements for the borough identified in the London Plan (Spatial Development Strategy for London Consolidated with Alterations since 2011) hereafter referred to as the London Plan, as well as the findings of updated studies relating to employment and housing.

14. The examination was restricted in scope to the proposed alterations in the ASP and not to any other part of the original adopted SP, the policies of which remain unchanged. The evolution of the Plan is set out in various background papers. The process was clearly informed by the SP, the Sustainability Assessment (SA) and public and private stakeholder consultation and input.

Main Issues

15. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings I have identified three main issues upon which the soundness of the ASP depends. Under these headings my report deals with the main matters of soundness rather than responding to every point raised by representors.

Issue 1 – Is the approach to housing justified and effective? Is it in general conformity with the London Plan and consistent with national policy?

16. There is a pressing need for more homes in London and the London Plan sets out average annual minimum housing supply targets for each borough until 2025 to help boost the supply of housing. The approach takes into account locally distinctive circumstances of housing need and land availability. The London Plan advises that boroughs should seek to achieve and exceed the relevant minimum target. It is against this background that Haringey's housing targets are altered in the ASP.

17. ASP updated policy SP1 sets an overall requirement of 19,802 homes for the Plan period. This is comprised of:

    - a new housing target for Haringey for the period 2015 – 2025 from the London Plan of 15,019 homes (1,502 dwellings per annum)

- the previously adopted housing requirement figure for the pre-2015 part of the Plan

- the rolling forward of 1,502 (dpa) for the year 2025 – 2026

18. The annual requirement for delivery is 1,502 (dpa) from 2015 onwards. The ASP housing requirement is more than double the previously adopted SP figure; however, the substantial increase is in general conformity with the London Plan target for Haringey which takes into account the high level of need for all types of housing in the borough. The ASP targets are not expressed as a minimum and could read as a cap on numbers, failing to be positively prepared. Therefore, the word minimum is added to all related targets in the policy and explanatory text by modifications **MM2, MM4, MM8** and **MM11.**

19. The ASP identifies 3 growth areas (Wood Green, Tottenham Hale and North Tottenham) expected to deliver around 15,000 new homes. Two areas of change (Seven Sisters and Tottenham High Road corridors) are expected to deliver a further 3,000 homes and the remainder of the borough is expected to deliver around 6,000 homes over the plan period. This follows the London Plan and SP aims to focus growth where there is capacity, development potential and good levels of public transport accessibility.

20. The SADPD and the TAAP bring forward housing in the growth areas and areas of change and together with other small sites throughout the borough, there is capacity for over 24,000 new homes which could be delivered over the plan period. Of this number, over 19,000 homes are identified to come forward in 2016 – 2026. This would exceed the London Plan minimum target for Haringey and enable additional capacity to be bought forward to supplement the identified minimum target. The additional capacity would also boost the supply of housing, including the provision of affordable housing, consistent with the aims of Paragraph 47 of the National Planning Policy Framework (the Framework).

21. The Council's emerging SADPD and TAAP, and planning permissions granted in the strategic areas, show that good progress has been in made bringing forward development. However, the additional capacity allows for some flexibility, recognising that delivery may be slower than predicted on some sites and ensuring to a greater degree that Haringey can realistically meet or exceed its target. The ASP makes only limited provision for monitoring and action to be taken if delivery is not going as fast as expected and this reduces the effectiveness of the plan over the plan period. Modifications **MM14, MM25, MM26, MM27** and **MM28** introduce a detailed trajectory of development in the strategic areas with capacities and timescales, and complementary text setting out actions and measures to be taken if development is behind expectations.

22. Although ASP table 3.1 shows housing developments expected to come forward within a five year period, it does not say whether the Council could demonstrate a 5 year housing land supply on adoption as sought the Framework. The Council can demonstrate a 5.3 year supply, submitting a robust analysis during the examination. I have introduced modification **MM31** setting out brief details based on the Council's position at the time of

examination. The figures take into account a shortfall of around 200 homes over the first four years of the plan and a 5% buffer (there is no evidence of persistent under delivery in the borough).

23. The numbers of new dwellings and their distribution are set out in ASP table 3.1. However, the table does not correlate to the defined growth areas and areas of change, nor does it contain the most recent land supply numbers from updated background evidence and the emerging non-strategic plans. This would make policy SP1 difficult to implement, monitor and follow through to the SADPD and TAAP. To remedy this and make the policy effective, modifications **MM3, MM6, MM7** and **MM8** reconfigure the table and correct the text (where relevant) clarifying the numbers of new homes expected from these areas and setting out the role the non-strategic plans will play in their delivery. The boundary of the Seven Sisters Area of Change in figure 3.1 is also modified (**MM7)**, necessary to correctly encompass the planned development in the area. A consequent change is to be made to the policies map without which the policy would not be sound.

24. ASP Policy SP2 sets a new target of 40% or the maximum possible amount of affordable housing to be applied to new residential development. The alteration is justified by the Council's viability study which is clear that a higher target figure cannot be realistically achieved. The 60% affordable rent and 40% intermediate housing split relates well to type of tenure needed in most of the borough. The TAAP seeks a different tenure mix for Tottenham to reflect local circumstances which I address later in this report. The ASP tenure split and the percentage target reflect London Plan policy 3.11 and are reasonable and realistic. Criterion 6 of policy SP2 requiring affordable housing for schemes of 10 units and below would not comply with the Written Ministerial Statement (WMS) of 28 November 2014 which seeks to reduce the burden on small scale development. To comply with the WMS the Council suggest deletion of this criterion from the policy (Modification **MM13**) which I recommend to ensure consistency with national policy.

25. The adopted SP policy SP2 brings forward a programme to regenerate Haringey's social housing estates. The ASP makes clear that this includes renewal or improvement. However, the wording in the ASP explanatory text is not consistent, leading to confusion about whether renewal would be an option. Modifications **MM16** and **MM18** make the policy approach effective by ensuring that the same terms are used throughout the document.

26. The ASP sets out strategic guidelines for any development coming forward within the estates for renewal or regeneration. As the estates contain much of Haringey's social housing the overriding aim is to ensure that social housing stocks are not depleted. Adopted policy SP2 (8) would ensure that there would be no net loss of affordable housing floor space in any new development; however, many of the estates contain a high proportion of social rented housing and without its replacement, housing needs in the borough may not be met. The ASP is not clear on this point or the circumstances in which the policy would apply, which make it difficult to implement. This is rectified by modification **MM18** making clear that social rented floor space will be re-provided and where there is an uplift in overall housing numbers the percentage and tenure split set out in ASP SP2 (or the TAAP) will apply. Modification **MM30** defines social rented housing in the

glossary of the plan to provide clarity for implementation. The ASP approach would maximise land available for housing and improve the residential environment, creating a better mix of social and market housing, consistent with the Framework.

27. The housing estates may be of historic interest as examples of a particular style of architecture representing social or architectural movements of the time. This is not recognised in the ASP. The Framework sets out that sustainable development includes protection of the historic environment. Therefore modification **MM17** adds that this should be specifically considered as part of the site assessment and development process. I have deleted the reference to Historic England in the modification as this is not necessary for soundness. The ASP made no reference to guarding against the unnecessary loss of existing social and community facilities serving the estates which provide valued facilities, advised by paragraph 70 of the Framework. Modification **MM17** addresses this by clarifying that they will be considered within any development options.

28. The increase in numbers of homes throughout the Borough will have an impact on services and infrastructure. The ASP makes no clear reference to how these will be delivered raising doubt about its positive preparation. Modification **MM5** adds a paragraph linking growth to the Infrastructure Delivery Plan (IDP) which identifies necessary social and physical infrastructure for the next 5 years. The IDP includes details of how this will funded and be taken forward over the plan period. The IDP is a live document and will be updated throughout the plan period ensuring that there will be adequate infrastructure provision.

29. The Government's Written Ministerial Statement dated 25 March 2015 introduced a new system of housing standards. Modifications **MM12** and **MM15** update ASP policy SP2 (4) and explanatory text, deleting reference to Lifetime Home Standards and introducing reference to the achievement of relevant building regulations. The modification would ensure that the plan makes provision for a mix of housing to meet the needs of different groups in the community as sought by paragraph 50 of the Framework.

30. Subject to the main modifications I recommend, the ASP sets out a clear strategy for the area which positively and proactively promotes housing to meet the needs of the borough in general conformity with the London Plan and consistent with the Framework.

Issue 2 - Is the approach to employment justified and effective? Is it in general conformity with the London Plan and consistent with national policy?

31. ASP updated policy SP8 sets a new target for additional employment floor space of 23,000 square metres (sqm) for the plan period, to come forward in designated employment areas. This takes into account expected increases in jobs in Haringey set out in the London Plan and is justified by up to date employment studies. However, the lack of detail and clarity of approach to how the target floor space is to be achieved makes the policy difficult to implement. Modification **MM19** introduces new wording and rewrites part of the policy to clearly identify the target amount of employment floor space

and set out the method by which it would be met. This includes reconfiguration and re-use of surplus land (due to decreasing demand for industrial and warehousing land), intensification of existing employment sites (which are outdated and underused), increased provision of Class B1 floor space and the protection of viable uses.

32. In line with the London Plan, the policy sets out the hierarchy of uses, protection of key areas and support for mixed uses on a range of Local Employment Area: Regeneration Areas (LEARA) to enable a net increase, upgrading and improvement of employment land. The employment designations need updating to reflect the latest London Plan and employment land survey position and accordingly modification **MM20** adds two Locally Significant Industrial Sites (LSIS). Modification **MM23** correctly identifies the names of two Local Employment Areas. Modifications **MM21** and **MM22** ensure that the revised wording relating to all of the above mentioned modifications is made to the explanatory text and is necessary for consistency. The relevant changes need to be made to the policies map without which the policy would not be sound.

33. The ASP policy approach is justified by several employment studies looking at growth, viability and land availability. However, uncertainties for the plan period include a) changes in employment type, including technology and working from home, b) whether the trend for B1 to move out of Central London caused by changes to permitted development rights will continue, and, c) whether the mixed use sites on LEARAs will bring forward the expected level of employment floor space.

34. For the policy to be effective modifications **MM22, MM24, MM25, MM26** and **MM29** introduce specific measures to monitor employment types and trends, and net increases in floor space. New wording and trajectories are inserted setting out when and how action will be taken to make sure the policy aims are being met. An Employment Land Study update is recommended in 5 years' time to reassess the overall target for employment floor space against the net increase achieved during the period. The modifications will ensure that the quantitative and qualitative needs for all foreseeable types of employment activity are met over the plan period as sought by the Framework.

35. The former Friern Barnet Sewage works (renamed Pinkham Way in the ASP) is removed as an allocation in the SADPD because development is not identified to occur during the plan period. The site is a designated Local Employment Area: Employment Land and is part of the Council's stock of employment land. However, it is not a site identified as necessary to bring forward a net increase in employment floor space. The site is now of nature conservation importance and the subject of a long campaign by local residents to remove the employment designation. The Framework, at paragraph 22, advises that Councils should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of employment. Notwithstanding this, the alteration before me merely changes the name and not the designation of the land which is unaltered. Therefore, the soundness of the ASP is not affected by its designation. In any event, if a planning application were to be submitted it would be considered against the full range of national and Local Plan (LP) policies.

36. With regard to leisure and retail, the ASP omitted to recognise the importance of Tottenham Hotspur's stadium as a key leisure destination in London. To plan positively for leisure facilities in London and the borough modification **MM9** inserts these words to the explanatory test as part of the SP and London Plan aspirations for the site.

37. Subject to the Main Modifications I recommend, the ASP would set out a clear strategy for the area which positively and proactively encourages sustainable economic growth in general conformity with the London Plan. It is consistent with the Framework and is sound.

Issue 3 – Are other alterations in general conformity with the London Plan and consistent with national policy?

38. The remaining alterations update waste targets in accordance with the London Plan figures. They reword the advice on Planning Obligations to comply with the Framework. Updates are made to other policies in response to changes in legal requirements, London Plan policy or the Framework. These alterations will assist in the delivery of sustainable development and are sound.

Section 2

Site Allocations Development Plan Document and Tottenham Area Action Plan

Main Issues

39. This section covers the SADPD and the TAAP. Each plan is addressed separately having regard to its role in meeting strategic policies, but there are common areas such as monitoring, delivery and viability which are addressed together. The main issues for the SADPD are assessed on a topic basis rather than by area, as the sites are widely spread throughout the borough. The main issues for the TAAP are better assessed on an area basis as these are more compact and share common characteristics. The report is structured to reflect this.

40. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings I have identified eight main issues upon which the soundness of the Plans depends. Under these headings my report deals with the main matters of soundness rather than responding to every point raised by representors.

Site Allocations Development Management Document

Issue 1 – Has the Plan been positively prepared? Is it in general conformity with the London Plan and consistent with the Framework?

41. The SADPD allocates 65 sites to come forward during the plan period setting out a range of uses, indicative capacities and timescales, and a range of site requirements and development guidelines. The evolution of the Plan is clearly based on the SHLAA and the testing of feasible and reasonable options

to find the most appropriate solutions for the allocation of sites through the SA. With the exception of one site (SA52 – Pinkham Way) which is to be removed for specific reasons which are addressed later in this report, the SADPD identifies sites that are considered to be available, realistic and with a reasonable prospect of success. The plan has been positively prepared.

42. In line with the aims of the strategic policies, the SADPD covers the Wood Green growth area and a small part of the Seven Sisters Corridor area of change (the remaining growth areas and areas of change are within the remit of the TAAP). However, the Plan fails to make clear the role of the SADPD in delivering the strategic policies and it is difficult to determine whether the allocations would bring forward the right amount of development in the right place. To ensure consistency with the ASP, modifications **SAMM6** and **SAMM7** recommend new text to identify its role in meeting strategic requirements. The modifications, together with the lists of sites and mixes of uses for each site (set out in SADPD Appendix 4), link the allocations and their distribution to the expected housing and employment, retail and other uses identified in the strategic policies.

43. Polices SA1 (indicative Crossrail areas), SA2 (employment designations), SA3 (town centre boundaries), and SA4 safeguarded waste sites cover the whole borough (including Tottenham). For policies SA2 and SA3 there is a lack of correlation between the SADPD and the TAAP of boundaries and designations which would affect implementation. Modifications **SAMM9 - SAMM18** (inclusive) and **SAMM20** update the designations and boundaries to ensure they are accurate and the policies can be implemented effectively.

44. The remaining document covers most of the borough except the eastern part where allocations are identified in the Tottenham Area Action Plan (TAAP). The allocated sites are grouped into local areas comprising Wood Green metropolitan area (encompassing the growth area), sites in the south of the borough, sites in Highgate, sites in the west of the borough and sites in the east of the borough. A coordinated approach to development is sought on many sites and throughout the areas to ensure that there are good connections between sites and their surroundings. The overarching goal is to promote sustainable communities.

45. The SADPD has been positively prepared. Its aim is to deliver sustainable development. The way in which this would be achieved is clearly justified and the Plan is in general conformity with the London Plan and consistent with the Framework.

Issue 2 – Are the allocations consistent with the Strategic Policies? Will they meet its strategy for sustainable growth?

46. *Residential*. The SADPD identifies some 58 sites where residential development is sought or supported. These sites are estimated to deliver over 7,500 new homes, contributing significantly towards the ASP housing target. A significant proportion of the housing comprised of 20 allocations (SA5 – SA25 inclusive), which have the potential to bring forward over 4,000 new homes, is in the Wood Green growth area.

47. The SADPD indicates that an area action plan (AAP) for Wood Green is in preparation; however, the Wood Green sites are already included in the SADPD and there is no guidance given about how the plans would relate to each other. This would make them difficult to implement and be effective. Modification **SAMM22** adds explanatory text to set out the role of each plan indicating that the SADPD Wood Green allocations would be superseded by the Wood Green AAP (once examined and adopted).

48. Although, in some cases, a steer is given on the types of housing, for most sites the range and mix (including affordable housing) will be guided by the ASP, DMDPD and London Plan policies. The capacities follow density guidance in the London Plan, but they are indicative only offering a flexible approach to the sites. Progress has already been made on some of the allocated sites where planning permission has been granted (these are still included where the development is not completed). For example site SA22 (a LEARA) has outline planning permission for some 950 – 1,080 dwellings and the former St Ann's hospital site (SA28) has planning permissions for some 450 dwellings. On the whole development has come forward with a greater quantity of housing than expected and the progress in bringing forward these sites is encouraging.

49. Haringey's social housing estates are included in the SADPD as allocations SA44, SA54, SA56, SA62 and SA65. The principle of their renewal and/or regeneration is established in ASP policy SP2. Not all allocations indicate an increased capacity for new houses and the main purpose of their inclusion in the SADPD is to set specific criteria to guide development which is likely to occur during the plan period. Any new development would be subject to the full range of strategic policies relating to social housing and housing mix and they are not repeated in the SADPD.

50. However, the allocation for Broadwater Farm (SA62), a significant housing estate within Haringey, fails to give any detailed guidance on what is expected leaving this to a future supplementary planning document (SPD). This creates uncertainty and lacks a positive policy approach for the SPD to follow. To remedy this modification **SAMM108** adds criteria which will form the basis of the SPD. This includes analysis of the form, function and quality of the existing buildings, potential for refurbishment, and recognition of the character of the surrounding area. The modification adds that the focus would be on improvements to the residential environment including the public realm, and improved access and integration into the surrounding area. The increased level of detail adds clarity and makes the policy effective. Modification **SAMM106** amends the boundary of the allocation to remove properties between Lordship Recreation Ground and Lordship Road, where there is no justification for their inclusion.

51. The residential capacities for mixed use LEARA are justified by the background studies based on reasonable assumptions about the mix of uses necessary to ensure a viable development. However, for the Harringay Warehouse District sites SA30 – SA34 (inclusive) the existing range of uses is so complex, containing communal employment and residential uses (mostly established through lawful use certificates), that the indicative capacities may be too restrictive for each site. Modifications **SAMM58, SAMM59, SAMM61** and **SAMM125** therefore provide a more open framework around the way in

which the sites are monitored, removing individual site capacities but still seeking to achieve an overall capacity of some 380 dwellings.

52. SP policy SP3 covers the provision of Gypsy and Traveller sites. These are well provided and protected in the borough. The expected need from 2017 onwards is not set out in the ASP and was identified to come forward in the SADPD. However, the assessment of further need was not completed in time to form part of the SADPD. The assessment is currently nearing completion in consultation with neighbouring boroughs. Early information indicates that projected need will be small for Haringey. It will be incumbent on the Council to make further alterations to the SP to meet the identified Gypsy and Traveller needs to ensure that the policy is up to date.

53. Overall, there is a wide range of suitable sites across the borough differing in scale and type which would facilitate achievement of Haringey's housing targets and the approach to housing is sound.

54. *Employment*. The SADPD includes scope for the delivery of some 74,000 sqm of new employment floor space, some 47,000 sqm within the Wood Green growth area. Although these figures are considerably in excess of the ASP target of 23,000 sqm they are gross figures and include existing employment assets that are approaching the end of their functional lifespan which are to be replaced.

55. The indicative quantity of floor space is supported by the Employment Viability Assessment, but the actual quantum may differ depending on site circumstances and the mix of development required to support a viable scheme. The SADPD lacks clarity and consistency on this point, particularly for LEARA sites where renewing and increasing employment floor space is a key ASP priority. Therefore modifications **SAMM1** and **SAMM37** add that in LEARAs (sites SA18, SA19, SA20, SA21, SA24, SA, SA30, SA31, SA32, SA33, SA34 and SA47) development will be employment led.

56. In addition, modifications **SAMM36, SAMM41, SAMM44, SAMM46, SAMM48, SAMM51, SAMM62, SAMM64, SAMM65, SAMM67** and **SAMM89** reword site requirements to these allocations indicating that development should achieve the maximum amount of employment floor space. The words 'subsidise/cross subsidise' are used in the allocations which is misleading and fail to explain the criteria against they would be assessed. Modification **SAMM5** replaces these words with a reference to an assessment of viability for the scheme as a whole. This would make the implementation of the allocations effective. Modification **SAMM23** includes 'mixed use' for site SA5, increasing its flexibility. Modification **SAMM27** introduces a requirement for replacement employment floor space to SA8 in line with the background evidence. The modifications would make the policies effective.

57. There are a wide range of site allocations in addition to the LEARA where there is capacity shown for new employment floor space in appropriate locations and the approach to employment is sound.

58. *Retail*: The SP policy SP10 sets a target of an additional 24,000 sqm (net) of retail floor space during the plan period. The SADPD includes scope for the delivery of some 25,000 sqm (gross) focussed around the existing town

centres, including 17,000 sqm in Wood Green town centre within the growth area. The SADPD figure is based on redevelopment of a range of sites coming forward from 27 of the allocations. The background retail and town centre studies demonstrate that the SADPD in combination with the TAAP would make a significant contribution to the achievement of the net strategic plan target.

59. The allocations would promote competitive town centres that provide customer choice and the policies would contribute towards strategic policy retail objective to ensure the vitality of the town centres.

60. *Social and physical infrastructure*. The ASP takes into account the necessary infrastructure to meet expected growth and promote health and sustainable communities. This includes delivery and viability. The SADPD identifies expected uses and site requirements for each allocation to accommodate the needs of the borough. Sites include community, leisure and education facilities, and protection/provision of open space where appropriate aimed at providing opportunities for social interaction and strong, healthy neighbourhoods. To ensure existing and potential uses are correctly allocated and positively prepared modification **SAMM101** adds education to the potential uses for SA59, modifications **SAMM102** and **SAMM104** add community use to SA60, and modifications **SAMM110, SAMM111, SAMM112, SAMM113, SAMM114** and **SAMM104** aim to protect community use for SA63 indicating that any redevelopment should be community-led.

61. Transport infrastructure is focussed on seeking safe cycle and pedestrian connectivity, and integration with surroundings, as an intrinsic part of the design. This would meet the aims of the Framework to promote sustainable means of transport. However, some of the criteria are unjustified or inconsistent in this respect. Modification **SAMM35** and **SAMM53** remove unjustified requirements to build/fund a bridge over the Hornsey and Harringay stations (sites SA17 and SA27) seeking encouragement to do this instead. Modifications **SAMM38, SAMM39** and **SAMM43** ensure that new cycle links are explored and form part of a masterplan to improve connectivity for site SA18. Modification **SAMM87** adds a site requirement setting out vehicular and servicing access arrangements for SA43 to improve access. The modifications are supported by the background documents and are necessary to make the policies effective.

62. The SADPD identifies sites that match the strategic policies' aim to achieve sustainable growth and, subject to the Main Modifications I recommend, they would help to meet anticipated need over the plan period.

Issue 3 - Are the detailed requirements for each of the development sites clear and justified?

63. As stated the information for each development site is comprehensive. There are a number of common issues raised in many of the site allocations where requirements are not justified or need to be reworded to either be effective or comply with SP, ASP, London Plan and national policy. These are:

64. *Design.* In a dense, urban borough, good design is the key to ensuring the

scale of the development sought by the SADPD can be absorbed into the existing urban fabric without harm. Site requirements and design guidelines set site specific criteria to create attractive environments, but some allocations fail to make these clear or are too restrictive on aspects of design and they are not positively prepared. The height of buildings is particularly sensitive in some areas (identified in the Council's Potential Tall Buildings Validation Study) and for sites SA11 and SA36 around Wood Green Library and Finsbury Park, criteria are vague or too restrictive. Modifications **SAMM29, SAMM30, SAMM68** and **SAMM73** remedy this ensuring height of a new building is a consideration, and should respect local circumstances and residential amenity. The protection of views to and from Alexandra Palace and Downhills Park Road (SA22 and SA25) is not adequately recognised. Modifications **SAMM49** and **SAMM52** correct this making the policy effective.

65. The accessibility, provision and protection of open space are essential to provide an attractive and healthy borough. Where the policies fail to recognise this, they have not been positively prepared. Modifications **SAMM76** and **SAMM77** therefore ensure that open space provision links to the surrounding open space on site SA39 to ensure a coordinated approach and improved access. The green space at site SA49 and Metropolitan Open Land at site SA60 are protected by modifications **SAMM93** and **SAMM105** adding consideration of these to the site requirements. Improved access to the River Lea for SA65 is recommended by modification **SAMM117**. Modification **SAMM91** seeks retention of the public square and associated trees to reflect the current position for SA48 where the Hornsey Town Hall and square are designated as an asset of community value. Without the modifications these policies would not be effective.

66. *Natural Environment*. Eight sites are covered by the Thames River Basin Plan (regulated by the Environment Agency) which sets out the pressures facing the water environment in the river basin district and the actions that will address them. The SADPD does not make adequate reference to this in the allocations. Modification **SAMM119** adds text to make sure that sites have regard to the objectives of the river basin plan making the policies effective. Modification **SAMM50** ensures that consideration of the north-south river corridor for site SA23, which is of ecological value, forms one of the site requirements which will make the policy effective.

67. *Heritage assets.* The SADPD is clear that sustainable development includes protection of the historic environment and notes that many sites are within or adjacent to heritage assets. However, several sites adjacent to conservation areas or within the setting of a listed building are not adequately recognised in the criteria and the policy is not positively prepared. To rectify this, modifications **SAMM28, SAMM45, SAMM72, SAMM74, SAMM79, SAMM88, SAMM98** add that development 'should preserve the setting of' the heritage asset for sites SA9, SA19, SA37, SA38, SA41, SA46 and SA50. The Council's suggested modification 'needs to make a positive contribution to' is more onerous than national policy or section 66 of the Planning (Listed Buildings and Conservation) Act 1990 (for listed buildings) which seeks to preserve setting. I have changed the wording to 'should preserve the setting of' to comply.

68. The criteria for other sites within conservation areas or for listed buildings

require additional wording or rewording to ensure they would be effective. Modifications **SAMM54, SAMM75** and **SAMM90** make the relevant additions or amend wording to preserve or enhance, and to recognise significance of heritage assets for sites SA28, SA39, and SA48 accordingly. The old Piano Factory building on site SA49 may be of heritage interest and modification **SAMM92** adds a sentence for this to be considered in any development proposal. There is also a lack of protection for sites where there could be significant archaeological interest. Modifications **SAMM79** and **SAMM115** therefore add that on sites SA41 and SA64 the archaeological potential (both are close to a medieval asset) should be assessed, making the policies effective.

69. *Groundwater source protection zone*. Eighteen sites are within a groundwater source protection zone as defined by the Environment Agency, where there is a risk of contamination from pollution. The SADPD lacks site specific criteria on how development should address this to ensure that water supplies are protected. To effectively protect the environment modification **SAMM26** introduces a paragraph to each allocation to ensure that potential contamination is understood and that risk management and remediation is carried out. The Environment Agency is satisfied with this approach.

70. *Decentralised energy.* As submitted the SADPD sets onerous development guidelines on a significant number of allocations to connect to decentralised energy sources which are not justified and not positively prepared. Modification **SAMM4** rewords the guidelines to encourage connection, but having regard to feasibility and viability. This would comply with the London Plan policy 5.5 and be effective.

71. *Planning obligations.* In line with paragraph 204 of the Framework planning obligations should only be sought where necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development. Criteria in a large proportion of the allocations conflict with the Framework in this regard. Many allocations unjustifiably require some or all of the following: financial contributions, compensation, cross subsidies and capped rents. The criteria are also unclear about what is being sought and why. Throughout the plans, where these occur, modifications **SAMM2, SAMM3** and **SAMM24,** are made rewording the policies to delete 'compensation', 'cross subsidy', 'capped rents' and 'will make a contribution'. They are replaced by wording to make it clear that? 'contributions' and 'affordable rents' may be necessary only where they comply with the Framework. On the same theme, modification **SAMM25** removes the words 'planning obligations will be sought' replacing with 'opportunities to improve' will be sought relating to public space, from SA6.

72. *Master planning.* On larger and adjoining sites development is expected to come forward through a masterplan. SA18, SA19 and SA20 are neighbouring sites where a coordinated approach is required for the policies to be effective and this is missing. Therefore, modifications **SAMM40, SAMM42, SAMM45, SAMM47, SAMM121** and **SAMM122** introduce a coordinated approach, (including the provision of open space and public realm and its purpose as a focal point for the cultural quarter of Wood Green). Sites SA30, SA32 and SA34, similarly require a coordinated approach to be effective, which is

missing from the text. Modification **SAMM60** therefore seeks a masterplan as a site requirement making the policies effective.

73. The detailed policies are clear, reasonable and justified. They would guide development, whilst protecting the environment. They meet Haringey's overarching aim to deliver sustainable development and subject to the Main Modifications, are sound.

Issue 4 – Are there any local or site specific circumstances that would affect the implementation of the site allocations?

74. Site SA42, Highgate Bowl, requires public access to private open space. Whilst the bowl is open space of historic interest this requirement could prevent sustainable development coming forward. The wording is changed by **SAMM82** and **SAMM83** to give support to public access having regard to existing owners, occupiers and uses. I have made a further amendment to SAMM82, deleting the word 'enhanced' and replacing with 'public' to make the policy effective. Modification **SAMM85** makes clear why development should reflect the existing mews type of development to make the policy effective. This would not restrict sensitively designed development coming forward in an alternative form. Although not a matter for soundness, the designation for Significant Local Open Land does not appear in the related DMDPD policy DM20. However, the DMDPD policy protects all open space regardless of local designations and this makes no difference to the soundness of the allocation. Moreover, the indicated designation of open space on the allocation plan makes no difference to the capacity and type of development allocated for the site or its effectiveness. With the modifications proposed to the policy DM20, this would not restrict sustainable development coming forward on any part of the allocated site, particularly where it is brownfield land.

75. Site SA52 Pinkham Way is designated as a Local Employment Area: Employment Land in the SP. Although the site was a former sewage works, it has been vacant for many years. There is no purpose to its inclusion in the SADPD as development is not identified to come forward within the plan period and it has no role within the SADPD to meet ASP objectives. The allocation is therefore unnecessary and **SAMM99** removes the designation from the SADPD.

76. Changes to LSIS and Local Employment Area: Employment Land identified in the ASP carry through to the SADPD. The consequent changes are made to the policies map without which SA31, SA33 and SA34 would not be sound.

77. All other policies which are not subject to modification are reasonable and justified, and would help to meet the strategic aims of the SP and ASP. The plan is sound.

Tottenham Area Action Plan

Issue 5 - Has the Plan been positively prepared? Is it in general conformity with the London Plan and consistent with the Framework?

78. The TAAP establishes a spatial planning framework for Tottenham. It has a vision and strategic objectives informed by and consistent with the SP and the London Plan. These seek to regenerate and transform Tottenham, and unlock its potential as an increasingly attractive place to work and live. The plan is supported by a wide range of substantial background studies specific to Tottenham including regeneration and physical development frameworks, a district centre framework (for Tottenham Hale), masterplans and transport modelling. The area also falls within the GLA Upper Lea Valley Opportunity Area and the TAAP is consistent with the overarching framework for regeneration of the area set out in the Upper Lea Valley Opportunity Area Planning Framework (adopted 2013)(produced by the GLA with Transport for London, and the London Boroughs of Enfield, Haringey, Waltham Forest and Hackney).

79. Consistent with strategic policies, the TAAP seeks to accommodate a large amount of new homes, jobs and a new district shopping centre in the substantial North Tottenham and Tottenham Hale growth areas, and Tottenham High Road and the Seven Sisters Corridor areas of change. The Plan demonstrates through the allocations that it has the capacity to accommodate over 13,400 new dwellings, (of which some 3,000 have planning permission) well over the ASP strategic requirement of 10,000. The Plan would also make provision for some 69,000 sqm of employment floor space and 85,000 sqm of retail floor space (both gross figures) focussed within the strategic areas.

80. There are 11 area wide policies (AAP) which, in addition to other local plan documents, aim to guide and manage new development in the area. Policies AAP1 and AAP2 promote a co-ordinated approach to regeneration throughout Tottenham. This is essential to achieve high quality and inclusive environments. To ensure implementation of development is flexible, modification **AAPMM10** adds that the aspirations for comprehensive development should enable the component parts to be developed separately as long as they do not compromise aims for the wider area. Without this policy AAP1 would not be positively prepared.

81. *AA3 - Housing*. TAAP policy AAP3 introduces a new tenure mix for affordable housing of 60% intermediate accommodation and 40% affordable rented accommodation for all new housing in Tottenham. While this would be a different approach to tenure split from the ASP policy SP2 and the London Plan policy 3.11, the approach is justified by the evidence base which shows that circumstances in Tottenham are significantly different to elsewhere in the borough and much of London. Tottenham has a large amount of the borough's social housing (60%) and of that around 60% of homes are socially rented. In addition there is an over concentration of small homes, and many residential areas suffer from poor layouts and poor quality housing. There is a lack of flexibility and choice in Tottenham which needs to be addressed to achieve high quality and inclusive environments.

82. The re-provision of socially rented housing in the renewal or regeneration of social housing estates would still be protected by SP policy SP2 and this would ensure that there would not be a significant loss of socially rented floor space where it is most needed in the borough. However, the tenure split is

part of a range of measures sought by AAP3 and other policies, as well as site requirements and development guidelines, to provide a better mix of housing (type, size and tenure), renew and regenerate housing estates and improve the quality of the environment. The GLA supports the approach. However, in both policy AAP3 and explanatory text, the TAAP fails to make the aim of the policy completely clear and set out how this will be achieved. To remedy this, modifications **TAMM9**, **TAMM12**, **TAMM13** and **TAMM14** either reword or add additional text to explain that the tenure and use of land in development proposals will be designed to achieve, among other things, inclusive and mixed sustainable communities.

83. Where allocations seek estate renewal and regeneration (SS3, TG3, NT3, NT4 and NT5) the TAAP is not clear about how this will take place or what the expectations of the plan are and this creates uncertainty. Modification **TAMM41** recommends a new paragraph setting out the process, some additional design criteria and the next steps for residents and developers. Without this information the TAAP would not be positively prepared.

84. *AAP5 - Heritage*. The historic fabric of Tottenham is recognised as a significant asset in the TAAP. This is particularly important as the scale of development proposed in some of the most sensitive historic locations will pose a challenge to developers to ensure that the historic environment is protected. Although the site allocations and their indicative capacities take into account the heritage assets, the wording of policy AAP5 (conservation and heritage) and explanatory text is not adequate or reinterprets the policies relating to heritage in the Framework. Therefore a number of modifications are recommended. Modifications **TAMM20 - TAMM25** (inclusive) delete sections of the policy where wording is either inconsistent with or reinterprets the Framework. Modification **TAMM7** adds to the explanatory text that many heritage assets are in poor condition. This is necessary as it influences the site requirements for some allocations. The modifications recognise that growth needs to be well managed to ensure protection of heritage assets.

85. *AAP8 - Tottenham High Road*. Tottenham High Road is an example of an area of very high heritage value where there are allocations for a significant amount of development to enable regeneration of the area. To ensure that the heritage of Tottenham High Road as a whole is protected modification **TAMM30** to policy AAP8 makes clear that regeneration of the high road should be heritage-led. Without this modification the policy would not be consistent with the Framework which seeks conservation and protection of the historic environment.

86. *AAP6 - Design.* Policy AAP6 (urban design and character including tall buildings) requires compliance with Council documents which have not been examined, such as the Tall Buildings Supplementary Planning Document and the Borough Characterisation Study. This would be unreasonable and not positively prepared. Modifications **TAMM26** and **TAMM27** replace the words 'comply with' to 'have regard to' to supplementary planning and other design documents to make the policy effective.

87. The remaining AAP policies, AAP4 (employment), AAP7 (transport), AAP9 (green grid) and AAP11 (infrastructure) are consistent with strategic policies, the London Plan and the Framework and together the policies aim to secure

well designed, integrated development that meets the needs of the borough. However, for policy AAP4, modifications **TAMM5, TAMM14** and **TAMM19** correct figures 2.4 and 4.1 to accurately reflect defined employment areas. This is necessary for clarity and to be effective. Changes to LSIS and Local Employment Area, Employment Land identified in the ASP carry through to the TAAP. The consequent changes need to be made to the policies map without which policies TH11, TH12 and TH13 would not be sound.

88. The vision, objectives and area wide policies have been positively prepared taking a comprehensive approach in order to deliver significant regeneration and the creation of new sustainable communities. Subject to the Main Modifications I recommend, they are in general conformity with the London Plan and consistent with the Framework.

Issue 6 - Are the allocations consistent with the Strategic Policies? Will they meet its strategy for sustainable growth?

89. The site allocations are based on SHLAA and other extensive background studies for Tottenham and the testing of feasible and reasonable options to find the most appropriate solutions for the allocation of sites through the SA. The site allocations are considered to be available, realistic and with a reasonable prospect of success. As with the SADPD, each site allocation sets out a range of uses, indicative capacities and timescales, and a range of site requirements and development guidelines. To ensure that capacities are not read as a cap and are indicative only modification **TAMM35** is necessary. This sets the capacity as a minimum with a rigorous design led approach establishing the final numbers. With the modification the policy would be positively prepared.

Tottenham Hale Neighbourhood Area

90. This encompasses the Tottenham Hale growth area. The TAAP identifies 12 sites within Tottenham Hale with a capacity for over 5,500 new homes, 43,000 sqm of employment floor space, 35,000 sqm of retail floor space (of which some 27,000 sqm will be in the new Tottenham Hale District Centre) and a new school. The sites are distributed to make the most of its location next to the Lea Valley Park, where there will be a new transport hub, a new station and Crossrail 2. A new road layout and significant public realm improvements will come forward either through the allocations or through other means. The infrastructure is identified, funded and deliverable as set out in the IDP.

91. The allocations TH2, TH3, TH4 and TH5 form the new Tottenham Hale District Shopping Centre with a range of town centre uses identified. Allocation TH2 fails to make clear that development should take account of the principles set out in the masterplan (the Council's district centre framework) to show how the development would complement other sites and policies. Without the modification (**TAMM73**) adding this as a site requirement, policy TH2 would not be effective.

92. Hale Wharf (TH9) is located next to the Green Belt and the Lea Valley Regional Park, which has significant nature conservation interest, containing a Site of Special Scientific Interest, a Ramsar Site and a Special Protection

Area (SPA) (designated because of migratory non-breeding birds). The Council's Habitat Regulation Assessment for the Plan indicates that there is not likely to be a significant adverse impact on the protected SPA and Ramsar site from the TAAP either on its own or in combination with other development. The allocations identify the nature conservation designations; however, to be effective **TAMM28** and **TAMM85** add further detailed advice about tall buildings, advising in the design guidelines that development should conserve and enhance the nature conservation value of these sites. Natural England (NE) raises no objection and endorses the policy approach.

North Tottenham Neighbourhood Area

93. This encompasses the North Tottenham growth area. The TAAP identifies 5 allocations within North Tottenham with the capacity for some 4,500 new homes, 7,000 sqm of employment floor space and 51,000 sqm of retail floor space. These include 3 major regeneration and development schemes - High Road West (NT5) and Northumberland Park (NT3 and NT4) which are focussed on delivering housing estate renewal and regeneration, and Tottenham Hotspur Football Club (THFC) stadium development (NT6 and NT7), a mixed use development with a focus on leisure. NT7 benefits from planning permissions for a comprehensive redevelopment scheme of a stadium, hotel, retail floor space, museum and housing, together with associated infrastructure and is underway. The TAAP is lacking in detail about the THFC development site and **TAMM6** and **TAMM66** add a paragraph to the explanatory text setting out the aims for the site and a list of the relevant planning permissions to make it effective.

94. The High Road West town centre is likely to be expanded, but because this depends on significant development coming forward on sites NT3, NT5 and NT7 the precise boundary is not yet known. The TAAP failed to make this clear and the town centre designation was too restrictive. To remedy this and make the policies more flexible modifications **TAMM51, TAMM52, TAMM53** and **TAMM61** add further information explaining that the quantum of retail floor space (50,000sqm) should be delivered between the 3 sites to provide a better and more functional townscape and town centre. Modifications **TAMM56, TAMM68 and TAMM69** add the words 'leisure' and 'retail' as allocated uses to reflect integration with NT7 and make the policy effective. Modification **TAMM62** rewords the site requirements for NT5 to ensure that viable uses are sought for heritage assets, some of which are deteriorating and on the 'at risk' register. This would be consistent with protection of the historic environment sought by the Framework.

95. Site NT5 requires a waste facility at the site to be re-provided, but during the examination it came to light that this facility had been provided elsewhere and **TAMM50** and **TAMM63** remove these words to make the policy effective. There are 2 consequential modifications to tables and figures in the TAAP which are necessary to ensure they are consistent with the text. These are modifications **TAMM3** and **TAMM4.** A consequential change will be necessary to the policies map without which the policy would not be effective.

Tottenham High Road Neighbourhood Area

96. This area encompasses the Seven Sisters and Tottenham High Road areas of change. The TAAP identifies 10 allocations within this area divided into 3 specific places, Seven Sisters, Tottenham Green and Bruce Grove. The allocations identify capacity for over 1,000 new homes, 10,000 sqm of employment floor space and 6,800 sqm of retail floor space. Site TG2 is allocated for a substantial community use. The allocations will strengthen the role of Bruce Grove as a shopping centre, enhance Tottenham Green as a focal point for cultural and civic activity and reinforce Seven Sisters and West Green Road's significance as a district shopping centre.

97. Policy SS1 indicates that amalgamation of small shop units will be resisted to preserve the small individual shops that characterise the Seven Sisters and West Green Road district centre. However, this is not a matter that can be controlled by planning and modification **TAMM36** removes the word 'unit' and replaces with 'shop fronts' which can be controlled and would be effective in helping to protect the character of the area. Modification **TAMM37** adds to site SS1 recognition and protection of heritage assets and their settings, so that the policy is consistent with advice in the Framework. Modification **TAMM45** adds a design guideline to site TG2 to ensure that the nature, form and function of the existing community uses and the site users are considered. This would recognise the value of the existing site to the community and make the policy effective.

98. Site TG3 is allocated as mixed use. However, in order for comprehensive development to take place modifications **TAMM46** and **TAMM47** seek a masterplan which addresses the opportunities of the whole site. Without this the policy would not provide a comprehensive approach as sought by AAP1 and AAP2. Similar to site NT5 in North Tottenham, there are listed buildings along Bruce Grove which are deteriorating. Modification **TAMM49** makes clear that repair and viable re-use should be part of development considerations for sites BG1 – BG4 (inclusive) to ensure that the policies are positively prepared and reflect national guidance on the protection of the historic environment.

99. Subject to the Main Modifications, the allocations will bring forward large scale regeneration of the area in key locations for growth in line with the aim of strategic policies to transform Tottenham and achieve sustainable growth.

Issue 7 - Are the detailed requirements for each of the development sites clear and justified?

100. *Groundwater source protection zone*. Seven sites are within a groundwater source protection zone as defined by the Environment Agency. Similar to the SADPD, the TAAP lacks site specific criteria on how development should address this. For the same reasons as the SADPD modifications **TAMM38, TAMM42, TAMM44, TAMM54, TAMM58, TAMM65** and **TAMM71** add a paragraph to the relevant TAAP sites to ensure that potential contamination is understood and that risk management/remediation is carried out.

101. *Decentralised energy.* Similar to the SADPD, the TAAP sets onerous development guidelines on a significant number of allocations. Modification

TAMM2 rewords the guidelines to encourage connection, but having regard to feasibility and viability for the same reasons as the SADPD modifications.

102. *Planning obligations.* Similar to the SADPD, criteria in a large proportion of the TAAP allocations unjustifiably require some or all of the following: financial contributions, compensation, cross subsidies and capped rents. Throughout the plans, modifications **TAMM1, TAMM17, TAMM34, TAMM43, TAMM77, TAMM96** and **TAMM99** reword the policies to ensure they comply with paragraph 204 of the Framework. For **TAMM34**, I have deleted the last line referring to employment training and related initiatives to make the policy more flexible.

103. *Flooding.* A flood risk assessment for the TAAP indicated that there would be no risk from the scale of development and its distribution. However, the detailed policies fail to identify sites where flooding needs to be considered as a site requirement or design guideline. Modifications to sites NT4, NT5, NT7, TH2, TH3, TH6, TH7, TH8, TH10 and TH13 (**TAMM55**, **TAMM57**, **TAMM60**, **TAMM64**, **TAMM67**, **TAMM70**, **TAMM74**, **TAMM75**, **TAMM79**, **TAMM81, TAMM82**, **TAMM87** and **TAMM100)** add this information, necessary to protect the environment and make the policies effective.

104. *LEARA*. The lack of clarity seen in the SADPD in the approach to LEARAs (addressed earlier in this report) is carried through in site criteria for TH6, TH9, TH11, TH12 and TH13 in the TAAP. The same modifications are made to ensure that the employment criteria are effective and that the plan is positively prepared. The relevant TAAP modifications **TAMM18, TAMM76, TAMM84, TAMM90, TAMM92, TAMM94, TAMM95, TAMM97**, and **TAMM98** are made for the same reasons as set out in SADPD section of this report and are not repeated here. Modification **TAMM91** adds to site TH11 that warehouse living takes place at the site and that mixed use development is expected, to ensure that the policy is effective.

105. The detailed policies are clear and reasonable. They would guide development, enabling the type and range sought by strategic policies whilst protecting the environment. Subject to the Main Modifications they meet the Council's overarching aim to deliver sustainable development.

Issue 8 - Is there a reasonable prospect that the allocations will be delivered during the SADPD and TAAP timeframe? Are the plans flexible enough to cope with changes in circumstances that may arise?

106. This issue covers both the SADPD and the TAAP.

107. *Delivery*. The plan process for both the SADPD and TAAP included an assessment against paragraph 47 of the Framework of whether sites put forward were deliverable and developable during the short, medium and long term. The allocated sites range in scale and it is possible that delivery may take place during and beyond the plan period. However, to assist with deliverability, mixed land use designations are proposed for many sites and this would enable as much flexibility as possible and encourage a range of desired development to come forward.

108. The IDP provides information on infrastructure needs within the borough having regard to the SP and ASP targets for the growth and this is set out in more detail in the ASP (modification MM5). Statutory undertakers have been consulted and no objections have been received. As a result, the allocations are based on a robust assessment of infrastructure requirements and their deliverability.

109. *Viability*. The viability studies for the plans indicate that the sites are viable having regard to the allocated uses, site requirements, development guidelines, and SP, ASP and DMDPD policies. Nevertheless, the flexible nature of many of the sites will give a number of options and they will come forward based on market needs with viability as a core consideration for proposed uses. This is to be considered in detail at the planning application stage and the GLA raise no concern with the approach. Based on the evidence, including the levels of recent development and progress in bringing forward planning permissions for some of the sites, delivery of the allocated sites over the plan period is likely to be achieved.

110. *Monitoring*. The ASP sets out how monitoring will take place linked to the sites allocated in the SADPD and the TAAP. Modifications are recommended to the ASP to ensure that action will be taken take if sites are not coming forward as sought by the plans. In addition, the SADPD contains trajectories and a list of all sites with indicative targets and **TAMM101** and **TAMM102** add similar details to the TAAP to ensure that the monitoring is effective. The Council produces an Annual Monitoring Report which sets out key indicators for the assessment of the principal components of the SP and ASP.

111. There is a reasonable prospect of the development identified by the plans being delivered within the plan period. Actions are identified to review the plan approach should there be a delay in development coming forward and, subject to Main Modifications, the plan is sound in this respect.

Section 3

Development Management Development Plan Document

112. Taking account of all the representations, the written evidence and the discussions that took place at the examination hearings I have identified two main issues upon which the soundness of the Plan depends. Under these headings my report deals with the main matters of soundness rather than responding to every point raised by representors.

Issue 1 - Are the policies aimed at positively promoting the strategic vision? Are they in general conformity with the London Plan and consistent with the Framework?

113. The development management policies are set out in a topic based chapters covering design and character, housing, environmental sustainability, transport and parking, employment and town centres, and community infrastructure, implementation and monitoring. The plan defines new policies to meet the SP vision (which conforms to the London Plan) and the range of

policies will positively promote these aims. Consistent with the Framework the overarching aim of the policies is to deliver sustainable development.

Issue 2 - Are the policies clear, justified and positively prepared? Will they be effective?

114. *Design and character*. This chapter contains 9 policies covering a range of elements of design and character, including quality, building heights, locally significant views and the historic environment. The policies are set in the context of delivering the scale and type of development sought by the SP and ASP. The policies inform and support the site requirements and design guidelines set out in the SADPD and TAAP. The purpose of all of these policies is to continue to protect and enhance the built and historic environment, as sought by the Framework.

115. The detailed wording of policies DM3 (public realm) seeking maintenance in perpetuity, and DM6 (building heights) requiring community benefit is too restrictive and the criteria would be difficult to meet. In a similar way to the design policies in the TAAP, policies DM2 (accessible environments), DM5 (locally significant views/vistas) and DM6 (building heights) require compliance with Council documents which have not been examined, such as Secured by Design, the Tall Buildings Supplementary Planning Document and the Borough Characterisation Study. This would be unreasonable and not positively prepared. Modifications **DMM4 - DMM13** (inclusive) remove onerous or restrictive criteria, replacing them with more positively worded text. 'Comply with' has been replaced with 'have regard to' supplementary planning and other design documents. The modifications would ensure that the policies are more flexible and positively framed.

116. Policy DM9 (management of the historic environment) is not consistent with paragraphs 133, 134 and 135 of the Framework on the balance that must be undertaken when harm arises, and uses other words such as 'sustains' rather than 'conserves' as set out in the Framework. Modifications **DMM15** and **DMM16** delete the inconsistent wording and replace with the correct terms to make the policy effective.

117. *Housing*. The DMDPD contains 9 policies which in accordance with the Framework, seek to manage housing supply, mix and type, design and quality and affordable housing. The aim of the policies is to deliver sustainable, inclusive and mixed communities. The policies are generally positively worded supporting proposals for new housing on appropriate sites.

118. Policy DM11 (housing mix), promotes a mix of housing to suit specific area needs. However, it contains a criterion for institutional investment which is not related to planning. Modification **DMM20** removes the text to make the policy effective. Modification **DMM23** recommends 'having regard to' supplementary documents rather than 'compliance' and is necessary to make the policy effective.

119. Policy DM13 (affordable housing) complies with the wording and aims of ASP policy SP2; however, its application to schemes that are artificially subdivided or additional units created through planning amendments is confusing, unclear on where it might apply and lacks any criteria to explain how it would

be implemented. Modifications **DMM25, DMM26, DMM27** and **DMM32** delete part of the policy and recommend a new section setting out development criteria and how development will be assessed to make the policy effective. To comply with the previously mentioned WMS on affordable housing thresholds, **DMM30** deletes the requirement for affordable housing for small sites (less than 10 units). Modification **DMM31** removes a reference to contributions which would not comply with paragraph 204 of the Framework relating to planning obligations.

120. Policy DM15 (specialist housing) is also in conflict with paragraph 204 of the Framework requiring affordable student accommodation. Modifications **DMM35** and **DMM37** remedy this by amending wording and adding viability as a consideration. Policy DM16 (residential conversion) contains restrictive criteria on housing mix contrary to policy DM11 which modifications **DMM39** and **DMM40** remove for consistency and effectiveness. Modification **DMM40** explains what is meant by 'family housing' in policy DM16 to ensure it is effective. Policy DM17 (houses in multiple occupation) does not explain what is meant by 'standards' and how they would be assessed. Modifications **DMM41, DMM42** and **DMM44** add the information to the policy and explanatory text to assist with implementation.

121. *Environmental Sustainability*. This chapter has 12 policies covering protection of the natural environment, open space, renewable energy and waste. Consistent with the Framework the policies aim to plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure.

122. SP policy SP13 protects open space from development. However, policy DM20 (open space and green grid) is worded in a restrictive way, could prevent sustainable development coming forward and it is not positively prepared. Therefore, modification **DMM45** deletes the restrictive text and replaces it with words supporting proposals that protect and enhance open space. Modification **DMM46** explains how areas deficient in open space will be assessed ensuring that the policy can be implemented effectively. Modifications **DMM47** and **DMM48** make the consequent changes to the explanatory text; however, I have removed the final clause from modification **DMM48** about brownfield land offering the potential to secure open space as this would not comply with the Framework which encourages reuse of brownfield land. If a brownfield site is of high environmental value the modified policy would not prevent this from being a material consideration.

123. Policy DM22 (decentralised energy) is drafted in a prescriptive and onerous way. To align with the London Plan policy 5.5 on decentralised energy and make the policy more flexible, modifications **DMM49**, **DMM50** and **DMM51** clarify that the expectations are subject to technical feasibility and financial viability. Without the modification the policy would not be positively prepared. Policy DM23 (environmental protection) and DM27 (protecting and improving groundwater quality and quantity) are worded negatively to refuse planning permission in certain circumstances relating to air quality, noise and water protection. Modifications **DMM52, DMM53, DMM54, DMM56** and **DMM57** change the wording to explain what measures should to be complied with to ensure there is no harm. This would clarify what is expected from a planning proposal and make the policy effective.

124. *Transport and parking.* This chapter contains 6 policies which cover sustainable transport and detail guidance for parking. All are positively prepared and, consistent with the Framework, aim to promote sustainable means of travel, safe and suitable site access and protection of local character.

125. *Employment and Town Centres*. The chapter has 11 policies of which 4 relate to employment seeking to maximise the use of employment land, encourage regeneration and protect existing uses where appropriate. The remaining 7 policies relate to town centres covering town centre development, maximising the use of town centre land and controlling particular types of uses. The overall aims of the policies to secure sustainable economic growth and ensure the vitality of town centres are consistent with the Framework. However, significant modifications (which I describe in the next two sub-sections) need to be made to some of the policies to enable development to come forward in line with strategic objectives.

126. *Employment*. The employment policies are restructured under the recommended modifications so that policies follow a logical sequence: policy DM37 addresses LSIS and Local Employment Areas, Employment Land (where land is protect for these uses); Policy DM38 covers LEARA where employment led, mixed use schemes are appropriate, and, policy DM40 covers non-designated employment land.

127. Policy DM37 is too restrictive for LSIS making no allowance for consideration of uses other than Class B1, B2 and B8 on these sites. **DMM60** adds a new section setting out reasonable criteria to assess where this may be acceptable, ensuring that the policy is positively prepared whilst ensuring that industrial sites are protected where appropriate.

128. Following on from modifications to ASP SP8 and policies in the SADPD and TAAP relating to LEARA, consequential modifications are necessary to policy DM38 (employment- led regeneration). Similar to those covered elsewhere in the report, modifications seek employment led development which will maximise the amount of employment floor space. Viability is to be assessed looking at the scheme as a whole. Other modifications take away onerous requirements such as the necessity to consider gypsy and traveller accommodation which could prevent sustainable development coming forward. Requirements that fail to comply with paragraph 204 of the Framework relating to planning obligations are removed or reworded. Other modifications replace 'cross subsidise' with a consideration about viability. The modifications make policy DM38 clearer and more flexible and ensure that the aims and objectives of the strategic employment policies (of which the approach to LEARA is a key part) are met through its implementation (modifications **DMM61 – DMM75** inclusive). Without these modifications policy DM39 would not be sound.

129. The modifications recommended for Policy DM41 include changing the policy title and aims of the policy to specifically address non-designated employment land and floor space. The modifications recommend complete remodelling of the policy to set out criteria against which development will be assessed. The policy supports mixed use schemes in accessible locations. Elsewhere it seeks to protect suitable and viable non-designated employment

land which the Council's evidence base shows are important for the local economy. The circumstances where loss of non-designated employment land are clarified and made less restrictive in the way they are framed, explaining how they will be assessed and the matters that developers need to consider. The necessity for contributions has been reworded to be more flexible to comply with paragraph 204 of the Framework (Modifications **DMM85 - DMM91** inclusive). Without these modifications policy DM40 would not be sound.

130. Policy DM39 (warehouse living) relates to a specific type of mixed use development seen in Haringey and the adjoining borough of Hackney. The policy has no clear explanation of the type and extent of development it would control. Modifications **DMM76, DMM77 DMM79, DMM80** and **DMM112** make the policy effective by defining it as a communal live-work arrangement that supports a range of creative industries and small and medium size enterprises. It has developed incrementally in specific areas of the borough (and in adjoining Hackney) over a period of time. It has a sui-generis use class and the policy is restricted in application to the areas identified in the SADPD and the TAAP which are already occupied in this way. However, the policy lacks detail in how it will be implemented. The SADPD and TAAP expect masterplans to cover the relevant site allocations and this is repeated in policy DM39 but modification **DMM78** adds a reference to specific site circumstances to make it more flexible. This would allow the complex circumstance of the existing sites to be taken into account. Modifications **DMM81, DMM82, DMM83** and **DMM111** add additional information in the explanatory text to make it consistent with the modified policy and the SADPD and TAAP allocations. Modification **DMM113** sets out criteria for the assessment of extensions to existing warehouse buildings. Without the modifications the policies would not be effective.

131. *Town Centres*. Policy DM41 (new town centre development) is not clear that the policy also applies to local centres and these words are added by modification **DMM92** to make the policy effective. Policy DM46 (betting shops) imposes a restriction (5%) on the total number of betting shops in a shopping centre; however, there is no satisfactory evidence to support the percentage sought which is a notional figure. Modifications **DMM94, DMM95, DMM97** and **DMM98** remove this requirement and make similar changes to the explanatory text. However, modification **DMM96** adds a new section to the policy to comply with the London Plan policy 4.8 (town Centres) which makes clear that the number of existing betting shops in a centre and their concentration are to be taken into account as they can have an effect on character and viability. Modification **DMM99** adds further explanation to the explanatory text on what the impacts are of overconcentration. The modifications would ensure that the policy is flexible and effective.

132. Policy DM47 is restrictive of hot food takeaways within 400m of boundaries of all primary and secondary schools. However, the background evidence shows that there is already significant hot food take-away provision in place in the borough and any reduction in children using a takeaway because of the restriction would be, at best, marginal. In addition figure 6.1 of the plan shows that most of the borough would be covered by the restriction

preventing any new hot food takeaways, even in areas where there is no issue with obesity. I acknowledge that there is considerable support for this policy (as well as objections); however, it would be significantly restrictive, contrary to the Framework's aim for town centres to provide choice and promote competitive town centre environments. Modification **DMM101** deletes the restriction to make the policy positively prepared.

133. Policy DM47 also seeks to restrict hot food takeaways as a percentage (5%) of the overall number of units. As with betting shops there is no satisfactory justification for the percentage and it is unjustified. Modification **DMM102** removes this criterion from the policy. In recognition of the effects hot food takeaways can have on town centres and in line with the London Plan text is added to the policy that overconcentration and clustering is taken into account. Modifications **DMM103** – **DMM106** (inclusive) make consequential changes to the explanatory text. Without the modifications the policy would not be sound.

134. *Community Infrastructure, Implementation and Monitoring.* There are 9 policies in this chapter covering planning obligations, community infrastructure, public houses, burial space, hotels, telecommunications and masterplanning. All are generally positively prepared and would promote social interaction and enhance the quality of life, consistent with the aims of the Framework. Policy DM48 (use of planning obligations) is not worded in a way that would be consistent with paragraph 204 of the Framework. Modification **DMM107** rewords the policy to comply with the Framework. Although part B is added to put forward a list of where obligations might be sought, broadly complying with criteria in other policies in the DMDPD (eg affordable housing) this modification is not necessary for soundness and I have removed it from the schedule.

135. Policy DM50 (public houses) lacks an explanation of how marketing will be assessed to establish long term vacancy. Modification **DMM108** adds this information to make the policy effective. Policy DM55 (regeneration /masterplanning) sets out advice for sites where comprehensive development is sought particularly those sites in the SADPD and the TAAP where a masterplan is a site requirement. In order not to be too restrictive modification **DMM110** sets out how an application would be considered in circumstances where it comes forward before a masterplan is prepared.

136. Subject to the MMs I recommend, the policies are clear, justified and positively prepared. They are effective and enable development to come forward that will meet the aim of the Framework to achieve sustainable development.

Other Matters

137. The following modifications, which were included in the Council's Schedules of Modifications for each plan, are not included in the appendices of recommended MMs which accompany this report: MM1, SAMMs 19, 21, 31, 32, 33, 34, 55, 56, 57, 63, 66, 69, 70, 71, 86, 94, 95, 96, 97, 100, 103, 107, 109, 116, 118, 120, 123 124, 126, 127, 128. TAMMs 8, 11, 16, 29, 31, 32, 33, 39, 40, 48, 59, 72, 78, 80, 83, 86, 88 and 93. DMMs 1, 2, 3, 17, 18, 19,

21, 22, 24, 29, 33, 34, 36, 38, 42, 43, 55, 58, 59, 84, 93, 107, and 109. This is because they do not materially affect the plans' policies or, in some cases, they repeat other MMs. It is for the Council to decide whether to take them forward as additional modifications to the plans.

Assessment of Legal Compliance

138. My examination of the compliance of the Plans with the legal requirements is summarised in the table below. I conclude that the Plans meet them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The ASP, SADPD, TAAP and the DMDPD have been prepared in accordance with the Council's LDS April 2016.
Statement of Community Involvement (SCI) and relevant regulations	The SCI was adopted in February 2011. Consultation on the four plans and their MMs has complied with its requirements.
Sustainability Appraisal (SA)	SA has been carried out for each plan and its modifications and is adequate.
Habitats Regulations Assessment (HRA)	The Habitats Regulations Appropriate Assessment Screening Report November 2015 (repeated for the modifications in December 2016) sets out why Appropriate Assessments are not necessary for the Plans. Natural England supports this.
National Policy	The ASP, SADPD, TAAP, and DMDPD comply with national policy except where indicated and MMs are recommended.
2004 Act (as amended) and 2012 Regulations.	The ASP, SADPD, TAAP and DMDPD comply with the Act and the Regulations.

Overall Conclusion and Recommendation

139. The Plans have a number of deficiencies in respect of soundness for the reasons set out above, which mean that I recommend non-adoption of them as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

140. The Council has requested that I recommend MMs to make the Plans sound and capable of adoption. I conclude that with the recommended main modifications set out in the Appendices the ASP, SADPD, TAAP and DMDPD satisfy the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Christine Thorby Inspector

This report is accompanied by four Appendices containing the Main Modifications.

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APPENDIX A

Schedule of Modifications to the Alterations to the Strategic Policies

KEY TO MODIFICATIONS

Text proposed to be inserted in bold blue underlined or blue double underlined

Text now proposed to be deleted ~~blue strikethrough~~ or ~~bold blue strikethrough underlined~~

Alterations to Strategic Policies Main Modifications		
Modification Reference	**Policy / Para / Page**	**Description of Change**
MM1.		*Where appropriate, include a cross reference to the Proposals Map where policies in the Strategic Policies DPD refer to designations that are shown on the Proposals*
MM2.	Alt 27 – Section 1.5 Objective 2	*Amend Alt 27 to read:* To provide homes to meet Haringey's housing needs **and strategic housing requirement of a minimum 19,800 net new homes over the plan period to 2026** ~~to deliver the housing target of 820 units per annum~~, in terms of affordability, quality and diversity and to help create mixed communities.
MM3.	Alt 28 – Paragraph 2.1.2	*Amend the paragraph to read as follows:* The Borough has capacity to deliver approximately ~~13,000~~ ~~**22,000**~~ **24,000** homes between 2011 and 2026, as set out in the Housing Trajectory (see Appendix 2)
MM4.	Alt30 – Policy SP1	*Amend the second sentence of the Policy to read as follows:* The Council will maximise the supply of additional housing to meet and exceed **its minimum strategic housing requirement of 19,802 homes over the plan period** ~~6,200 homes~~ from 2011-~~2021~~ **2026** ~~(820 per annum)~~.
MM5.	Paragraph 3.1.5	*Following paragraph 3.1.5 insert a new paragraph to read as follows:*

		The social and physical infrastructure required to support the development and growth planned for through the Haringey Local Plan is set out in the Council's Infrastructure Delivery Plan (IDP). The IDP is intended to be a 'live' document that will be subject to regular updating to take account of changes to funding streams, service plans or delivery programmes, and will be used by the Council to inform its own capital programme, ongoing discussions with service providers, and to support funding bids.
MM6.	Paragraph 3.1.9	*Amend the paragraph to read :* **The Site Allocations DPD and the Tottenham Area Action Plan give effect to the spatial strategy by identifying and allocating development sites with capacity to accommodate 8,560 and 11,850 net new homes respectively. Along with small sites (i.e. developments of less than 10 units) contributing circa 3,593 homes, this provides a borough-wide capacity of circa 24,000 net new homes from 2011 to 2026.** The following housing figures are indicative ~~**ranges in these**~~ **by plan and, therein, by** broad areas over the plan period.
MM7.	Alt31 – new Figure 3.1	*Amend the proposed new Figure 3.1 (as shown at the end of this schedule) to amend the boundary of the Seven Sisters Areas of Change to capture development within St Ann's and Harringay Wards*
MM8.	Alt32 – Table 3.1	*Further amend Table 3.1(as shown at the end of this schedule) to update the indicative housing figures to reflect those in the Site Allocations DPD and the Tottenham Area Action Plan.*
MM9.	Paragraph 3.1.35	*Amend the third bullet point of paragraph 3.1.35 to read:* Provision of appropriate retail and leisure uses **to deliver a premier leisure destination in London*;***
MM10.	Alt45 – Paragraph 3.2.1	*Amend the fifth bullet point of the paragraph to read as follows:* **The need to ~~regenerate~~ undertake strategic improvement or renewal of existing ~~social~~ ~~council~~ housing estates; and**
MM11.	Alt51 – Section 3.2. Policy SP2	*Amend the first sentence of the Policy to read as follows:* The Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the **minimum** target of ~~8,200 homes from 2011-21 (820 units per annum)~~ **19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum from 2015-2026)**.
MM12.	Section 3.2 Policy SP2 (4)	*Amend Policy SP2(4) as follows:* ~~**Is built to 100% Lifetime Homes Standards with a minimum of**~~ **90% of new housing meets Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and** 10% **meeting Building Regulations requirement M4(3) 'wheelchair user dwelling', ensuring they are designed to be** wheelchair accessible ~~**housing**~~ or easily adaptable for

		wheelchair users ~~with an aspiration for 20%~~. Units should range in size to accommodate various living needs including growing families and live-in carers.
MM13.	Alt51 – Section 3.2 Policy SP2	*Delete Policy SP2(7) in its entirety:* ~~Schemes below the 10 unit threshold will be required to provide 20% affordable housing on site, based on habitatable rooms, or provide financial contributions towards affordable housing provision;~~
MM14.	Policy SP2	*Insert a new Policy to the end of Policy SP2 to read:* **Plan-Monitor-Manage** **Haringey's Local Plan is based on research and evidence available when the document was prepared. However, the Council recognises that circumstances can change, and that the Plan needs to remain flexible and responsive over the plan period. In accordance with the plan-monitor-manage process, in the event that monitoring reveals a risk to either housing delivery or the realisation of the spatial strategy, the Council will assess the reasons for any variance and will consider appropriate interventions, which may include the release of further land for alternative uses, policy revisions or a re-assessment of the planning requirements applicable to specific forms of development.** **Such interventions/contingencies will be considered and brought forward by the Council on a strategic planning basis and should not be determined by individual sites/proposals.** **Alongside the monitoring of housing delivery, the Council will keep its Infrastructure Delivery Plan, which is intended to be a 'live' document, updated to ensure infrastructure delivery matches growth.**
MM15.	Paragraphs 3.2.13 – 3.2.17	*Delete paragraphs 3.2.13 to 3.2.17 in their entirety and replace with the following:* **The Council considers that all new dwellings should be accessible to most people, and therefore suitable to a wide range of potential occupants. The Council also recognises that Haringey's population is projected to increase in age over the next 10 years, with the 65+ population increasing to 26,923 by 2021 (a 19.7% increase since 2011), and nearing 10% of the total borough population. This trend is projected to continue, and the ability to adapt dwellings will ensure individuals with reduced mobility and, in particular, those requiring the use of a wheelchair, can remain in their home and independent longer.**
MM16.	Alt64 – Following paragraph	*Amend the subheading to read:* **Strategic Improvement or Renewal of Haringey's Housing Estates** ~~**Regeneration**~~ ~~**Renewal**~~

	3.2.29	
MM17.	Alt64 – Following paragraph 3.2.29	*Add a further paragraph, following the second paragraph, to read as follows:* **"The consideration of potential redevelopment options, for individual renewal estates, should have regard to the potential heritage interest of the estate and to existing social and community facilities that support the existing community".**
MM18.	Alt64 – Following paragraph 3.2.29	*Amend the third paragraph of Alt 64 to read as follows:* **Where the Council undertakes estate renewal, it will seek to reprovide ~~the same amount of~~ social rented housing (as defined in the glossary) with new social rented housing on an equivalent floorspace basis. This is because redevelopment of the existing social housing stock offers the opportunity to tailor the social housing to be re-provided to better meet changing housing needs of existing residents, including the acute need for more family sized social housing as set out in the Housing Strategy. Where strategic improvements or estate renewal propose an overall uplift in housing numbers on site, the affordable housing policies of the Local Plan will apply and will take into account the replacement of social rented housing, the 40% borough-wide affordable housing floorspace target, and development viability in seeking the maximum reasonable provision.**
MM19.	Alt71 – Policy SP8	*Amend the beginning of Policy SP8 to read:* The Council will secure a strong economy in Haringey and protect the Borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, ~~and~~ Local Employment Areas **and other non-designated employment sites.** **The forecast demand is for an additional 23,800 m2 of B Class floorspace up to 2026.** **This forecast demand is to be meet through:** • **The reconfiguration and re-use of surplus employment designated land in B2 and B8 Use Classes;** • **The intensification of the use of existing employment sites (where possible);** • **The provision of B1a/b floorspace as part of mixed-use development on suitable sites, including town centre sites; and** • **The protection of existing viable B Class Uses on designated and non-designated sites.** **~~The~~ In addition the** Council will **also**:

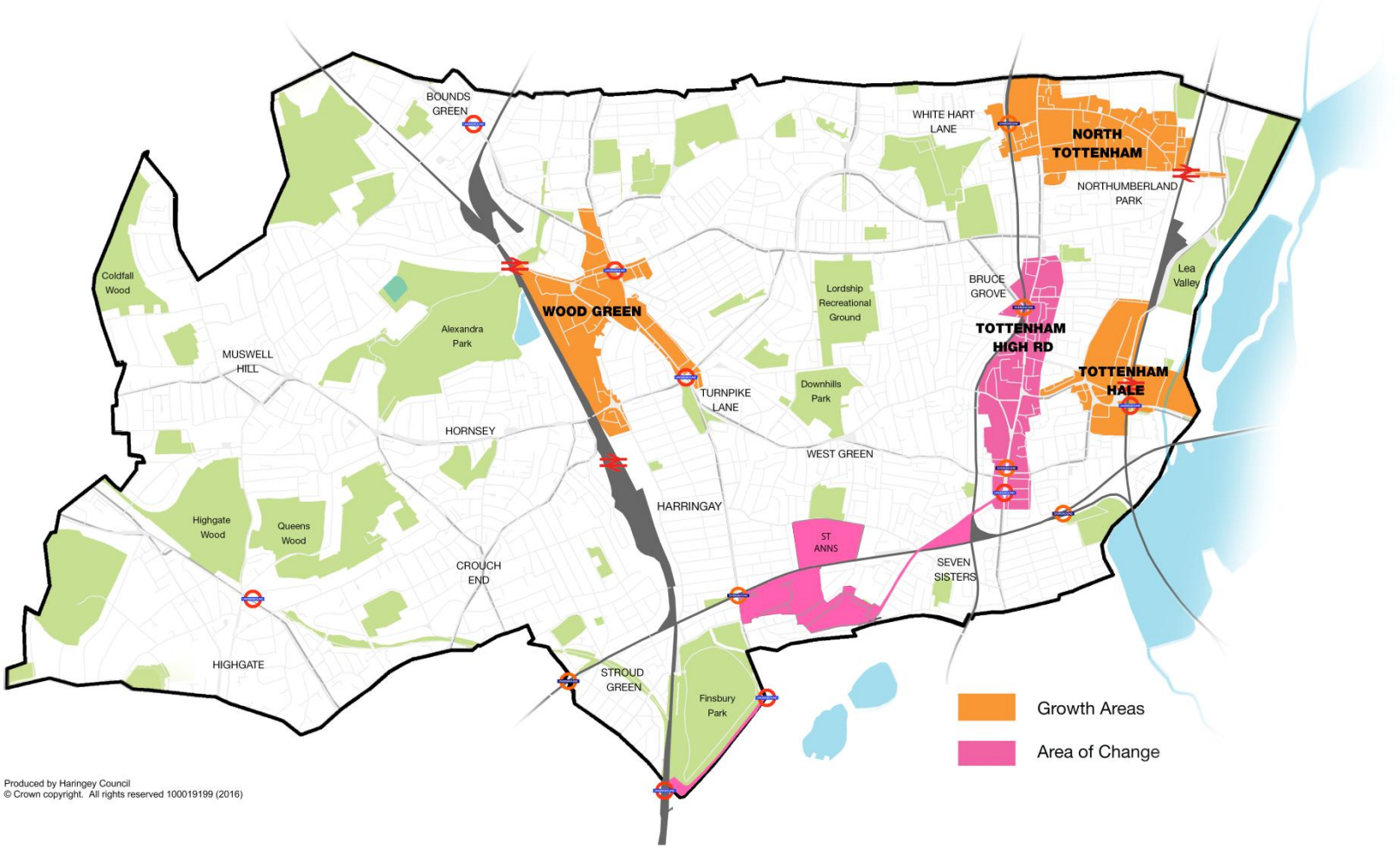
		~~Protect B uses (under the Use Classes Order) including light industry, logistics, warehousing and storage facilities to meet the forecast demand~~ **~~for an additional~~** ~~of 137,000m2~~ **~~32,000 m2~~** **~~of employment floorspace up to 2026~~** **~~2031~~**;
MM20.	Policy SP8	*Amend Policy SP8: Strategic Industrial Locations, to read as follows:* • **~~Tottenham Hale (Part SIL/RA); and~~** • **Millmead and Ashley Road (Part SIL/RA); and** Part of Central Leeside **(Brantwood, North East Tottenham & Marsh Lane estates).**
MM21.	Paragraph 5.1.6	*Insert the following sentence at the end of paragraph 5.1.6:* **New development offers the opportunity to:- improve the quality of the existing employment floorspace; make more efficient employment use of the Borough's employment land; and to ensure new floorspace is better tailored to meeting London's and Haringey's changing economic needs.**
MM22.	Paragraph 5.1.21	*Amend the paragraph to read as follows:* Manufacturing employment in Haringey continues to decline. Indeed, this decline is more pronounced in Haringey than in London or Great Britain. Haringey's Employment Land Study **~~2009~~** **2014** reflects this change in employment base by predicting a need for a total floorspace requirement of approximately **~~137,000~~** **23,800**m^2 for the period 2006 – 2026. This includes a net reduction in demand for industrial **and warehouse** floorspace **~~as well as a modest net increase in logistics, warehousing and storage facilities~~**. The majority of demand is predicted to be for B1 floorspace including light industrial. Much of this **demand is to be met through the reconfiguration of redundant existing industrial and warehouse floorspace and through mixed-use development within LEA – Regeneration Areas and town centre sites, particularly ~~could be provided~~** in Wood Green Metropolitan Town Centre and the District Town Centres. **The trajectory identifying the locations and phasing to deliver the additional employment floorspace needed is set out at Appendix 2b, and will assist in monitoring delivery over the plan period. Given the uncertainty around the long-term demand for employment floorspace, the Council undertakes to update the Employment Land Review every five years or within a shorter period should monitoring indicate a review is necessary. ~~This is supported in a working paper (39) produced by the GLA, which states that employment in all sectors is either flat or has shown moderate growth.~~**
MM23.	Alt 110 – Section 5.1 Policy SP8	*Amend Policy SP8 as follows:* - **~~Friern Barnet Sewage Works~~ Pinkham Way** **- Tottenham Hale (Part ~~SIL/~~RA), N17**

MM24.	Appendix 2 Housing Trajectory	*Insert the detailed Housing Trajectory Table (as shown at the end of this schedule) into Appendix 2 and update the Housing Trajectory graph to reflect the current housing figures from the Housing Trajectory Table.* ***Further amend the Table in Appendix 2 to show a combined indicative housing figure for the Warehouse District sites***
MM25.	Appendix 2	*Insert, following the Housing Trajectory, the Employment Floorspace Trajectory (as shown at the end of this schedule)*
MM26.	Paragraph 9.3.1	*Insert the following before the last sentence:* **Where monitoring indicates that a strategic objective, elements of the spatial strategy, or specific plan targets are not being delivered, the Council will assess the reasons for any departure and may consider, as appropriate, one or more of the following interventions:** • **Produce Supplementary Planning Documents to assist in policy interpretation and implementation;** • **Allocating further land for a specific use or uses;** • **Releasing land for alternative uses;** • **Altering boundaries, frontages or designations;** • **Revising the policies of the plan; or** **Re-assessing the planning requirements applicable to specific forms of development.**
MM27.	Appendix 3 – Table SP2 Indicators	*Amend the indicator COI H1 to read as follows:* COI H1 Plan period and housing targets **and distribution** a) **completions against indicative housing figures and phases in Table 3.1** b) five year housing **land supply** ~~**trajectory b) 15 year**~~ **c)updated** housing trajectory **against cumulative strategic housing requirement**
MM28.	Appendix 3 – Table SP2 Target and Indicators	*Insert a new target and indicator into the monitoring schedule for Strategic Policy 2: Housing, as follows* **i. Delivery of specialist housing, including student accommodation, in accordance with the priorities and indicative targets of the London Plan and Haringey's Housing Strategy.** **LOI 3a Number of additional supported housing units for a) older persons b) people with learning disabilities c) people with mental health problems for the reporting year and since 2011.** **LOI 3b Number of additional student accommodation units for the reporting year and since 2011.**

MM29.	Appendix 3 – Table SP8 Indicators	*Amend indicator COI BD1 to read as follows:* COI BD1 Total amount of additional employment floorspace for B1 (a), (b), (c), B2 and B8 uses **against the phasing within the employment trajectory set out at Appendix 2b~~; by employment land hierarchy~~**.
MM30.	Glossary	*Amend the definition of social rented housing within the Glossary to read:* **Social rented housing**: Rented housing owned and managed by local authorities or **private registered** providers **~~social landlords~~. A key function of** social housing **is to provide** accommodation **that is affordable to people on low incomes. Guideline target rents are determined through the national** rent **regime.** **~~or be provided by other bodies under equivalent rental agreements~~**
MM31.	Paragraph 3.2.6	**At the time of the examination the Council could demonstrate a 5.3 year housing land supply, taking into account the shortfall and applying a 5% buffer.**

Amend new Figure 3.1 to show the amended boundary of the Seven Sisters Area of Change as follows:

Figure 3.1: Growth Areas and Areas of Change



Amended Table 3.1 to read as follows:

Table 3.1: Broad distribution of new housing

Development Plan Document		Location & minimum total number of dwellings	0-5 years (2011/12 - 2015/16)	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Site Allocations DPD		~~Haringey Heartlands~~ **~~2,145~~** ~~units~~	~~300~~ **~~75~~**	~~1050~~ **~~1,080~~**	~~80~~ **~~990~~**
		Wood Green ~~Metropolitan Town Centre~~ ~~290~~ **~~2,450~~** **4,610** units	~~0~~ **~~175~~** **185**	~~92~~ **~~70~~** **920**	~~198~~ **~~2,205~~** **3,505**
		Areas of Limited Change **~~4,260~~** **5,940 units**	**~~525~~** **1,285**	**~~1,890~~** **2,825**	**~~1,845~~** **1,830**
	Tottenham Area Action Plan	Seven Sisters Corridor (south) ~~767~~ **~~1,730~~**~~2,020~~ units	~~527~~ **~~210~~** **25**	~~240~~ **~~1,120~~** **1,200**	~~Xx~~ **~~490~~** **795**
		Tottenham Hale ~~3410~~ **~~5,080~~**~~5,665~~ units	~~1710~~ **~~1,885~~** **2,230**	~~1600~~ **~~2,385~~** **1,975**	~~100~~ **~~810~~** **1,460**
		North Tottenham ~~Northumberland Park, Tottenham High Road and Seven Sister Corridor (north)~~ ~~410~~ **~~3,850~~** **4,695** units	~~50~~ **~~85~~** **275**	~~285~~ **~~885~~** **920**	~~75~~ **~~2,880~~** **3,500**
		Tottenham High Road Corridor Bruce Grove **~~525~~** **1,080 units**	**~~270~~** **570**	**~~255~~** **380**	**~~0~~** **130**
		24,010	**4,570**	**8,220**	**11,220**

Insert the following Housing Trajectory Table into Appendix 2:

Table 3.1 Housing Trajectory Table

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
HARINGEY HEARTLANDS / WOOD GREEN GROWTH AREA (4,595 units)					
Completions (including notable schemes)					
Lymington Avenue N22 6JB (HGY/2012/0770)	Delivered	65	65		
25 Watson Rd (HGY/2008/0152)	Delivered	60	60		
Small sites	Delivered	60	60		
Sites with Planning Permission					
Clarendon Square (SA22) (HGY/2009/0503)	Not started	1,080		280	800
North of Hornsey Rail Depot (SA17) (HGY/2016/1573)	Not started	174		174	
Small sites	Under construction	2		2	
Small sites	Not started	7		7	
Site Allocations					
LBH Civic Centre (SA5)		108			108
Green Ridings House (SA6)		106			106
Wood Green Bus Garage (SA7)		310			310
Station Road Offices (SA8)		241			241
Mecca Bingo (SA9)		191			191
Morrison's Wood Green (SA10)		239			239
Wood Green Library (SA11)		358			358
Bury Road Car Park (SA13)		99			99
16-54 Wood Green High Road		334			334

(SA14)					
L/b Westbury & Whymark Avenue (SA15)		95			95
Turnpike Lane Triangle (SA16)		48			48
Wood Green Cultural Centre (North) (SA18)		89			89
Wood Green Cultural Centre (South) (SA19)	Pre-app	355		355	
Wood Green Cultural Centre (East) (SA20)		124			124
Clarendon Gateway (SA21)	Pre-app (Part)	195		100	95
Clarendon Road South (SA23)		154			154
NW of Clarendon Square (SA24)		29			29
Land Adjacent to Coronation Sidings (SA25)		87			87
HARINGEY HEARTLANDS / WOOD GREEN GROWTH AREA TOTALS		4,610	185	918	3,507
TOTTENHAM HALE GROWTH AREA (5,080 units)					
Completions (including notable schemes)					
Hale Village & Village Tower (HGY/2006/1177), (HGY/2012/2210) & (HGY/2014/1608)	Partially Delivered	2,423	2,170	253	
1-13 Herbert Rd	Delivered	11	11		
Stainby Rd (HGY/2010/2025)	Delivered	22	22		
193-197 Broad Lane (HGY/2010/1428)	Delivered	29	29		
Small sites	Delivered	0			

Sites with Planning Permission					
Small sites	Under construction	0		0	
Small sites	Not started	0		0	
Site Allocations					
Station Interchange (TH2)		138		138	
Tottenham Hale Retail Park (TH3)		992			992
Station Square West (TH4)	Part Pre-app	297		297	
Station Square North (TH5)	Part Pre-app	213		213	
Ashley Road South (TH6)	Part pre-app	444		222	222
Ashley Road North (TH7)	Pre-app	147		147	
Hale Wharf (TH9)	Pre-app	405		405	
Welbourne Centre & Monument Way (TH10)	Part pre-app	298		298	
Fountayne Rd (TH11)		113			113
Herbert Rd (TH12)		66			66
Constable Crescent (TH13)		66			66
TOTTENHAM HALE GROWTH AREA TOTALS		5,664	2,232	1,973	1,459
NORTH TOTTENHAM GROWTH AREA (3,850 units)					
Completions (including notable schemes)					
Former Cannon Rubber Factory, 881 High Road N15 4RS (HGY/2012/2128)	Delivered	222	222		
Park Tavern pub (HGY/2008/2220)	Delivered	34	34		
Small sites	Delivered	18	18		
Sites with Planning Permission					
700-702 Tottenham High Rd (HGY/2009/1122)		14		14	
Tottenham Hotspur Stadium	Not started	585		585	

(HGY/2015/3000)					
Pretoria Road (HGY/2014/1080)	Under Construction	52		52	
72-72a Willoughby Lane (HGY/2014/3430)		15		15	
Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval		40		40	
Small sites	Under construction	2		2	
Small sites	Not started	11		11	
Site Allocations					
Northumberland Park North (NT3)		472			472
Northumberland Park Estate Renewal (NT4)		1,929			1,929
High Road West (NT5)		1,200		200	1,000
North of White Hart Lane (NT6)		100		0	100
NORTH TOTTENHAM GROWTH AREA TOTALS		4,694	274	919	3,501
SEVEN SISTERS CORRIDOR AREA OF CHANGE (1,730 units)					
Completions (including notable schemes)					
Florentia Court, Vale Road (HGY/2014/2100)	Delivered	12	12		
Small sites	Delivered	14	14		
Sites with Planning Permission					
St Ann's Hospital (SA28) (HGY/2014/1691)		456		456	
St Ann’s Police Station (HGY/2015/3729)		28		28	
Ward's Corner		163		163	

(HGY/2012/0915) (SS3)					
Apex House (SS6) (HGY/2015/2915)		163		163	
Small sites	Under construction	0		0	
Small sites	Not started	1		1	
Site Allocations					
Gourley Triangle (SS4)		191			191
Arena Retail Park (SA29)		539			539
Arena Design Centre (SA30)					
Crusader Industrial Estate (SA31)					
Omega Works (SA32)					
Vale/Eade Roads (SA33)					
Overbury & Eade Roads (SA34)					
L/b Seven Sisters Road & Tewkesbury Road (SA35)		386		386	
		63			63
SEVEN SISTERS CORRIDOR AREA OF CHANGE TOTALS		2,016	26	1,197	793
TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE (525 units)					
Completions (including notable schemes)					
Lawrence Rd Phase 1 (HGY/2012/1983)	Majority Delivered	264	264		
97-99 Phillip Lane (HGY/2008/1738)	Delivered	10	10		
658-660 Tottenham High Rd (HGY/2007/2245)	Delivered	27	27		
596-606 Tottenham High Rd (HGY/2010/0201)	Delivered	36	36		
R/o Tottenham Town Hall	Delivered	109	109		
Protheroe House	Delivered	50	50		

(2013/2465)					
530-536 High Road N17 9SX (HGY/2013/0745)	Delivered	13	13		
Small sites	Delivered	59	59		
Sites with Planning Permission					
638 High Road N17 0AA (HGY/2012/0427)		26		26	
Land rear of 318-320 High Rd (HGY/2013/1985) (SS1)		18		18	
Saltram Close Housing Estate Site C Saltram Close N15 (HGY/2005/1257C)		15		15	
5 Bruce Grove (HGY/2014/1041)		13		13	
7 Bruce Grove N17 6RA (HGY/2012/0563)		13		13	
2 Chestnut Rd (HGY/2013/0155)		64		64	
Small sites	Under construction	9		9	
Small sites	Not started	2		2	
Site Allocations					
Lawrence Rd Phase 2 (SS2)	Pre-app	178		178	
Tottenham Police Station & Reynardson Court (TG3)		30		30	
Tottenham Chances & Nicholson Court (TG2)		34			34
Bruce Grove Station (BG2)		11		11	
Bruce Grove Snooker Hall & Banqueting Suite (BG3)		49			49
Tottenham Delivery Office (BG4)		49			49

TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE TOTALS		1,079	568	379	132
AREAS OF LIMITED CHANGE (4,260 units)					
Completions (including notable schemes)					
52 Bounds Green (HGY/2014/0278) Cert Lawful & (HGY/2014/1561)	Delivered	17	17		
Roden Court (HGY/2007/2509)	Delivered	38	38		
308 West Green Rd (HGY/2008/0092)	Delivered	43	43		
Gilson Place (HGY/2011/1833)	Delivered	39	39		
18 Belmont Road (HGY/2014/1495) Cert Lawful	Delivered	12	12		
673 Lordship Lane (HGY/2011/1597)	Delivered	16	16		
R/o 34-52 Gt. Cambridge Rd	Delivered	13	13		
Former Hornsey Central Hospital (HGY/2009/0219)	Delivered	56	56		
Small sites	Delivered	1,052	1,052		
Sites with Planning Permission					
Hornsey Depot (SA46) (HGY/2013/2019)	Under construction	438		438	
Highgate Magistrates Court (SA45) (HGY/2014/2464)	Under construction	82		82	
Hornsey Town Hall (SA48) (HGY/2010/0500)		123		123	
St Luke's Hospital (SA50) (HGY/2013/2379)	Under construction	156		156	

56 Muswell Hill (HGY/2013/2069)	Under construction	28		28	
30 Muswell Hill N10 3TA (HGY/2013/1846)	Under construction	12		12	
77 Muswell Hill (HGY/2013/1212)		27		27	
586 - 588 Green Lanes (HGY/2013/1868) Prior Approval		18		18	
14a Willoughby Road (HGY/2014/2271)		25		25	
Furnival House, 50 Cholmeley Park N6 5EW (HGY/2010/1175)		15		15	
159 Tottenham Lane (HGY/2014/0484)	Under construction	18		18	
Pembroke Works, Hornsey (SAX) (HGY/2012/1190)		42		42	
191-201 Archway Rd (HGY/2015/2517)		25		25	
Beacon Lodge (HGY/2015/1820)		15		15	
Raglan Hall Hotel (HGY/2105/3730)		18		18	
500 White Hart Lane (HGY/2016/0828)		144		144	
Small sites	Under construction	136		136	
Small sites	Not started	265		265	
Site Allocations					
Hawes & Curtis (SA26)	Pre-app	73		73	
Wightman Road (SA27)		48			48

Finsbury Park Bowling Alley (SA36)		71			71
18-20 Stoud Green Road (SA37)		63			63
460-470 Archway Road (SA38)		72			72
Gonnermann Antiques (SA39)		37		37	
Highgate Bowl (SA42)		31			31
Summersby Road (SA43)		45			45
Hillcrest (SA44)		34			34
Cross Lane (SA47)	Pre-app	40			40
Park Road & Lynton Rd (SA49)		41			41
Cranwood Care Home (SA51)	Pre-app	35		35	
Coppets Wood Hospital (SA55)	Pre-app	21		21	
Park Grove & Durnsford Road (SA56)		160		160	
Red House, West Green Rd (SA58)	Pre-app	28		28	
Haringey Professional Development Centre (SA59)		49		49	
Keston Centre (SA60)	Pre-app	70		70	
Barber Wilson (SA61)		66			66
The Roundway (SA64)		56			56
Leabank and Lemsford Close (SA65)		65			65

Small Sites SHLAA[1]		N/A	N/A	765	1,200
AREAS OF LIMITED CHANGE TOTALS		5,943	1,286	2,825	1,832
TOTALS		24,006	4,571	8,211	11,224

[1] Small site development can take place anywhere within the borough and comprises developments including changes of use and conversions (i.e. development below 0.25ha in site area) in accordance with the Pan- London SHLAA, as well as prior approvals and certificates of lawful use. Over the first 5 years of the plan, small site completions have averaged 240 net units per annum across the borough (1,203 units total).

Insert the following in Appendix 2:

In accordance with Policy SP8, a net increase of 23,800m2 of B Class employment floorspace is required up to 2026. In addition to supporting proposals that intensify the use of existing employment sites, the Local Plan identifies a number of locations where employment-led, mixed use redevelopment is promoted to secure the renewal or reconfiguration of existing floorspace to provide higher quality modern employment floorspace better tailored to meeting local needs. These sites are set out in the Table below. An indicative employment floorspace capacity for each site is also shown; however it is recognised that these figures are indicative and are gross floorspace. The actual amount of floorspace (gross and net) will depend on the floorspace to be retained and reconfigured, the achievement of the maximum employment floorspace on existing employment sites having regard to the proposed overall mix, site layout and constraints, and viability.

Table 3.2: Employment Trajectory

Development Plan Document	Site Allocation Reference	Site Allocation Address	Indicative Employment Floorspace	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Site Allocations DPD	SA5	LBH Civic Centre	2,156m^2		2,156m^2
	SA6	Green Ridings House	1,855m^2		1,855m^2
	SA8	Station Road Offices	4,823m^2		4,823m^2
	SA17	North of Hornsey Rail Depot	980m^2	980m^2	
	SA18	Wood Green Cultural Quarter (north)	3,061m^2		3,061m^2
	SA19	Wood Green Cultural Quarter (south)	12,243m^2	12,243m^2	
	SA20	Wood Green Cultural Quarter (east)	4,285m^2		4,285m^2
	SA21	Clarendon Square Gateway	6,734m^2	3,367m^2	3,367m^2
	SA22	Clarendon Square	700m^2	350m^2	350m^2
	SA23	Clarendon Road South	5,390m^2		5,390m^2
	SA24	NW of Clarendon Square	1,005m^2		1,005m^2
	SA25	Land Adjacent to Coronation Sidings	3,015m^2		3,015m^2
	SA27	Wightman Road	840m^2		840m^2
	SA29	Arena Retail Park	5,390m^2		5,390m^2
	SA30	Arena Design Centre	1,386m^2	1,386m^2	
	SA31	Crusader Industrial Estate	2,218m^2	2,218m^2	
	SA32	Omega Works	1,386m^2	1,386m^2	
	SA33	Vale/Eade Road	3,465m^2	3,465m^2	

	SA34	Overbury & Eade Roads	4,851m^2	4,851m^2	
	SA35	L/b Seven Sisters & Tewkesbury Roads	490m^2		490m^2
	SA38	460-470 Archway Road	1,260m^2		1,260m^2
	SA42	Highgate Bowl	616m^2		616m^2
	SA43	Summersby Road	784m^2		784m^2
	SA47	Cross Lane	1,386m^2		1,386m^2
	SA49	Lynton & Park Road	718m^2		718m^2
	SA58	Red House	332m^2	332m^2	
	SA64	The Roundway	1,940m^2		1,940m^2
		Sub-total	73,309m^2	30,578m^2	42,731m^2
Tottenham Area Action Plan	SS2	Lawrence Road	1,390m^2	1,390m^2	
	SS4	Gourley Triangle	6,570m^2		6,570m^2
	TG3	Tottenham Police Station and Reynardson Court	1,230m^2	1,230m^2	
	BG2	Bruce Grove Station	100m^2	100m^2	
	BG4	Tottenham Delivery Office	370m^2		370m^2
	NT3	Northumberland Park North	340m^2		340m^2
	NT4	Northumberland Park Estate Renewal	1,550m^2		1,550m^2
	NT5	High Road West	4,350m^2	2,175m^2	2,175m^2
	NT7	Tottenham Hotspur Stadium	730m^2	730m^2	
	TH3	Tottenham Hale Retail Park	13,900m^2		13,900m^2
	TH5	Station Square North	7,350m^2	7,350m^2	
	TH6	Ashley Road South Employment Area	15,300m^2	7,650m^2	7,650m^2
	TH8	Hale Village	4,000m^2	4,000m^2	
	TH9	Hale Wharf	3,200m^2	3,200m^2	
	TH11	Fountayne Road	3,900m^2		3,900m^2
	TH12	Herbert Road	2,300m^2		2,300m^2
	TH13	Constable Crescent	2,300m^2		2,300m^2
		Sub-total	68,880m^2	27,825m^2	41,055m^2
		TOTAL	142,189m^2	58,403m^2	83,786m^2

Insert the following in Appendix 2:

Policy SP10 establishes a requirement for an increase in retail provision of 23,995m2 floorspace (13,800m2 comparison goods and 10,195m2 convenience) up to 2026. As set out in Table 3.3, the Site Allocations DPD includes scope for the delivery of 25,495m2 of new town centre uses floorspace. Additionally, the Tottenham AAP identifies a potential 85,570m2. The vast majority of this town centre floorspace is anticipated to be within the retail Use Classes. This includes the establishing of a District Centre at Tottenham Hale, the expansion of a leisure-oriented local centre in North Tottenham, and further expansion of the retail offer in Wood Green Metropolitan Centre. It is important to note that these are gross figures, with, in some cases (notably Tottenham Retail Park, and Arena Retail Park), new town centre uses representing a more fine-grained, mixed use, walk-to retail typology, rather than the existing car-based retail parks. While representing a substantial change to the site, and the local area, this may not result in a significant change in on-site retail floorspace.

Table 3.3: Town Centre, including retail floorspace, Trajectory

Development Plan Document	Site Allocation Reference	Site Allocation Address	Indicative Town Centre Floorspace, inc retail	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Site Allocations DPD	SA5	LBH Civic Centre	1,078m^2		1,078m^2
	SA7	Wood Green Bus Garage	2,412m^2		2,412m^2
	SA8	Station Road Offices	2,412m^2		2,412m^2
	SA9	Mecca Bingo	1,484m^2		1,484m^2
	SA10	Morrison's Wood Green	1,855m^2		1,855m^2
	SA11	Wood Green Library	2,783m^2		2,783m^2
	SA13	Bury Car Park	1,484m^2		1,484m^2
	SA14	16-54 Wood Green High Road	2,597m^2		2,597m^2
	SA15	L/b Westbury & Whymark Avenues	742m^2		742m^2
	SA16	Turnpike Lane Triangle	371m^2		371m^2
	SA22	Clarendon Square	920m^2	460m^2	460m^2
	SA29	Arena Retail Park	5,390m^2		5,390m^2
	SA36	Finsbury Park Bowling Alley	550m2		550m2
	SA37	18-20 Stroud Green	490m2		490m2
	SA39	Gonnermans Antiques	284m^2	284m^2	
	SA42	Highgate Bowl	308m^2		308m^2

	SA58	Red House	332m^2	332m^2	
		Sub-total	25,492m^2	1,076m^2	24,416m^2
Tottenham Area Action Plan	SS5	Ward's Corner	3,700m^2	3,700m^2	
	SS6	Apex House & Seacole Court	1,600m^2	1,600m^2	
	TG3	Tottenham Police Station and Reynardson Court	490m^2	490m^2	
	BG2	Bruce Grove Station	100m^2	100m^2	
	BG3	Bruce Grove Snooker Hall & Banqueting Suite	850m^2		850m^2
	NT3	Northumberland Park North	340m^2		340m^2
	NT4	Northumberland Park Estate Renewal	1,550m^2		1,550m^2
	NT5	High Road West	11,740m^2	5,870m^2	5,870m^2
	NT6	North of White Hart Lane	1,000m^2	500m^2	500m^2
	NT7	Tottenham Hotspur Stadium	36,600m^2	36,600m^2	
	TH2	Station Interchange	2,400m^2	2,400m^2	
	TH3	Tottenham Hale Retail Park	13,900m^2		13,900m^2
	TH4	Station Square West	5,200m^2	5,200m^2	
	TH8	Hale Village	6,100m^2	6,100m^2	
		Sub-total	85,570m^2	62,560m^2	23,010m^2
		TOTAL	111,060m^2	63,635m^2	47,425m^2

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APPENDIX B

Schedule of Modifications to the Site Allocations DPD

KEY TO MODIFICATIONS

Text proposed to be inserted in bold blue underlined or blue double underlined

Text now proposed to be deleted ~~blue strikethrough~~ or ~~bold blue strikethrough underlined~~

Site Allocations

Main Modifications

Modification Reference	Policy / Para / Page	Description of Change
SAMM1	SA18, SA19, SA20, SA21, SA24, SA30, SA31, SA32, SA33, SA34, SA47	*All sites which fall within DEA- Regeneration Area, include Site Requirement stating (including deletion of similar Site Requirements where appropriate):* ***This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.***
SAMM2	Whole Plan	*Replace reference to "~~capped rents~~" and "~~capped commercial rents~~" with "affordable rent may be sought having regard to the viability of the scheme as a whole".*
SAMM3	Whole Plan	*Move from 'Site Requirement', and change all relevant 'Development Guidelines' to read:* In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial ~~compensation will~~ contribution may be required as set out in the Planning Obligations SPD.
SAMM4	Whole Plan	*Change all relevant Development Guidelines to read:* This site is identified as being in an area with potential for being part of a decentralised energy network. ~~This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.~~ Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.

SAMM5	Whole Plan	*When sites make reference to "subsidise/cross subsidise", replace making reference to "using viability".*
SAMM6	Paragraph 1.1	*Amend paragraph 1.1 as follows:* **The Strategic Policies DPD (2013), as amended, sets out the long term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council's spatial strategy for achieving that vision. In particular, it identifies the broad locations for delivering housing and other strategic development needs such as employment, retail, infrastructure and other uses (see Table 3.1 and Appendix 2 and 4 of the Strategic Policies DPD).** The Site Allocations development plan document (DPD) **gives effect to the spatial strategy by ~~forms part of Haringey's Local Plan and~~** allocat**ing ~~ed~~** sufficient sites to accommodate the **~~objectively identified~~** development needs **of those parts** of the borough**~~. It covers sites~~** outside the growth area of Tottenham, which is covered by the Tottenham Area Action Plan (AAP). **Both the Site Allocations DPD and the Tottenham AAP amend a number of town centre and employment designations in response to the Strategic Policies, updated evidence base studies, and other sources, including planning permissions and monitoring. All sites allocated for development and the revised designations are shown graphically on the adopted Policies Map.**
SAMM7	Paragraph 1.2	*Delete the first sentence in paragraph 1.2 as follows:* **~~The Site Allocations DPD identifies strategic sites which will make a significant contribution to meeting the growth aspirations set out in the Local Plan Strategic Policies~~**
SAMM8	Introduction to Document	*Insert a new paragraph following paragraph 1.13 to read:* **The Council has commissioned a gypsy and traveller accommodation needs assessment, taking into account the Government's revised definition of need. The study is programmed to be completed by the end of 2016 and will be published on the Council website. The study findings will inform the next steps, which may include the identification of further sites to meet identified needs for pitch provision. The proposed further actions will be set out on the website and reported in the Authority's Monitoring Report.**
SAMM9	SA1	*Amend the first bullet point of the Policy to read:* Sites required for the construction **and operation** of Crossrail 2 will be protected as necessary'
SAMM10	SA2 Table 1	*Amend Cranford Way, N8 from Local Employment Area: Regeneration Area to Locally Significant Industrial Site*
SAMM11	SA2 Table 1	*Add Campsbourne, N8 to the table as Local Employment Area: Regeneration Area*
SAMM12	SA2 Figure 1.4	*Amend White Hart Lane, N17, and Queen Street, N17, Lindens/ Roseberry Works, and Cranford Way N8, and the residual Harringay Industrial Area, from dual-designated Locally Significant Industrial Site and Local*

		Employment Area: Employment Land to Locally Significant Industrial Site only.
SAMM13	SA2 Figure 1.4	*Amend Vale/Eade Rds, Wood Green, Hale Wharf, Ashley Rd, Campsbourne N8, Fountayne Rd, Constable Crescent, Herbert Rd, and Eade/Overbury Rds from dual designated Local Employment Area: Employment Land and Local Employment Area: Regeneration Area to Local Employment Area: Regeneration Area only.*
SAMM14	SA2 Figure 1.4	*Amend South Tottenham Industrial area from part dual designated Locally Significant Industrial Site/ Local Employment Area: Employment Land, to Locally significant Industrial Site only.*
SAMM15	SA2 Figure 1.4	*Amend Ashley Rd employment area as per Tottenham AAP*
SAMM16	SA2 Figure 1.4	*Change Willoughby Rd from Local Employment Area: Employment Land to Locally significant Industrial Site.*
SAMM17	SA2 Figure 1.4	*Add Brantwood Rd, North East Tottenham, Marsh Lane, and Millmeade/Lockwood to the map as SIL.*
SAMM18	SA2 Figure 1.4	*Remove High Rd West and High Rd East from the map*
SAMM20	SA3 Figure 1.9 p.14	*Amend SA to delete the 11th bullet point as follows:* • **~~Through redevelopment of Arena Retail Park, extension of the primary shopping area and secondary shopping frontage at the southern end of Green Lanes, with a reduction in the town centre boundary to reduce the envelope from that of the existing Retail Park to the Green Lane frontage~~**. *Delete Figure 1.9 in its entirety and renumber subsequent figures throughout the document*
SAMM22	Paragraph 2.6	*Amend paragraph 2.6 as follows:* A Wood Green Area Action Plan is being prepared with the aims of enabling growth, generating increased employment and types of employment, adding new housing and redesigning public spaces. **It will necessarily revisit and reassess the site allocations for the Wood Green area contained within this Site Allocations DPD, which will all be superseded when the Wood Green AAP is formally adopted by the Council in Spring of 2018.** **~~This document will refresh the Site Allocations in this section.~~** The document is at an early stage **of preparation, and will be subject to further consultation and refinement,** but includes the following vision for Wood Green:
SAMM23	SA5	*Amend the Site Allocation to read:* *...redeveloped for **mixed-use development.** **~~residential use.~~***
SAMM24	SA6	*Delete Site Requirement 3.* **~~A financial compensation for any net loss of employment floor space will be expected in line with SP9 and the planning obligations SPD~~**

SAMM25	SA6	*Amend Development Guideline 5 to read:* ~~**Planning Obligations will be sought**~~ **Opportunities** to improve the public space fronting the site **should be explored through any development.** ~~**, and enhance its ecological credentials.**~~
SAMM26	Sites SA6, SA7, SA14, SA15, SA17, SA26, SA27, SA28, SA29, SA30, SA31, SA32, SA33, SA34, SA35, SA47, SA53, SA57	*Update text on groundwater source protection zones within each of the site allocations listed to read:* **This site is in a groundwater Source Protection Zone and therefore any development should consider this receptor in any studies undertaken. Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place and where appropriate, a risk management and remediation strategy.**
SAMM27	SA8, Para 2.28	*Amend paragraph 2.28 to read as follows:* ... uses at ground floor**, replacement employment floorspace**, and new public realm.
SAMM28	SA9	*Add the following 'Site Requirement':* **This site should preserve the setting of the adjoining Noel Park conservation area and its significance.**
SAMM29	SA11	*Reword the second bullet point under 'Development Guidelines' as follows:* ~~**Heights should be restricted**~~ **Development heights** on parts of the site directly opposite residential buildings on Caxton and Mayes Roads ~~**to**~~ **should** respect their **residential** amenity.
SAMM30	SA12	*Amend the sixth bullet point under the 'Development Guidelines' to read:* ~~**The amenity of the Mayes Road side of the Mall should be improved where feasible**~~ **Development on parts of the site directly opposite residential buildings on Caxton and Mayes Road should respect their residential amenity.**
SAMM35	SA17	*Amend the fifth bullet under 'Site Requirements' to read:* ~~**Development should be used as an enabler to improve access to the bridge over the rail line between the site and Hornsey station. This will involve improvements to Hampden Road and consideration of how access to Hornsey station can be made more accessible**~~ **Engage in pre-application consultation**

		with Network Rail regarding how the design of the site can benefit access improvements to Hornsey station, including through enabling works.
SAMM36	SA18	*Amend 5th Site Requirement to read:* ***The development should demonstrate that T~~t~~he maximum quantum of employment floorspace ~~feasible should be provided on this site.~~ has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.***
SAMM37	SA18, Paragraph 2.48	*Add the following sentence to the beginning of paragraph 2.48:* **Comprehensive redevelopment of the site for employment-led mixed use development with residential.**
SAMM38	SA18, Paragraph 2.49	*Amend paragraph 2.49 to read as follows:* The Wood Green Cultural Quarter represents a significant opportunity for improvement in the greater Wood Green Area. The redevelopment of the existing employment area will play a key role in supporting the realisation of new employment floorspace in the Borough through attractive and complementary employment uses with **~~ancillary~~ enabling** residential use. Development will create a high quality public realm which supports opportunities to visit and gather. **In order to facilitate** a new connection from the Cultural Quarter towards Alexandra Palace Station, **a new pedestrian/cycle link** should be **designed ~~created~~** as part of comprehensive **or otherwise phased** development on this site **to be delivered by a masterplan approach.**
SAMM39	SA18	*Amend the third bullet point of the 'Site Requirements' to read as follows:* **~~An extension of Clarendon Road, from its current cul-de-sac, through the site, to link with Wood Green Common should be created~~ The opportunity to extend Clarendon Road as a pedestrian and cycle link through the site allocation to link with Wood Green Common should be explored as part of the Masterplan**
SAMM40	SA18	*Amend the fourth bullet point under 'Site Requirement' to read:* In collaboration with **~~other local~~ neighbouring** sites **SA19 & SA20**, **a coordinated approach will be sought to the provision of** an enhanced public realm **~~will~~** to be created at the south of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of Clarendon Road will be required, to contribute to this vision.
SAMM41	SA18	*Delete the 9th bullet point under 'Site Requirement' and amend the fifth bullet point under the 'Site Requirement' to read:*

		The maximum quantum of employment floorspace feasible should be provided on this site **subject to viability which must be assessed looking at the mix of uses, the provision of affordable commercial rents, and the scheme as a whole**.
SAMM42	SA18	*Amend the 8th bullet point under 'Site Requirement' to read:* Development should **have regard to the adjoining site allocations (SA19 & SA20) and** follow the principles set out in any future ~~**Council-approved masterplan for the area, and /or the**~~ Wood Green AAP.
SAMM43	SA18	*Combine first two bullet points under 'Development Guideline' to read:* • Clarendon Road will be extended as a pedestrian and cycling link through Guillemot Place and the Job Centre site to connect the Cultural Quarter to Wood Green Common and Alexandra Palace rail station. **The connection of this route at Mayes Road, Western Road or the confluence of Mayes Rd and Western Rd should be carefully managed to ensure that an optimal and safe new connection to the existing road network, which is acceptable in highways terms, ~~junction~~ is created.** ~~**The confluence of Mayes Rd, Clarendon Rd, and Western Rd will need to be carefully managed to ensure that a safe and efficient junction is created.**~~
SAMM44	SA19	*Replace Site Requirement 4 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM45	SA19	*Add the following 'Site Requirements':* • **This site should preserve the setting of the adjoining Wood Green Common conservation area and its significance.** • **In collaboration with neighbouring sites SA18 & SA20, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the north of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of Clarendon Road will be required, to contribute to this vision.**
SAMM46	SA20	*Replace Site Requirement 3 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM47	SA20	*Add new Site Requirement as follows:*

		In collaboration with neighbouring sites SA18 & SA19, a coordinated approach will be sought to the provision of an enhanced public realm to be created in the west of this site, which will act as the focal point of the Cultural Quarter around Clarendon Road. Active frontages to both sides of Clarendon Road will be required, to contribute to this vision.
SAMM48	SA21	*Replace Site Requirement 4 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM49	SA22	~~*Replace*~~ ***Add the following paragraph after paragraph 2.59 for the*** *Site Allocation* ~~*at 2.59 with:*~~ **Along with other site allocations in this document the site allocation for this site is a reflection of the extant planning permission. Whilst any new planning application would have to be subject to development control considerations and be determined on its own merits, and in particular the impacts on local View 21 of Alexandra Palace from Downhills Park Road will need to be taken into account, the PTAL accessibility of this site (now confirmed to be PTAL 4-6) and its Central character setting applying Table 3.2 of the London Plan Density Matrix, could mean that the site could support increased scale and densities beyond that already approved, subject to achieving an acceptable overall land use mix.**
SAMM50	SA23	*Add a further 'Site Requirement' as follows:* **The site adjoins a north-south ecological corridor running along the rail line, and this should be preserved and where possible enhanced through the development.**
SAMM51	SA24	*Replace Site Requirement 2 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM52	SA25	*Add additional Development Guideline:* **The impacts on local views from the within Alexandra Palace Park, and of Alexandra Palace from the new development should be assessed.**
SAMM53	SA27	*Amend 4th Site Requirement to read:*

		This development should ~~*help to fund an improvement*~~ ***investigate opportunities to improve*** *the bridge at Harringay station, to improve...*
SAMM54	SA28	*Amend the seventh bullet point under the 'Site Requirements' to read:* The site lies within the St Ann's Conservation Area and the development should preserve **and enhance the character of the conservation area, its significance, and its setting** ~~**or enhance its appearance**~~ as per the statutory requirements.
SAMM58	Harringay Warehouse District introduction	*Include a new paragraph following paragraph 2.85 to read as follows:* **Due to the inherent uncertainty regarding the existing non-conventional housing on these sites, it is not possible to assign an indicative capacity for each site in this area. For monitoring purposes, the indicative capacity for the area is considered to be 386 net additional residential units, and approx. 13,300m^2 of gross new commercial floorspace.**
SAMM59	SA30, SA31, SA32, SA33, SA34	*Remove indicative capacity figures, and replace with '***not identified***'*
SAMM60	SA30, SA32, SA34	*Amend the first 'Site Requirement' to read as follows:* A site-wide ~~**management plan**~~ **masterplan** will be required as part of any planning application **in accordance with Policy DM39 and having regard to site circumstances**.
SAMM61	SA30 paragraph 2.88	*Amend the Site Allocation as follows:* Potential development to increase accessibility, providing increased ~~**employment**~~ **mixed use** floorspace ~~**and provide**~~ **including** warehouse living accommodation.
SAMM62	SA30	*Replace Site Requirement 2 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM64	SA32	*Replace Site Requirement 3 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM65	SA33	*Replace Site Requirement 2 with:*

		The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.
SAMM67	SA34	*Replace Site Requirement 8 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM68	SA36	*Amend the fifth bullet point in 'Site Requirements' to read*: ~~**Taller buildings will be permitted on either side of the new entrance which will help mark Finsbury Park as a destination.**~~ This site may be suitable for a tall building if designed in accordance with **Policy** DM6
SAMM72	SA37	*Add a further 'Site Requirement' as follows:* **Development of the site should preserve the setting of the adjoining Stroud Green conservation area and its significance.**
SAMM73	SA37	*Include a further 'Development Guideline' to read as follows:* **The design and height of buildings should have regard to the long views, and prominence of the site from Finsbury Park, which is designated MOL.**
SAMM74	SA38	*Move the penultimate 'Development Guideline' to a 'Site Requirement' and amend it to read as follows:* ~~**New development should be of the highest quality and enhance the character and appearance of the conservation area along with demonstrable public benefit**~~ **Development on this site** ~~**will need to**~~ **should preserve the setting of** ~~**contribute positively to**~~ **the adjoining Highgate conservation area and its significance.**
SAMM75	SA39	*Amend the second bullet point under the 'Site Requirements' to read as follows:* The site lies within the Highgate Conservation Area and development ~~**should preserve or enhance its appearance as per the statutory requirements**~~ **on this site** ~~**will need to**~~ **should contribute positively to the character of conservation area and its significance.**
SAMM76	SA39	*Amend the third bullet point under the 'Site Requirements' to read as follows:* **Development should seek to ensure open space provision within the site links with the surrounding**

		open space network. New pedestrian access up the banking around ...
SAMM77	SA39	*Add Development Guideline:* **An aim of this allocation is to optimize access through open spaces in this area. The requirement to retain or reprovide Coleridge Gardens should be considered against the value of providing improved access between open space(s) elsewhere on this site.**
SAMM78	SA41	*Amend the site boundary to reflect the land in the School's ownership or management. Enlarge the map within the site allocation SA41: Highgate School to show all Highgate School's landholdings. The new Site Allocations map for SA41 is provided at the end of this schedule.*
SAMM79	SA41	*Add a further 'Site Requirement' to read as follows:* **Development should preserve the setting of the statutorily and locally listed buildings on the site and neighbouring the School, having regard to their significance. Historic England has also highlight the potential for significant archaeology including a medieval settlement and recorded pre-school chapel.**
SAMM80	SA 42	*Amend the site allocations map for Site Allocation SA42: Highgate Bowl to show the potential open space boundary within the site as set out in the Preferred Option consultation document.*
SAMM81	SA42	*Amend the third 'Site Requirement' as follows:* **~~D~~Limited and sensitive development within the Yards offers the opportunity to secure the area identified by and lying within the green line on the site allocation and Policies Map as designated open space ~~Highgate Bowl itself will be redefined as Significant Local Open Land~~**.
SAMM82	SA42	*Amend the fifth 'Site Requirement' as follows:* **~~Enhanced~~ Public** access to the Bowl will be **~~required~~ supported** through the **~~arch of Duke's Head Yard, and through Townsend~~ Yards**.
SAMM83	SA42	*Amend the sixth 'Site Requirement' to read:* Public routes through the various land parcels that make up the8Bowl could be introduced to unify the open space**, subject to the operational requirements of existing landowners and/or occupiers**.
SAMM84	SA42	*Amend the sixth 'Development Guideline' to read:* **The provision of public access to the area to be designated as open space would be supported ~~should be within the New users of the open space will be encouraged, while generally keeping it open for public use.~~**
SAMM85	SA42	*Amend the third 'Development Guideline' to read:*

		~~Due to the proximity of public amenity offered by the newly designated open space,~~**Due to the site's backland location**, development should reflect~~ing~~ a mews-typology.
SAMM87	SA45	*Amend the third bullet point under the 'Site Requirements' to read:* **Vehicle and servicing access should be located off the TfL Road Network. Noting that** this site would benefit from a car free or low level of parking development.
SAMM88	SA46	*Add a further 'Site Requirements' to read as follows:* **Development on this site will need to contribute positively to the adjoining Hornsey conservation area and its significance.**
SAMM89	SA47	*Replace Site Requirement 3 with:* **The development should demonstrate that the maximum quantum of employment floorspace has been provided subject to viability which must be assessed looking at the mix of uses and the scheme as a whole.**
SAMM90	SA48	*Amend the second bullet point under the 'Site Requirements' to read as follows:* ~~**Enabling development will be permissible subject to it being appropriate where the impact on the impact on the setting of the existing Town Hall building**~~ **The significance of the Town Hall should be the primary consideration when assessing the appropriateness of new enabling development in its setting.**
SAMM91	SA48	*Add the following additional 'Site Requirements':* • **Any development or disposal of the site will need to have regard to the August 2015 determination of the Town Hall and Square as an 'Asset of Community Value',** • **The public square and mature trees should be retained and public access maintained**
SAMM92	SA49	*Amend the final 'Site Requirement' as follows:* No buildings need to be retained on this site **subject to a review of the historic merit of the old Piano Factory building.**
SAMM93	SA49	*Include a further 'Site Requirement' as follows:* **The green space on the corner of Lynton Road and the Grove is in Council's ownership and provides local amenity and must be retained including the mature stand of trees.**

SAMM97	SA49	*Delete the eight 'Development Guideline' as follows:* ~~**The site contains a number of mature trees and these should be retained on site where possible.**~~
SAMM98	SA50	*Add two a further 'Site Requirements' to read as follows:* • **This site should preserve the setting of~~will need to contribute positively to~~ the adjoining Muswell Hill conservation area and its significance.** • **Development should preserve ~~contribute positively to~~ the setting of the statutorily and locally listed buildings on the site, and their significance.**
SAMM99	SA52	*Remove Policy SA 52 from the document.* ***All text is struck through with a line and the map and tables deleted.***
SAMM101	SA59	*Amend the Proposed Site Allocation to read* Conversion of the existing centre with potential development of the land to the rear to create residential and/or community uses **including potentially education**.
SAMM102	SA60 Paragraph 2.165	*Amend the Site Allocation set out at paragraph 2.165 as follows:* Subject to reprovision of ~~**the existing nursery & day centre uses**~~ **a community use**, redevelopment for residential.
SAMM104	SA60	*Amend the first 'Site Requirement' as follows, and delete the final 'Development Guideline':* ~~**No buildings need to be retained,**~~ **The Keston Centre has some heritage merit, and retention of this building should be considered~~, but the existing uses should be reprovided~~ prior to any development taking place. A community use should be provided on this site.**
SAMM105	SA60	*Amend the second 'Site Requirement' as follows:* **If** access to the site requir**es ~~ing~~** the use of, or impact**s ~~ing on any element of~~** MOL it will need to justify how the ~~**benefits provided by the**~~ benefits of the development justify any and mitigate any impact **by consideration against relevant policies.**
SAMM106	SA62	*Amend the northern boundary of SA62 to exclude the properties located between Lordship Recreation ground and Lordship Lane*
SAMM108	SA62	*Add a further 'Site Requirement' setting out a list of principles that the SPD will achieve:* • **The SPD will be prepared in consultation with existing residents and will assess existing issues within the area and options to address these have regard to the following:** - **the form, function and quality of existing buildings on site;**

		- **the potential for refurbishment;** - **the principles under which demolitions would be considered;** - **the different and distinct characteristics of areas within and adjacent to the Allocation area, including (but not limited to) Lido Square, Moira Place, and Somerset Close;** - **the management and maintenance arrangements;** - **the community groups active on the site and their aspirations and needs;** - **opportunities to further improve the urban realm across the site;** **Where new development is proposed:** - **the optimum quantum of development to be provided;** - **the requirement to replace affordable residential floorspace in accordance with Policy SP2;** - **the housing mix in accordance with Policy DM11 and Council's Housing Strategy;** - **the achievement of a high quality development that integrates with its surroundings;** - **Housing decant considerations;** - **the capacity of the existing community facilities to match any development, including existing shortfalls where they exist;** - **the need to improve the transport accessibility of the site to serve the new development and the existing community, including public transport, cycling and walking, and alterations to the surrounding road network;** - **consideration of feasibility and viability constraints; and** - **the delivery/implementation plan, including phasing strategy if necessary;**
SAMM109	SA62	*Delete the second 'Development Guideline'.* ~~**The site is listed as part of the Council's initial estate renewal programme in Policy SP2. This policy also seeks to ensure no net loss of existing social housing floorspace in development; and ensure that affordable housing units are designed to a high quality and are fully integrated within schemes**~~.
SAMM110	SA63 Paragraph 2.171	*Amend the Site Allocation at paragraph 2.171 as follows:* **Community use-led mixed use development including** consolidation of community uses with potential housing development.
SAMM111	SA63 Paragraph 2.172	*Amend the commentary at paragraph 2.172 as follows:* The site operates on a ~~**long**~~ lease from the Council, providing a range of community uses on a large site in the north of the Borough. As part of the Council's review of its landowning, and premises which provide community uses to determine how best use of them can be made. ~~**Development that can be shown to maximise public utility while minimising land use, thereby creating space for new housing, will be supported.**~~

SAMM112	SA63	*Amend the first 'Site Requirement' as follows:* The future consolidated reprovision of all of the existing community uses ~~on or off site~~ should be secured before redevelopment can occur.
SAMM113	SA63	*Amend the second 'Site Requirement' as follows:* Land should be restructured to make the best use of the land, with the potential for ~~cross subsidy from residential to achieve this~~ reprovision/enhancement of a community use taking account of existing uses.
SAMM114	SA63	*Add new development guideline as follows:* The Selby Trust should be consulted with regarding the development of future community uses on this site.
SAMM115	SA64	*Add a further 'Development Guideline' as follows:* The site has potential for significant archaeology, given its location opposite Bruce Castle and within the historic medieval core, which will require assessment.
SAMM117	SA65	*Amend the fourth bullet point under 'Site Requirements to read:* Development on this site should ~~enhance~~ improve access to the towpath along the River Lea in accordance with London Plan policies 7.28: Restoration of the Blue Ribbon Network and 7.30: London's Canal's and other River and Waterspaces.
SAMM119	Site Requirements for SA9, SA11, SA12, SA21, SA46, SA61, SA62, SA63	*Insert the follow site requirement to read:* • Have regard to the opportunity to deliver the objectives of the Thames River Basin Plan, in accordance with Regulation 17 of the Water Environment Regulations 2013.
SAMM121	SA19	*Include the following 'Site Requirement':* Development should have regard to the adjoining site allocations (SA18 & SA20) and follow the principles set out in any future Wood Green AAP
SAMM122	SA20	*Include the following 'Site Requirement':* Development should have regard to the adjoining site allocations (SA18 & SA19) and follow the

		principles set out in any future Wood Green AAP
SAMM125	Table 17 Appendix 4	***Amend Table 17: Site Capacities, at Appendix 4 to combine the indicative housing and employment floorspace figures for site SA30, SA31, SA32, SA33, & SA34.***

Modifications to the Policies Map	
MapMod1	Add Highgate Bowl Open Space to SA42, and Policies Map (set out below)
MapMod2	Amend SA41 as set out below
MapMod3	Amend SA31, SA33, SA 34, TH11, and TH13 to be only Local Employment Area: Regeneration Area, from dual designation as Local Employment Area: Regeneration Area and Locally Significant Industrial Site.
MapMod4	Amend Cranford Way, White Hart Lane, Queen Street, Willoughby Lane, Roseberry Works/Lindens and the residual DEA16 (apart from SA33 & SA34) to be only Locally Significant Industrial Site, from Locally Significant Industrial Site and Local Employment Area: Employment Land.
MapMod5	Amend South Tottenham from part dual designated Locally Significant Industrial Site/ Local Employment Area: Employment Land, to Locally Significant Employment Site only. TH11, 12 & 13 to be Local Employment area: Regeneration Area only as per existing/amendment MapMod3)
MapMod6	Remove High Rd West from Locally Significant Industrial Site.
MapMod7	Amend the Seven Sisters Rd Area of change boundary to be more consistent with the description in SP1.
MapMod8	Correct green chains (change some proposed to existing, and fix mapping error in the Wood Green area).

Map 1: Highgate Bowl Site Allocation & Open Space

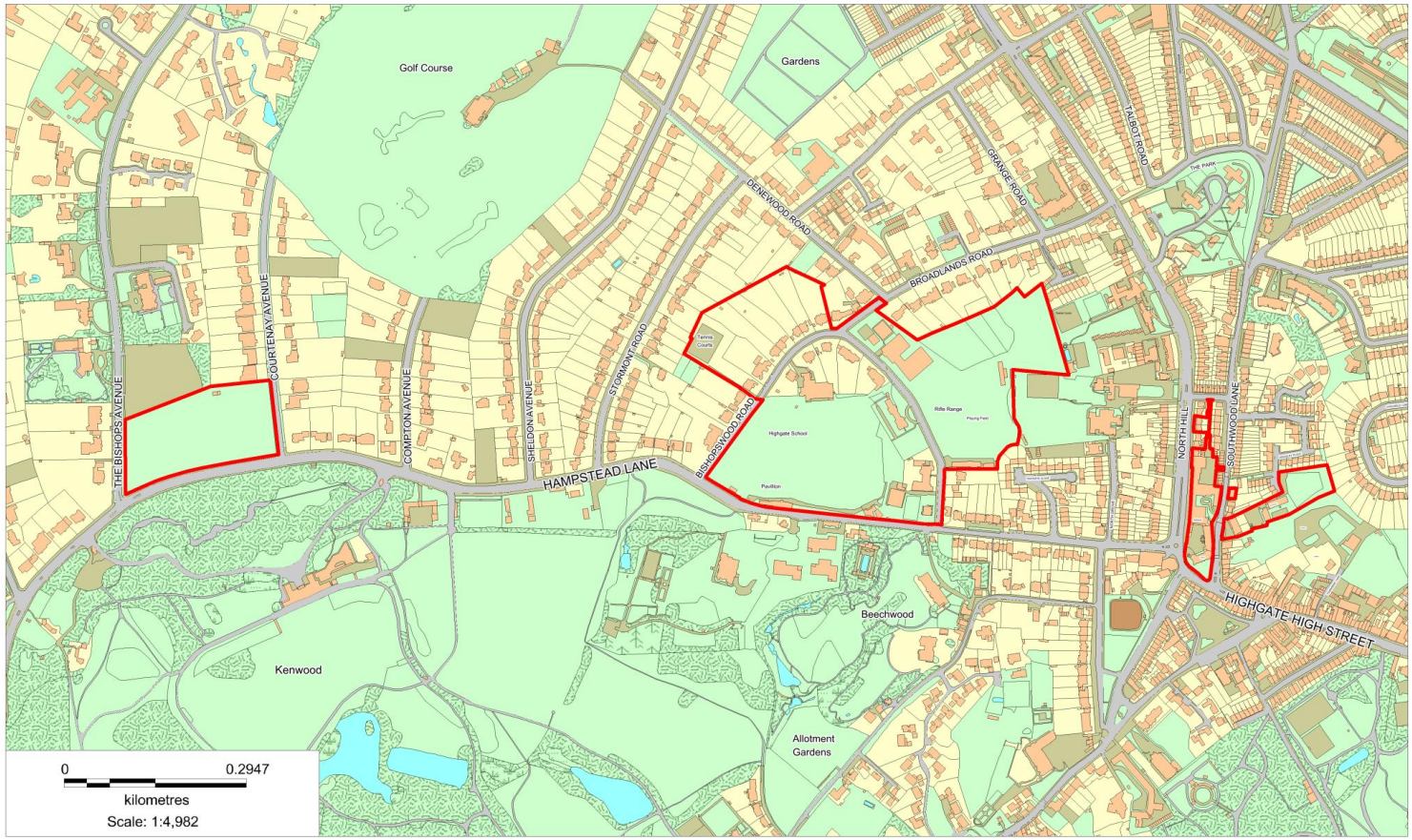
Amend Table 2 as shown below:

TABLE2: Safeguarding **Existing** Waste Sites

Site and address	Size	Current use	~~Licensed waste~~ **Maximum throughput** capacity (tonnes/annum)
Western Road Depot, Wood Green N22	0.3	A13: Household Waste Amenity Site, Waste Transfer Station, Non-Hazardous Waste Transfer Station	~~24,999~~ 2,526
81 Garman Road, Tottenham, N17	0.2	A11: Household, Commercial & Industrial Waste Transfer Station	~~75,000~~ 39,773
O'Donovan, 100a Markfield Road, Tottenham, N15	0.8	A16: Physical Treatment Facility – the site is dealing with wood waste	~~24,000~~ 11,143
~~44 White Hart Lane, Tottenham, N17~~	~~1.1~~	~~A19: Metal Recycling Site (Vehicle Dismantler)~~	~~23,852~~
Brantwood House, 175 Willoughby Lane, Tottenham	1.1	A19: Metal Recycling Site (Vehicle Dismantler)	~~36,486~~ 60,000
O'Donovan, 82 Markfield Road, Tottenham, N15	0.1	A11: Household, Commercial & Industrial Waste Transfer Station	~~75,000~~ 31,460
Civic Amenity Site, Park View Road, Tottenham, N17	0.1	A13: Household Waste Amenity Site	~~6,525~~ 6,326
Restore Community Projects, unit 18 Ashley Road Tottenham Hale London N17 9LJ	**0.2**	**Recycling (Metals)**	**2,215**

Amended Site Allocation SA41: Highgate School

HIGHGATE SCHOOL - SITE ALLOCATIONS



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APPENDIX C

Schedule of Modifications to the Tottenham Area Action Plan

KEY TO MODIFICATIONS

Text proposed to be inserted in bold blue underlined or blue double underlined

Text now proposed to be deleted ~~blue strikethrough~~ or ~~bold blue strikethrough underlined~~

Tottenham AAP		
Main Modifications		
Modification Reference	**Policy / Para / Page**	**Description of Change**
TAMM1	Whole Plan	*Delete all references to 'capped commercial rents' within Site Requirements and Development Guidelines and replace with reference to affordable workspace to read:* **~~Capped commercial rents will be expected in this area in line with the Draft Development Management DPD.~~ Proposals should make provision for an element of affordable workspace in line with Policy DM38.**
TAMM2	Whole Plan	*Amend all Development Guidelines, where relevant, to read:* This site is identified as being in an area with potential for being part of a **~~d~~D**ecentralised **~~e~~E**nergy **(DE)** network. **~~This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network.~~ Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.**
TAMM3	Figure 1.4	*Revise and amend Figure 1.4 of the AAP to provide a more detailed 'key diagram' for the Tottenham AAP area adding the town centre boundaries for Seven Sisters & Bruce Grove town centre, the indicative boundary for the extended or new local town centre boundary at High Road West/Spurs; the stations subject to planned improvement, and the improved pedestrian linkages through to the Lee Valley Regional Park (See amended key diagram provided at the end of this schedule)*
TAMM4	Table 1	*Update Table 1 to reflect changes in designations of 'High Road West' which should come under the list of 'Local*

		Employment Areas'. *Additionally, add to this list (Local Employment Areas) 'High Road East'*
TAMM5	Figure 2.4	*Amend the map at Figure 2.4 to reflect accurate designations as per Employment Land Study 2015, Appendix A Map of Defined Employment Areas, including the Millmead Strategic Industrial Location (SIL) boundary.*
TAMM6	Paragraph 2.37	*Insert new paragraph after paragraph 2.37 to read:* **The THFC stadium development and the redevelopment of High Road West (including the relocation of the station entrance for White Hart Lane station and the creation of a new public square) offers the opportunity to create a new local centre or to redraw the boundary of the existing North Tottenham High Road Local Centre to form a more coherent centre. The THFC stadium scheme has been consented and the second phase (which includes the new stadium is under construction). The completed first phase already includes main town centre uses such as a large format food store and headquarter office accommodation. In addition to the stadium, the remainder of the scheme includes health; leisure; hotel; and residential uses as well as a large area of public realm that will help link the High Road West and Northumberland Park schemes. This provides a clear basis for the inclusion of the THFC stadium scheme within the North Tottenham High Road Local Centre and the redrawing of the boundary accordingly. To the west of the High Road, the precise boundary of the North Tottenham High Road Local Centre will need to be defined as town centre uses are consented and delivered, formal reviews of the local centre boundary will be undertaken and revised boundaries will be drawn.**
TAMM7	Paragraph 3.18	Amend *subheading to read Objective 7 and amend the first sentence of paragraph 3.18 to read:* Tottenham has a number of significant heritage assets which are facing pressures from development**~~, as well as wear and tear overtime~~ some of which are in poor and vulnerable condition, underused and facing an uncertain future**.
TAMM9	AAP1	*Amend AAP1 Part D to read:* D. Development proposals will be expected to **~~maximise the use of public and private sector investment to~~** provide a range of types and sizes of homes, create **inclusive and** mixed **~~and balanced~~** communities within neighbourhoods, create economic opportunities for local residents and businesses, improve and enhance the local environment, and reduce carbon emissions and adapt to climate change, in accordance with the other policies of this AAP and Haringey's Local Plan.
TAMM10	Paragraph 4.6	*Insert the following at the end of the third sentence of Paragraph 4.6:* "**..., whilst enabling the component parts of a site allocation to be developed out separately.**"

TAMM12	AAP3	*Amend Policy AAP3 Part D to read:* D. To ~~better address the concerns of viability~~ optimise the use of land in delivering wholesale renewal or strategic improvements of Haringey's housing estates in Tottenham (as listed in ~~Alt53~~ Policy SP2 of the ~~Local Plan~~ Strategic Policies), the Council will support ~~higher density mixed tenure development, as a mechanism to~~ proposals which are designed to: a. Improve the quality and range of affordable housing options; b. Better address housing needs in Haringey; c. Secure a more ~~balanced~~ inclusive and mixed, sustainable community; and d. Increase housing delivery in Tottenham.
TAMM13	Paragraph 4.12	*Amend paragraph 4.12 to read:* ~~To rebalance the~~ There are currently high levels of social rented accommodation in Tottenham, which equates to more than 60% of the Borough's total social rented stock (40% of which is located in Northumberland Park alone)~~;~~. To promote inclusive and mixed communities which provide residents with better access to a range of housing types, Policy ~~AAP2~~ AAP3 seeks to introduce alternative affordable tenures into areas currently dominated by a single tenure type.
TAMM14	Paragraph 4.14	*Amend paragraph 4.14 to include additional text at the end of the paragraph to read:* To support delivery of inclusive and mixed communities the Council will give consideration to the most appropriate housing mix and tenure to be delivered on individual schemes, in line with Policy DM13(C).
TAMM15	Figure 4.1	*Amend Figure 4.1 to identify Millmead Industrial Estate as Strategic Industrial Location (SIL)*
TAMM17	AAP4	*Amend Policy AAP4 Part B to read:* B. The Council will support local residents to access local and London-wide jobs ~~through the ongoing collection of~~ and, where appropriate, may seek planning contributions towards ~~providing~~ employment initiatives in line with policies SP9 and DM48.
TAMM18	Table 3	*Update Table 3 to include:* High Road West - Local Employment Area Regeneration Area High Road East - Local Employment Area Regeneration Area
TAMM19	Figure 4.1	*Amend the map at Figure 4.1 to reflect accurate designations as per Employment Land Study 2015, Appendix A Map of*

		Defined Employment Areas, including the Millmead Strategic Industrial Location (SIL) boundary.
TAMM20	AAP5	*Insert a new Policy AAP5 Part A to read:* **A. The Council will seek to deliver growth and regeneration in Tottenham through well-managed and balanced change~~. This means balancing continuity and the preservation of local distinctiveness and character~~ whilst ensuring historic environments continue to contribute ~~remain functional places and spaces that respond~~ to the needs of local communities.**
TAMM21	AAP 5	*Delete Part A(e) and amend Part A of Policy AAP5 to read as follows:* ~~**A. The**~~ **To achieve this aim the** Council will seek to strengthen the **historic and local** character ~~**and local identity**~~ of Tottenham by **conserving** ~~**sustaining**~~ and enhancing heritage assets, their setting, and the wider historic environment. **This includes reviewing Conservation Area Appraisals and Management Plans where appropriate~~, including reviewing existing boundaries~~**. Proposals for new development will be required to: A.a Reflect, **where available and** relevant, character **and heritage** appraisals**, statements** and management plans for the area **and/or heritage assets**; ~~**A.e Reviewing Conservation Area Management Plans where appropriate, including reviewing existing boundaries.**~~ *(For clarity parts b, c and d of the policyAAP5A are to remain the same)*
TAMM22	AAP5	*Delete Policy AAP5 Part B.* ~~**B. In line with the NPPF, paragraph 133, substantial or total loss of significance of designated heritage assets would only be considered where it satisfactorily justifies and demonstrates that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:**~~ ~~**a. the nature of the heritage asset prevents all reasonable uses of the site; and**~~ ~~**b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and**~~ ~~**c. conservation by grant funding or some form of charitable public ownership is demonstrably not possible; and**~~ ~~**d. the harm or loss is outweighed by the benefit of bringing the site back into use.**~~
TAMM23	AAP5	*Delete Policy AAP5 Part C.*

		~~C. In line with the NPPF, paragraph 134, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.~~
TAMM24	AAP5	*Delete Policy AAP5 Part D.* ~~D. In line with the NPPF, paragraph 135, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.~~
TAMM25	Paragraph 4.23	*Amend paragraph 4.23 to read:* All development proposals should demonstrate an understanding of the local historic environment and clearly consider the proposal's physical and functional impact on this environment, as well as the wider area. **The requirements of AAP5 will be considered alongside Policy DM9.** ~~Where substantial harm to or total loss of significance of heritage assets is proposed, the Council must be satisfied that all opportunities to enhance the existing asset have been considered, and that there is significant public benefits which outweigh the substantial harm.~~
TAMM26	AAP6	*Amend 2nd sentence of Policy AAP6 Part B to read:* Further details of these developments will be in accordance with the relevant Site Allocations, and proposals should ~~follow~~ **have regard to** the guidance set out in the **Council's** Tall **Buildings and Views** SPD, once adopted.
TAMM27	AAP6	*Amend Policy AAP6 Part E to read as follows:* E. **Have regard to** the recommendations of the Urban Characterisation Study ~~will~~ **to** ensure the height of new buildings respond and help to define the surrounding character, whilst optimising opportunities for intensification and regeneration ~~in order to help create legible communities~~.
TAMM28	Paragraph 4.27	*Following paragraph 4.27 insert a new paragraph as follows:* **The Council would encourage applicants for proposals for tall buildings within 500m of a Special Protection Area/RAMSAR area to utilise the Government's mapping site (Magic Mapping) to check if a particular site would be likely to require further assessment in order to rule out any impact using the Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZs) screening tools therein.**
TAMM30	AAP8	*Amend Policy AAP8 Part A to read:*

		A. **The Council will encourage heritage-led regeneration and ~~D~~d**evelopment on Tottenham High Road**~~.~~ P**roposals will be supported where it is demonstrated **~~to~~ that development** will positively enhance the overall character and setting of the Tottenham High Road **Historic Corridor**.
TAMM34	AAP11	*Amend AAP11 Part D to delete current wording and replace with new to read:* **~~The Council will work with developers and construction companies to create local employment opportunities through:~~** **~~a. Ensuring local labour can access construction jobs;~~** **~~b. Creating apprenticeships; and~~** **~~c. Ensuring contributions towards local skills regeneration are gained when employment floorspace is lost on a site.~~** **D. The Council will seek to ensure that proposals make adequate provision for infrastructure and other requirements made necessary by new development, either through appropriate on-site provision or planning obligations, in line with Policies SP17 and DM48.**
TAMM35	Paragraph 5.6	*Amend paragraph 5.6 to read:* For each site, expectations are set out relating to land use, urban design, infrastructure and delivery in the Policy Box. **The Indicative Site Capacities signposted are minimum capacities, with the optimal capacity for each site being established through a rigorous design-led process having regard to relevant Local Plan policies**. There is then a list of "Site Requirements, which should be read as part of the policy concerning what is required to be delivered on a site to be a policy compliant proposal. Following this there are "Development Guidelines which offer further guidance on the most appropriate development on each of the sites.
TAMM36	SS1	*Amend Policy SS1 Part B to read:* B. Development proposals will be resisted where they involve the amalgamation of individual shop **~~units~~ fronts** in order to preserve the historic**~~al~~** streetscape rhythm and encourage the retention of smaller units to **~~preserve~~ support** opportunities for independent traders.
TAMM37	SS1	*Amend SS1 to include a new SS1 Part J to read:* **J. Proposals will be required to conserve and enhance heritage assets and their setting - including the Seven Sisters/Page Green, Clyde Circus and Tottenham Green Conservation Areas - consistent with other policies in the plan.**

TAMM38	SS2, TG2, BG3, BG4	*Amend the 'Development Guidelines' for Sites SS2, TG2, BG3 and BG4 to read:* The site lies in a ~~groundwater~~ Source Protection Zone and ~~as such the Council will expect developments to demonstrate no adverse impact on water quality~~ therefore development should consider this receptor in any studies undertaken.
TAMM41	SS3, TG3, NT3, NT4, NT5	*Insert a new paragraph at the appropriate location within the 'Site Commentary' section to provide more information on the process for estate renewal as follows:* **The process for undertaking estate renewal will follow the following steps:** - **Engagement with residents across the site prior to the commencement of any proposals to inform them of what is being proposed, the process for how they will be engaged and the proposed timetable;** - **The establishment of Residents Steering Group;** - **The potential for refurbishment;** - **The principles under which demolitions would be considered;** - **The appointment of an Independent Advisor to help people through the process and to inform them of their right and options as tenants or leaseholders;** - **The appointment of an architect to begin drawing up the site masterplan in consultation with the Residents Steering Group, including capacity testing, resulting in potential development options.** - **The conducting of financial appraisals of the development options;** - **Discussion with residents on the finds of the above studies, seeking agreement to the selection of a preferred proposal;** - **Working up the preferred proposal for planning permission, including decant arrangements and the phasing of development;** - **Appointment of a contractor to commence works.**
TAMM42	SS3	*Add a new 'Development Guideline' as folllows:* **The southern portion of the site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.**
TAMM43	SS4	*Amend the 2nd sentence of the 'Site Commentary' to read:* Residential uses will be permitted to ~~cross subsidise renewed~~ **optimise the delivery of renewed** employment uses which will be aimed at creating flexible workspace for businesses in the knowledge-driven economy.
TAMM44	SS4	*Add a new 'Development Guideline' as follows:*

		This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.
TAMM45	TG2	*Amend the 'Development Guidelines' to include a new bullet to read:* **Proposals will be expected to ensure appropriate provision of the community use, both in terms of form and function, in consultation with the existing site users and other stakeholders as appropriate.**
TAMM46	TG3	*Amend Site Allocation TG3 to read:* Subject to reprovision of the Police Station Locally, **site redevelopment to optimise the use of land, in accordance with a site-wide masterplan which addresses opportunities** for conversion of the existing police station to include commercial space for SME and start up businesses~~,~~ **and R~~r~~**redevelopment of Reynardson Court, and the car park to the rear, for improved housing stock and improved/enhanced open space.
TAMM47	TG3	*Amend Site Requirements to include an additional bullet to read:* **Proposals will be expected to demonstrate through the site-wide masterplan that a range of options have been considered to deliver the most optimal and sustainable use of the land and buildings.**
TAMM49	Paragraph 5.67	*Additional text to paragraph 5.67 second bullet:* **In addition, there are a number of a number of grade II listed buildings requiring repair, and viable reuse**
TAMM50	Paragraph 5.92	Amend 4th sentence of paragraph 5.92 to read: The northern part of the area is predominantly occupied by a number of local businesses such as timber merchants, car mechanics and metalwork fabrication~~, which also includes a safeguarded waste facility~~.
TAMM51	Paragraph 5.94	*Amend the sixth bullet point of paragraph 5.94 final to read:* Serves as the heart of **a new or expanded centre in** the High Road West area and a welcoming gateway into North Tottenham from the west, including White Hart Lane Station **and linking through to the new THFC stadium**.
TAMM52	Table 5	*Amend the table heading to read "*North Tottenham **Indicative** Site Capacities*" and following Table 5 insert a new paragraph to read as follows:* **The site allocations NT3, NT5 and NT7 all have frontages on to the High Road and are to form part of the expanded or new town centre delivering a combined total of 50,000m^2 of town centre uses. The precise boundary of the**

		Centre is still to be defined, and, therefore, how this quantum of new town centre floorspace is delivered between the sites may vary from that indicated in Table 5 above, especially if this results in a better and more functional townscape layout. Any retail schemes coming forward as a significant component of the town centre use will need to be tested as part of any planning application(s) to demonstrate compliance with national retail planning tests, namely sequential and impact tests.
TAMM53	NT3	*Include a new ''Site Requirement' to read as follows:* **Development will achieve a high quality town centre landscape consistent with provision across the neighbouring site allocations NT7 and NT5**
TAMM54	NT3	*Add a new 'Development Guideline' as follows:* **This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.**
TAMM55	NT4	*Add the following within the 'Planning designation' section:* **Partially in Flood Zone 2**
TAMM56	NT4	*Amend the third bullet point under 'Development Guidelines' to read:* The potential for new employment **and leisure** opportunities to be developed along Park Lane ...
TAMM57	NT4	*Add a 'Development Guideline' as follows:* **The eastern portion of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.**
TAMM58	NT4	*Add a 'Development Guideline' as follows:* **The western portion of the site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.**
TAMM59	NT5 Policies map	*Amend the boundary to Site Allocation NT5 and the North Tottenham Growth Area to exclude 21-35 Headcorn Road and 1-19 Penshurst Road.*
TAMM60	NT5	*Add a further 'Planning designation' applying to the site as follows:* **Partially in Flood Zone 2**
TAMM61	NT5	*Amend 5th bullet under 'Site Requirements' to read:*

		New retail provision to enlarge the existing ~~shopping parade~~ local centre, or creat~~e~~ing a new local centre, opposite to and incorporating appropriate town centre uses within the new stadium, including the new Moselle public square. This should complement not compete with Bruce Grove District Centre.
TAMM62	NT5	*Amend the ninth bullet point under 'Site Requirements' to read as follows:* ~~The regeneration of heritage assets should be considered where the benefits of change and sympathetic development can enhance the overall feasibility and benefit of future investment into the future of heritage buildings in the area~~ Where feasible, viable uses should be sought for existing heritage assets, which may require sensitive adaptations and sympathetic development to facilitate.
TAMM63	NT5	Delete 3rd bullet under 'Development Guidelines'. ~~Part of the site has a licensed waste capacity, and this will need to be reprovided before development of this section of the site can commence in line with Policy SA4.~~
TAMM64	NT5	*Add a new 'Development Guideline' as follows:* This central portion of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.
TAMM65	NT6	*Add a new 'Development Guideline' to read as follows:* This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.
TAMM66	NT7	*Update the "Indicative Development Capacity" row in Site Description table to account for development consented on the site by planning permissions:* *The Northern Development Permission HGY/2011/2350 & HGY/2013/1976* *The Southern Development Permission HGY/2011/2351* *Stadium Basement Permission HGY/2015/0964* *Hybrid Development Permission HGY/2015/3000*
TAMM67	NT7	*Add a further 'Planning designation' as follows:* Partially in Flood Zone 2
TAMM68	NT7	*Amend Site Allocation NT7 Part A to read:*

		Redevelopment of the existing football stadium to increase match day capacity, with the introduction of residential, commercial, **retail,** education, community, leisure and hotel uses, and improved public realm across the site.
TAMM69	NT7	*Amend seventh bullet point under 'Site Requirements' as follows:* The **~~leisure~~ retail**/commercial uses should be complementary and not compete with the uses proposed on the expanded Local Centre on the western side of the High Road within the High Road West area."
TAMM70	NT7	*Add a further 'Development Guideline' to read as follows:* **Part of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.**
TAMM71	NT7	*Add a further 'Development Guideline' to read as follows:* **This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.**
TAMM73	TH2	*Amend the First 'Site Requirement' to read:* • Development will be required to be accompanied by a District Centre-wide masterplan **that accords with the principles set out in the most up-to-date Council-approved masterplan for the wider Growth Area. It should** show **~~ing~~** how **development ~~it~~** will complement: - Existing/retained parts of the site; - Existing extant planning permissions; **and** - The requirements of this, and other District Centre policies**~~; and~~** **~~The recommendations of the District Centre Framework, or other adopted masterplans for the District Centre.~~**
TAMM74	TH2	*Add a further 'Development Guideline':* **This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.**
TAMM75	TH3	*Add a further 'Development Guideline' to read as follows:* **This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.**
TAMM76	TH6	*Amend the first 'Site Requirements' to read:* The site **~~will hold~~ is within** a Designated Employment Area: Regeneration Area **~~status~~ and proposals for mixed-use employment-led development will be supported, where appropriate ~~to recognise the contribution to the local economy that this site can make~~**. It is anticipated that the redevelopment of this site will not create a net reduction in

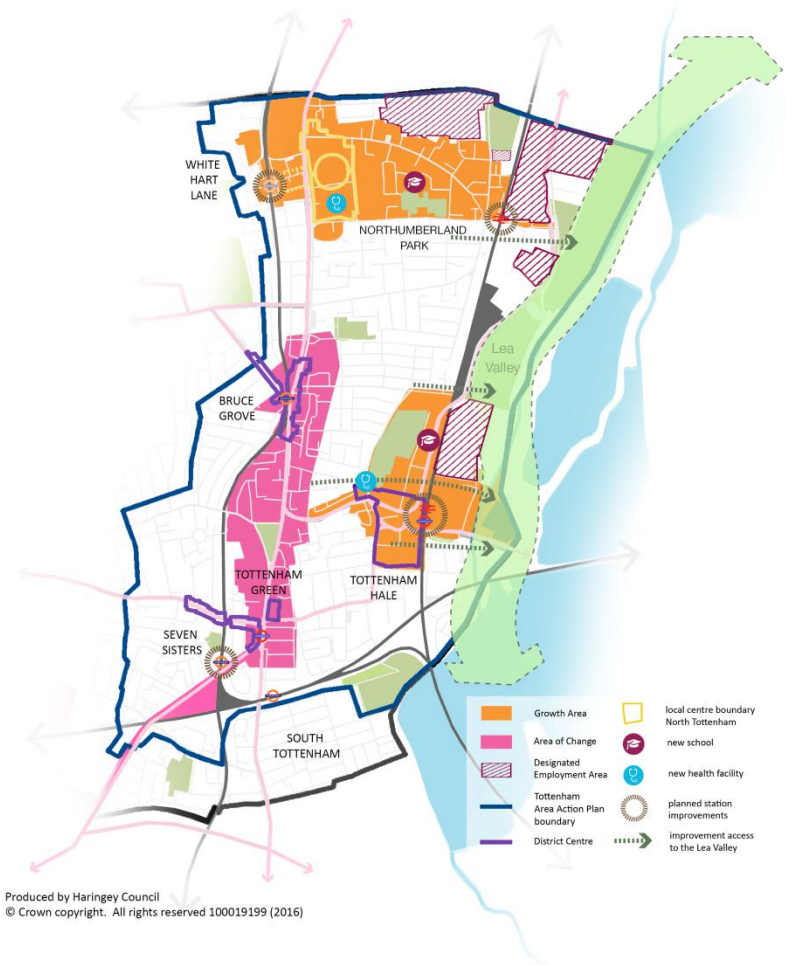
		employment floorspace.
TAMM77	TH6	*Amend the third 'Site Requirements' to read:* Residential development will only be acceptable for the purpose of ~~**cross-subsidising**~~ **making viable** the reprovision of employment floorspace.
TAMM79	TH6	*Add a further 'Development Guideline':* **This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.**
TAMM81	TH7	*Add a further 'Development Guideline' as follows:* **This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.**
TAMM82	TH8	*Add a further 'Development Guideline' as follows:* **This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.**
TAMM84	TH9	*Amend the second 'Site Requirements' to read:* The site ~~**will hold**~~ **is within** a Designated Employment Area: Regeneration Area ~~**status to recognise the contribution to the local economy that this site can make**~~ **and proposals for mixed-use employment-led development will be supported, where appropriate.**
TAMM85	TH9	*Amend the fourth 'Development Guidelines' to read:* The Environment Agency will be a key stakeholder in agreeing any new development proposals as the site is just outside of a high flood risk area. **In addition**, the site is in close proximity to the Walthamstow Marshes SSSI, Lee Valley Ramsar Site and Special Protection Areas. **Proposals should protect and enhance the nature conservation value of these sites in line with DM19, and applicants are encouraged to consult Natural England prior to submitting applications.**
TAMM87	TH10	*Add a further 'Planning designation' as follows* **Partially in Flood Zone 2**
TAMM89	TH11	*Delete "Indicative Development Capacity" row/figures in Site Description Table.*
TAMM90	TH11	*Amend Site Allocation TH11, paragraph 5.173, to read:* Potential **mixed-use employment-led development** to increase accessibility, ~~**and provide increased**~~ **maximise**

		employment floorspace and **provision for** warehouse living accommodation.
TAMM91	TH11	*Amend paragraph 5.174 to read:* ~~**A number of these employment buildings have been subject to unlawful occupation and conversion to residential uses**~~. **The Council has made provision for Warehouse Living at this site, having regard to the existing uses and site's potential to deliver mixed-use development** ~~**Where these uses demonstrably support new/existing floorspace within mixed use premises, the Council is seeking to expand and coordinate such uses through Policies DM38 and DM39. The recognition and improvement of buildings identified**~~ in accordance with Polic~~**ies** **DM38 and** DM39**, which** will support the AAP objectives and create a new point of interest within Tottenham Hale where people can live, work and visit.
TAMM92	TH11	*Amend the second 'Site Requirement' to read:* The site ~~**will be given**~~ **is within** a Designated Employment Area: Regeneration Area ~~**status**~~ **and proposals for mixed-use employment-led development will be supported, where appropriate,** ~~**to reflect the Council's aspiration**~~ to create a mix of uses on this site through the re-introduction of creative employment uses.
TAMM94	TH12	*Amend Site Allocation TH12, paragraph 5.175, to read:* Potential redevelopment of the sites for ~~**commercial-led**~~ mixed-use **employment-led** development ~~**with residential**~~.
TAMM95	TH12	*Amend the first 'Site Requirement' to read:* The site ~~**will be given**~~ **is within** a Designated Employment Area – Regeneration Area **and proposals for mixed-use employment-led development will be supported, where appropriate,** ~~**status to reflect the Council's aspiration**~~ to create a mix of uses ~~**on this site**~~ through the re-introduction of creative employment uses.
TAMM96	TH12	*Amend 2nd sentence of the second 'Site Requirement' to read:* Residential **uses** will be permitted to ~~**cross-subsidise**~~ **optimise the delivery of** new employment stock, and should be located adjacent to the existing residential uses adjoining the site.
TAMM97	TH13	*Amend Site Allocation TH13, paragraph 5.175, to read:* Potential **mixed-use employment-led development** to increase accessibility, ~~**provide increased**~~ **maximise** employment floorspace and **provision for** warehouse living accommodation.
TAMM98	TH13	*Amend the first 'Site Requirement' to read:*

		The site ~~will be given~~ **is within** a Designated Employment Area – Regeneration Area **and proposals for mixed-use employment-led development will be supported, where appropriate,** ~~**status to reflect the Council's aspiration**~~ to create a mix of uses ~~**on this site**~~ through the re-introduction of creative employment uses.
TAMM99	TH13	*Amend second sentence of the second 'Site Requirement'to read:* Residential uses will be permitted only on the Stamford Road frontage to ~~**cross-subsidise**~~ **optimise the delivery of** new employment stock, and should be located adjacent to the existing residential uses adjoining the site.
TAMM100	TH13	*Add a further 'Development Guideline' as follows:* **This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.**
TAMM101	Monitoring paragraph 6.14	*Insert a new paragraph following paragraph 6.14 to read:* **Where monitoring indicates that a strategic objective, elements of the AAP spatial strategy, or specific plan targets are not being delivered, the Council will assess the reasons for any departure and may consider, as appropriate, the actions/contingencies listed in the monitoring tables alongside other appropriate interventions.**
TAMM102	Appendix A	*Include at the end of Appendix A the trajectories for housing, employment floorspace, and retail, as well as a commentary on the trajectory for infrastructure provision. This is set out at the end of this schedule*

Amended Figure 1.4 as follows:

Figure 1.4: Tottenham Area Action Plan Key Diagram



Retain Table 10 in Appendix A, providing the delivery summary but replace the individual sites table with the following Tables:

Table 11: Tottenham AAP Housing Trajectory 2011/12 to 2025/26

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
TOTTENHAM HALE GROWTH AREA (5,080 units)					
Completions (including notable schemes)					
Hale Village & Village Tower (HGY/2006/1177), (HGY/2012/2210) & (HGY/2014/1608)	Partially Delivered	2,423	2,170	253	
1-13 Herbert Rd	Delivered	11	11		
Stainby Rd (HGY/2010/2025)	Delivered	22	22		
193-197 Broad Lane (HGY/2010/1428)	Delivered	29	29		
Small sites	Delivered	0			
Sites with Planning Permission					
Small sites	Under construction	0		0	
Small sites	Not started	0		0	
Site Allocations					
Station Interchange (TH2)		138		138	
Tottenham Hale Retail Park (TH3)		992			992
Station Square West (TH4)	Part Pre-app	297		297	
Station Square North (TH5)	Part Pre-app	213		213	
Ashley Road South (TH6)	Part pre-app	444		222	222
Ashley Road North (TH7)	Pre-app	147		147	
Hale Wharf (TH9)	Pre-app	405		405	
Welbourne Centre & Monument Way (TH10)	Part pre-app	298		298	

Fountayne Rd (TH11)		113			113
Herbert Rd (TH12)		66			66
Constable Crescent (TH13)		66			66
TOTTENHAM HALE GROWTH AREA TOTALS		5,664	2,232	1,973	1,459
NORTH TOTTENHAM GROWTH AREA (3,850 units)					
Completions (including notable schemes)					
Former Cannon Rubber Factory, 881 High Road N15 4RS (HGY/2012/2128)	Delivered	222	222		
Park Tavern pub (HGY/2008/2220)	Delivered	34	34		
Small sites	Delivered	18	18		
Sites with Planning Permission					
700-702 Tottenham High Rd (HGY/2009/1122)		14		14	
Tottenham Hotspur Stadium (HGY/2015/3000)	Not started	585		585	
Pretoria Road (HGY/2014/1080)	Under Construction	52		52	
72-72a Willoughby Lane (HGY/2014/3430)		15		15	
Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval		40		40	
Small sites	Under construction	2		2	
Small sites	Not started	11		11	
Site Allocations					
Northumberland Park North (NT3)		472			472
Northumberland Park Estate		1,929			1,929

Renewal (NT4)					
High Road West (NT5)		1,200		200	1,000
North of White Hart Lane (NT6)		100		0	100
NORTH TOTTENHAM GROWTH AREA TOTALS		4,694	274	919	3,501
SEVEN SISTERS CORRIDOR AREA OF CHANGE (1,730 units)					
Completions (including notable schemes)					
Florentia Court, Vale Road (HGY/2014/2100)	Delivered	12	12		
Small sites	Delivered	14	14		
Sites with Planning Permission					
St Ann's Hospital (SA28) (HGY/2014/1691)		456		456	
St Ann's Police Station (HGY/2015/3729)		28		28	
Ward's Corner (HGY/2012/0915) (SS3)		163		163	
Apex House (SS6) (HGY/2015/2915)		163		163	
Small sites	Under construction	0		0	
Small sites	Not started	1		1	
Site Allocations					
Gourley Triangle (SS4)		191			191
Arena Retail Park (SA29)		539			539
Arena Design Centre (SA30)		40		40	
Crusader Industrial Estate (SA31)		64		64	
Omega Works (SA32)		40		40	
Vale/Eade Roads (SA33)		101		101	
Overbury & Eade Roads		141		141	

(SA34)					
L/b Seven Sisters Road & Tewkesbury Road (SA35)		63			63
SEVEN SISTERS CORRIDOR AREA OF CHANGE TOTALS		2,016	26	1,197	793
TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE (525 units)					
Completions (including notable schemes)					
Lawrence Rd Phase 1 (HGY/2012/1983)	Majority Delivered	264	264		
97-99 Phillip Lane (HGY/2008/1738)	Delivered	10	10		
658-660 Tottenham High Rd (HGY/2007/2245)	Delivered	27	27		
596-606 Tottenham High Rd (HGY/2010/0201)	Delivered	36	36		
R/o Tottenham Town Hall	Delivered	109	109		
Protheroe House (2013/2465)	Delivered	50	50		
530-536 High Road N17 9SX (HGY/2013/0745)	Delivered	13	13		
Small sites	Delivered	59	59		
Sites with Planning Permission					
638 High Road N17 0AA (HGY/2012/0427)		26		26	
Land rear of 318-320 High Rd (HGY/2013/1985) (SS1)		18		18	
Saltram Close Housing Estate Site C Saltram Close N15 (HGY/2005/1257C)		15		15	
5 Bruce Grove (HGY/2014/1041)		13		13	
7 Bruce Grove N17 6RA		13		13	

(HGY/2012/0563)					
2 Chestnut Rd (HGY/2013/0155)		64		64	
Small sites	Under construction	9		9	
Small sites	Not started	2		2	
Site Allocations					
Lawrence Rd Phase 2 (SS2)	Pre-app	178		178	
Tottenham Police Station & Reynardson Court (TG3)		30		30	
Tottenham Chances & Nicholson Court (TG2)		34			34
Bruce Grove Station (BG2)		11		11	
Bruce Grove Snooker Hall & Banqueting Suite (BG3)		49			49
Tottenham Delivery Office (BG4)		49			49
TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE TOTALS		1,079	568	379	132
TOTALS		13,453	3,100	4,468	5,855

7.10 In accordance with Policy SP8, a net increase of 23,800m$_2$ of B Class employment floorspace is required across the borough up to 2026. The Tottenham area contains the majority of the borough's remaining large industrial estates and therefore has a significant role in meeting the increased floorspace requirement. The Tottenham AAP identifies a number of strategic sites where employment-led, mixed use redevelopment is promoted to secure the renewal or reconfiguration of existing floorspace. These sites are set out in the Table 12 below. An indicative employment floorspace capacity for each site is also shown; however it is recognised that these figures are indicative and are gross floorspace. The actual amount of floorspace (gross and net) will depend on the floorspace to be retained and reconfigured, the achievement of the maximum employment floorspace on existing employment sites having regard to the proposed overall mix, site layout and constraints, and viability.

Table 12 Tottenham AAP Employment Trajectory

Site Allocation Reference	Site Allocation Address	Indicative Employment Floorspace	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
SS2	Lawrence Road	1,390m^2	1,390m^2	
SS4	Gourley Triangle	6,570m^2		6,570m^2
TG3	Tottenham Police Station and Reynardson Court	1,230m^2	1,230m^2	
BG2	Bruce Grove Station	100m^2	100m^2	
BG4	Tottenham Delivery Office	370m^2		370m^2
NT3	Northumberland Park North	340m^2		340m^2
NT4	Northumberland Park Estate Renewal	1,550m^2		1,550m^2
NT5	High Road West	4,350m^2	2,175m^2	2,175m^2
NT7	Tottenham Hotspur Stadium	730m^2	730m^2	
TH3	Tottenham Hale Retail Park	13,900m^2		13,900m^2
TH5	Station Square North	7,350m^2	7,350m^2	
TH6	Ashley Road South Employment Area	15,300m^2	7,650m^2	7,650m^2
TH8	Hale Village	4,000m^2	4,000m^2	
TH9	Hale Wharf	3,200m^2	3,200m^2	
TH11	Fountayne Road	3,900m^2		3,900m^2
TH12	Herbert Road	2,300m^2		2,300m^2
TH13	Constable Crescent	2,300m^2		2,300m^2
	TOTAL	68,880m^2	27,825m^2	41,055m^2

7.11 In accordance with Strategic Policy SP10, the Local Plan establishes a requirement for an increase in retail provision of 23,995m$_2$ floorspace (13,800m2 comparison goods and 10,195m2 convenience) across the borough up to 2026. To meet this requirement, the Tottenham AAP identifies sites with potential to deliver 85,570m^2 of town centre uses floorspace. The vast majority of this town centre floorspace is anticipated to be within the retail Use Classes and includes the reorientation of the Retail Park in Tottenham Hale to a District Centre and the expansion of a leisure-oriented local centre in North Tottenham. It is important to note that the figures set out in Table 12 are gross and indicative, and as mentioned in relation to the Tottenham Retail Park will replace the existing big box retailing with a more fine-grained, mixed use, walk-to retail typology. This may therefore not result in a significant change in the total on-site retail floorspace.

Table 12 Town Centre, including retail floorspace, Trajectory

Development Plan Document	Site Allocation Reference	Site Allocation Address	Indicative Town Centre Floorspace, inc retail	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Tottenham Area Action Plan	SS5	Ward's Corner	3,700m^2	3,700m^2	
	SS6	Apex House & Seacole Court	1,600m^2	1,600m^2	
	TG3	Tottenham Police Station and Reynardson Court	490m^2	490m^2	
	BG2	Bruce Grove Station	100m^2	100m^2	
	BG3	Bruce Grove Snooker Hall & Banqueting Suite	850m^2		850m^2
	NT3	Northumberland Park North	340m^2		340m^2
	NT4	Northumberland Park Estate Renewal	1,550m^2		1,550m^2
	NT5	High Road West	11,740m^2	5,870m^2	5,870m^2
	NT6	North of White Hart Lane	1,000m^2	500m^2	500m^2
	NT7	Tottenham Hotspur Stadium	36,600m^2	36,600m^2	
	TH2	Station Interchange	2,400m^2	2,400m^2	
	TH3	Tottenham Hale Retail Park	13,900m^2		13,900m^2
	TH4	Station Square West	5,200m^2	5,200m^2	
	TH8	Hale Village	6,100m^2	6,100m^2	
		TOTAL	85,570m^2	62,560m^2	23,010m^2

7.12 The physical and social infrastructure required to support the development and growth planned for in Tottenham, through both the Strategic Policies DPD and the Tottenham AAP, is set out in the Council's Infrastructure Delivery Plan (IDP). The IDP is intended to be a live document and will be updated regularly to take into account the monitoring of infrastructure delivery and changes to the service plans and funding commitments of the delivery bodies. For the latest position on the infrastructure requirements, and delivery against these, please visit the Council's website http://www.haringey.gov.uk/localplan

APPENDIX D

Schedule of Modifications to the Development Management DPD

KEY TO MODIFICATIONS

Text proposed to be inserted in bold blue underlined or blue double underlined

Text now proposed to be deleted ~~blue strikethrough~~ or ~~bold blue strikethrough underlined~~

Development Management		
Main Modifications		
Modification Reference	**Policy / Para / Page**	**Description of Change**
DMM1	minor	
DMM2	minor	
DMM3	minor	
DMM4	Policy DM2	*Amend Policy DM2 Part A(d) to read:* d. **~~Comply with~~** **Have regard to** the principles set out in 'Secured by **~~d~~D**esign'.
DMM5	Paragraph 2.14	*Add an additional sentence at end of paragraph 2.14 to read:* **Proposals will be assessed against the principles of 'Secured by Design'. The latest published guidance in this respect should be referred.**
DMM6	Policy DM3	*Amend Policy DM3 Part A(c) to read:* c. **Appropriately ~~M~~m**aintained **~~in perpetuity~~**.
DMM7	Policy DM3	*Amend second sentence of Policy DM3 Part B to read:* **~~The management of~~ ~~t~~T**hese spaces**~~, including their use and public access, will need to be agreed by the Council~~**

		should be positively managed, maintained to a high standard, and public access secured.
DMM8	Policy DM5	*Amend Policy DM5 Part A(b) to read:* b. Makes a positive contribution to the **characteristics and** composition of the local view**, where possible**; and
DMM9	Policy DM5	*Amend Policy DM5 Part A(c) as follows:* c. ~~**Be consistent with**~~ **Has had regard to** the Council's Tall Buildings and Views Supplementary Planning Document."
DMM10	Policy DM5	*Amend Policy DM5 to include an additional criterion DM5 Part E to read:* **E. Proposals should have regard to views identified in Conservation Area Appraisals and Management Plans (See Policy DM9).**
DMM11	Figure 2.1	*Graphic update to improve legibility of map (i.e. scale and resolution).*
DMM12	Policy DM6	*Amend Policy DM6 Part B to read:* B. Proposals for taller buildings that project above the prevailing height of the surrounding area must be justified in ~~**community benefit as well as**~~ urban design terms and should conform to the following general design requirements:
DMM13	Policy DM6	*Amend Policy DM6 Part C(c) as follows:* c. ~~**Be consistent with**~~ **Have regard to** the Council's Tall Buildings and Views Supplementary Planning Document."
DMM14	Figure 2.2	*Amend Figure 2.2 to include two additional locations potentially suitable for tall buildings - Apex House and Finsbury Park – to accord with the SLR evidence base.*
DMM15	Policy DM9	*Amend Policy DM9 Part A to read:* A. Development that ~~**sustains**~~ **conserves** and enhances the significance of a heritage asset and its setting will be supported.
DMM16	Policy DM9	*Delete the last sentence of Policy DM9 Part J(c) as follows:* c. The proposals address relevant policies (A-I) above. ~~**Proposals that cause harm should be exceptional in relation to the significance of the asset, and be clearly and convincingly justified in line with national policy.**~~
DMM17	minor	
DMM18	minor	
DMM19	minor	

DMM20	Policy DM 11	*Delete Policy DM11 Part E as follows:* ~~**E. Institutional investment which provides long-term investment in the private rental sector (not including accommodation for students) will be supported by the Council where it meets local housing needs and is of a high quality and consistent with the policies in this Plan, including the requirement to provide affordable housing.**~~
DMM21	minor	
DMM22	Paragraph 3.9	*Amend paragraph 3.9 to include additional wording at the end of paragraph to read:* **Institutional investment which provides long-term investment in the private rental sector (not including accommodation for students) will be supported by the Council where it meets local housing needs, is of a high quality and consistent with the policies in this plan, including the requirement to provide affordable housing.**
DMM23	Policy DM12	*Amend Policy DM12 to include a new criterion DM12 Part F to read:* **F. Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD.**
DMM24	minor	
DMM25	Policy DM13	*Amend Policy DM13 Part B(a) to read:* a. Sites that are artificially sub-divided or re-developed in phases. **This will be assessed based on the following:** **i. Whether the sites/land parcels are in the same ownership;** **ii. The occupied status of sites/land parcels at the grant of planning permission for the first application and at the commencement of the development;** **iii. Land agent/infrastructure provider intelligence as to development interest; and** **iv. The time lapsed between completion of the first development before planning permission is sought for the next.**
DMM26	Policy DM13	*Delete Policy DM13 Part B(b) as follows:* ~~**b. Additional residential units that are created through amended planning applications;**~~
DMM27	Policy DM13	*Amend Policy DM13 Part B(c) to read:* c. Additional residential units proposed above that **provided** by **unimplemented** permitted development;
DMM28	Policy DM13	*DM13 B (e) has a second (e) in the numbering which should be deleted.*
DMM29	minor	

DMM30	Policy DM13	*Delete Policy DM13 Part G as follows:* ~~G. The Council will seek to achieve 20% of new units on small sites to be achieved as affordable, in line with SP2 and set out in the Planning Obligations SPD.~~
DMM31	Policy DM13	*Delete Policy DM13 Part H as follows:* ~~H. Cash in-lieu contributions are only acceptable as a last resort and are also subject to the exceptional circumstances listed above~~.
DMM32	Paragraph 3.21	*Insert an additional paragraph after paragraph 3.21 to read:* **Where a building or part of a building benefits from an unimplemented prior approval for conversion to residential use as permitted development, proposals for additional residential development (i.e. through extension to the building or further change of use), will be subject to the requirement for affordable housing. In such circumstances, the affordable housing assessment will take account the total residential units to be provided in the development as a whole.**
DMM33	minor	
DMM34	minor	
DMM35	Policy DM15	*Amend Policy DM15 Part D(f) to read:* f. The accommodation can be secured by agreement for occupation by members of a specified educational institution(s), or**, subject to viability,** the proposal will provide an element of affordable student accommodation **in accordance with Policy DM13**.
DMM36	minor	
DMM37	Paragraph 3.33	*Amend text from second sentence of paragraph 3.33 and include additional text after last sentence of the paragraph to read:* **Applicants should submit evidence of an undertaking where appropriate.** Where there is not an undertaking ~~by~~ **involving** a specific educational institution, providers will be expected to deliver an element of student accommodation that is affordable for students~~.~~ **in line with** ~~T~~the London Plan **and associated guidance, including the Mayor's Housing SPG, which** set~~s~~ out further details in this regard. **To avoid confusion, an "undertaking" is a nominations agreement between a provider of Purpose Built Student Accommodation (PBSA) and one or more academic institutions.**
DMM38	minor	
DMM39	Policy DM16	*Amend Policy DM16 Part A(g) to read:*

		g. The proposal provides for a mix of unit sizes **in line with Policy DM11** (~~**i.e. proposals which seek to maximise the number of one bedroom or studio units will not be acceptable where an alternative mix including larger units could be practically provided)**~~.
DMM40	Paragraph 3.36	*Amend 2nd sentence of paragraph 3.36 to read:* This will ensure the Council can protect the remaining existing stock of family houses **(3+ bedrooms)** within these areas (see Figure 3.1 'Family Housing Protection Zone'), and to ensure that, across the Borough, the range of Haringey's housing needs can be met.
DMM41	Policy DM17	*Delete Policy DM17 Part A(c) as follows:* ~~**c. They satisfy the appropriate Haringey Environmental Health Standards.**~~
DMM42	minor	
DMM43	minor	
DMM44	Paragraph 3.39	*Include the following additional text at the end of paragraph 3.39:* **HMOs will be required to satisfy the appropriate Haringey Environmental Health Standards.**
DMM45	Policy DM20	*Amend Part A of Policy DM20 as follows:* A. ~~**Open Space is protected from inappropriate development by Policy SP13. The Council will not grant planning permission for proposals for d**~~Development **that protects and enhances Haringey's open spaces will be supported.** ~~**that would result in the loss of open space., unless an assessment has been undertaken which shows that the open space is surplus to requirements for the use as an open space**~~
DMM46	Policy DM20	*Amend Part G of Policy DM20 to read:* ...on the site, **in accordance with the open space standards set out in the Haringey Open Space and Biodiversity Study (2013)**, subject to viability.
DMM47	Paragraph 4.11	*Delete the last sentence of the paragraph and replace with the following:* **The NPPF states that existing open space, sport and recreation facilities should not be built on unless clearly surplus to requirements, or where the loss would be replaced by equivalent or better provision in terms of quantity and quality, or where the need for and benefits of the development clearly outweigh the loss. Haringey's Open Space and Biodiversity Study (2013) shows that there is a significant quantitative shortfall in accessible open space to meet the**

		needs of the Borough's population, and for this reason Strategic Policy SP13 establishes a presumption against any net loss of open space, and with the exception of small scale ancillary facilities, resists development on open spaces.
DMM48	Paragraph 4.15	*Amend paragraph 4.15 as follows:* The population in Haringey is projected to increase by approximately 75,000 people between 2015-2035. The additional population will be accommodated through the promotion of more compact urban development on existing brownfield land. This, however, should not lead to a reduction in amenity and places greater priority on the need to protect and maintain a well-distributed, well-connected and accessible supply of open space. ~~will place pressure on local services, including open spaces. In this context, it is important that the Council prioritises the protection and enhancement of the Borough's open spaces, as well as improving public access to them.~~ For this reason, open space does not fall within the NPPF definition of 'brownfield / previously-developed sites', ~~although brownfield sites that exhibit open space characteristics offer the potential to secure further provision upon redevelopment.~~
DMM49	Policy DM22	*Amend Policy DM22 Part C(b) to read:* b. All major development located within 500 metres of an existing DE Network, and minor new-build development located within 25 metres, will be expected to secure connection to that network subject to demonstration of technical feasibility and financial viability.
DMM50	Policy DM22	*Amend Policy DM22 Part C(c) to read:* c. All major development located within 500 metres of a planned future DE Network, which is considered by the Council likely to be operational within 3 years of a grant of planning permission, will be expected to secure connection to that network subject to demonstration of technical feasibility and financial viability.
DMM51	Policy DM22	*Delete DM22 Part C(d).* ~~d. Where connection to an existing or planned future DE network is expected, applicants must submit a feasibility assessment so the Council can determine whether a connection is technically feasible and financially viable.~~
DMM52	Policy DM23	*Amend Policy DM23 Part C to read:* C. Where necessary, adequate mitigation ~~is not~~ must be provided ~~planning permission will be refused~~.
DMM53	Policy DM23	*Amend 2nd sentence of Policy DM23 Part D to read:* D. Proposals for ~~P~~potentially noisy development~~s may be refused if it cannot be~~ must suitably demonstrate~~d~~ that

		measures will be implemented to mitigate its impact.
DMM54	Paragraph 4.58	*Add an additional sentence at end of paragraph 4.58 to read:* **In line with London Plan Policy 7.14, the Council expects that all development should be at least 'air quality neutral'.**
DMM55	minor	
DMM56	Policy DM27	*Amend Policy DM27 Part D to read:* D. ~~**The Council will refuse**~~ ~~**p**~~P roposals for new development in Source Protection Zones ~~**when there would be an**~~ **must not result in an** unacceptable risk to groundwater quality.
DMM57	Policy DM28	*Amend Policy DM28 Part D to read:* D. ~~**The Council will resist**~~ ~~**p**~~P roposals ~~**that would**~~ ~~**should**~~ **must not** adversely affect the natural functioning of main rivers and ordinary watercourses, including through culverting.
DMM58	minor	
DMM59	Policy DM34	*Amend Policy DM34 to include an additional criterion DM34 Part B to read:* **B. All proposals will be considered having regard to their impact on the historic environment, in line with Policy DM9.**
DMM60	Policy DM37	*Amend DM37 to include a new Part B to read:* **B. Within Locally Significant Industrial Sites (LSIS), proposals for uses not within Use Classes B1 to B8 will only be supported in exceptional circumstances where the following can be demonstrated:** **a. The proposal is necessary to facilitate meeting the needs of modern industry and business; or** **b. The proposal relates to a use which supports the continued functioning of the LSIS as a predominantly industrial and commercial area; or** **c. The proposal would deliver strategic economic benefits of a borough or sub-regional scale; and** **d. The loss of the B Use Class land or floorspace would not compromise the strategic employment land requirement; and** **e. The proposal would not restrict, prevent or in any way prejudice the continued operation of adjoining or nearby established employment uses.**
DMM61	Policy DM38	*Amend title of DM38 to read:*

		~~Employment-Led Regeneration~~ Local Employment Area – Regeneration Areas
DMM62	Policy DM38	*Amend DM38 Part A to read:* A. The Council will support proposals for mixed-use, employment-led development within a Local Employment Area – Regeneration Area ~~or on a highly accessible non-designated employment site~~ where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace. In addition to complying with other policy requirements, proposals must:
DMM63	Policy DM38	*Delete DM38 Part A(a) as follows:* ~~a. Suitably demonstrate that for reasons of viability a mixed-use scheme is necessary to facilitate the delivery of employment floorspace;~~
DMM64	Policy DM38	*Amend DM38 Part A(b) to read:* b. Maximise the amount of employment floorspace to be provided within the mixed-use scheme~~, having regard to development viability~~;
DMM65	Policy DM38	*Amend DM38 Part A(c)(ii) to read:* ii. Flexibility of design to enable adaptability to different business uses over the lifetime of the development; and
DMM66	Policy DM38	*Amend DM38 Part A(c)(iii) to read:* iii. Environmental quality of the site.~~; and~~
DMM67	Policy DM38	*Re-order DM38 Part A(c)(iv) to DM38 Part A(d) and amend to read:* d. Make ~~P~~provision for an element of affordable workspace where viable;~~.~~
DMM68	Policy DM38	*Delete DM38 Part A(d).* ~~d. Investigate the site's potential to contribute to meeting the Borough's identified gypsy and traveller accommodation needs;~~
DMM69	Policy DM38	*Amend DM38 Part A(e) to read:* e. Ensure an ~~adequate separation of uses~~ appropriate standard of amenity for the development's users and neighbours, particularly where new residential floorspace is introduced as part of a mixed-use scheme;
DMM70	Policy DM38	*Amended Policy DM38 Part A(g) to read:*

		g. **Be designed to** enable connection to ultra fast broadband.
DMM71	Paragraph 6.12	*Amend 3rd sentence of paragraph 6.12 to read:* In response to these issues the Council will apply a more flexible approach to the development of some employment sites, supporting **employment-led,** mixed-use schemes where they will facilitate site regeneration and renewal.
DMM72	Paragraph 6.13	*Amend paragraph 6.13 to read:* Mixed-use redevelopment of employment land will be restricted to Local Employment Area – Regeneration Areas and other highly accessible non-designated employment sites **(see Policy DM40)**. The Strategic Policies Local Plan provides the basis for a more flexible approach to development in such Regeneration Areas. Furthermore, the London Plan and Haringey's Strategic Policies require that more intensive land uses are directed to highly accessible**, sustainable** locations. ~~**Mixed-use schemes proposed on non-designated employment sites will not be considered suitable if they are in areas of poor transport accessibility.**~~
DMM73	Paragraph 6.14	*Amend 1st sentence of paragraph 6.14 to read:* Applicants will be required to submit a viability assessment that clearly demonstrates that the proposed mixed-use scheme ~~**is necessary to cross-subsidise and enable**~~ **maximises** the development of employment uses.
DMM74	Paragraph 6.16	*Delete 2nd sentence of paragraph 6.16.* ~~**They should therefore be considered for suitability to meet identified need for gypsy and traveller accommodation, having regard to site viability, design considerations and other relevant Local Plan policies.**~~
DMM75	Paragraph 6.17	*Amend 1st sentence of paragraph 6.17 to read:* Where non-employment uses are introduced it is imperative that the employment and business function of the LEA**-RA** ~~**or non-designated site**~~ remains intact.
DMM76	Policy DM39	*Amend DM39 to include a new Part A to read:* **A. Warehouse living is a specific type of land use that has emerged over time in certain employment locations within Haringey, and lends particular support to the creative industries sector. It does not fall within a specific use class – and is not live/work development – and as such is considered a Sui Generis use.**
DMM77	Policy DM39	*Amend DM39 Part A to read:*

		A. The Council has made provision for proposals for warehouse living**, at selected Local Employment Area – Regeneration Areas,** within the Harringay Warehouse District as defined in the Site Allocations ~~**Document**~~ **DPD**, and the Fountayne & Markfield Road area as defined in the Tottenham Area Action Plan **(See Figure 6.1)**. **Warehouse living proposals will only be acceptable within these identified locations.**
DMM78	Policy DM39	*Amend DM39 Part C to read:* C. The preparation of a masterplan will have regard to **individual site circumstances and** the following matters:
DMM79	Policy DM39	*Amend DM39 Part E to read:* E. Proposals for warehouse living on industrial estates not identified in Part A of the policy will be resisted ~~**as will proposals for Live/Work anywhere within the Borough**~~.
DMM80	Policy DM39	*Amend DM39 to include an additional criterion to read:* **F. Proposals for Live/Work units anywhere within the Borough will be resisted.**
DMM81	Paragraph 6.20	*Amend 3rd sentence of paragraph 6.20 to read:* The expected outcome is to secure a long-term sustainable economic future for these employment land sites **that builds on the amenity being created and complements the unique character of the areas in which they are situated**.
DMM82	Paragraph 6.21	*Amend paragraph 6.21 to include an additional sentence at the end of paragraph to read:* **In preparing proposals and site masterplans, the Council expects applicants to have engaged with and sought the views of Hackney Council, particularly on sites which adjoin the Borough boundary.**
DMM83	Paragraph 6.22	*Insert the following paragraph after paragraph 6.22 to read:* **For the purposes of monitoring, warehouse living development, including Lawful Development Certificates, will contribute towards Haringey's strategic housing requirement through the provision of non-conventional (non-self-contained) supply, and to the strategic employment land requirement through the provision of communal or dedicated employment floorspace.**
DMM84	minor	
DMM85	Policy DM40	*Amend title of Policy DM40 to read:* ~~**Loss of**~~ **Non-Designated** Employment Land and Floorspace
DMM86	Policy DM40	*Amend Policy DM40 to include a new Part A to read:*

		A. On non-designated employment sites within highly accessible or otherwise sustainable locations, the Council will support proposals for mixed-use, employment-led development where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace. All proposals for mixed-use development must satisfy the requirements of Policy DM38.A(a-g).
DMM87	Policy DM40	*Amend Policy DM40 Part A to read:* **~~B.A. Subject to other policy requirements~~ On all other non-designated employment sites (i.e. those which do not meet the location criteria of (A) above)**, the loss of employment land and floorspace will only be permitted where **it can be demonstrated that the building or land is no longer suitable for continued employment use having regard to**: a. **feasible alternative employment uses ~~It is demonstrated that the site is no longer suitable or viable for the existing or an alternative industrial or business use~~**; **~~and~~** b. **the age and condition of the existing building(s) and the potential for refurbishment or adaptation, in particular to more flexible unit sizes;** **c. site layout, access, and relationship to neighbouring uses;** **d. periods of long-term vacancy** **e. ~~There is clear~~** evidence **~~that an open and~~ of** recent, continuous and suitable **~~campaign to~~** market**ing ~~the site~~**, covering a minimum **~~continuous~~** period of 3 years**~~, has been undertaken without success~~**.
DMM88	Policy DM40	*Amend Policy DM40 Part B to read:* **~~B~~C. Subject to (B) above, w~~W~~**here the Council is satisfied that the loss of non-designated employment land or floorspace is acceptable, **~~it will require new development~~ support will be given to** proposals **that deliver community uses either as the sole use or as part of a mixed-use development**. **~~to apply a sequential approach to delivering an alternative use through redevelopment, as follows:~~** **~~a. Strategic community infrastructure appropriate to the location;~~** **~~b. Mixed-use development that includes employment generating and/or community uses;~~** **~~c. Residential use~~**
DMM89	Policy DM40	*Amend Policy DM40 Part C to read:* C. **Where** ~~P~~**p**roposals involv**~~ing~~** the total loss of employment floorspace **~~will be required to make~~** a financial contribution towards employment **~~regeneration projects, training schemes, job brokerage services or business~~**

		~~support~~ related initiatives may be sought, in line with Policy SP9 and DM 48.
DMM90	Paragraph 6.25	*Amend 3rd sentence of paragraph 6.25 to read:* Unless these sites are given protection there is a risk they will be lost to other types of development~~, such as housing,~~ without full consideration of their potential to support other employment generating uses ~~or strategic infrastructure~~.
DMM91	Paragraphs 6.26 to 6.28	*Delete paragraphs 6.26, 6.27 & 6.28 and replace with the following:* Therefore, the aim of the policy is to secure the re-provision of new employment floorspace to support local demand for a range of employment uses. Mixed-use redevelopment and changes of use can help to secure the re-provision of employment floorspace that is better tailored to meeting local demand, supported employment diversity, and maintains the vibrancy and viability of an area. On sites where it ~~can be~~ has been demonstrated that they are no longer suitable for continued employment or commercial use, it is appropriate that these be released for other forms of sustainable development, including community uses where these could help meet locally identified needs.
DMM92	Policy DM41	*Amend Part A to read:* A. Proposals for new retail, leisure and cultural uses within Metropolitan and District Town Centres, and Local Centres, will be supported where they:
DMM93	minor	
DMM94	Policy DM46	*Amend DM46 Part A to consolidate with Part A(a) to read:* A. Proposals for betting shops will only be permitted where they are appropriately located within the Metropolitan Town Centre, a District Town Centre or Local Centre, having regard to Policy DM42 (Primary and Secondary Frontages) and DM43 (Local Shopping Centres)~~; and~~.
DMM95	Policy DM46	*Delete Policy DM46 Part A(b).* ~~b. The total number of betting shops (including extant permissions) will not exceed 5% of the units within the town or local centre.~~
DMM96	Policy DM46	*Amend Policy DM46 to include a new Part B to read:* B. Proposals for new betting shops will be assessed against their impact on town centre vitality and viability, having regard to: a. The number of existing betting shops in the centre; and

		b. The need to avoid overconcentration and saturation of this particular type of use.
DMM97	Paragraph 6.55	*Amend paragraph 6.55 to read:* The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the **~~link between health outcomes and the proximity of betting shops. It concludes there is sufficient evidence to demonstrate that access to gambling venues, including betting shops, leads to increased gambling behaviour and that this, in turn, is associated with poor health outcomes~~** **spatial distribution of licensed betting shops in Haringey. The baseline information has since been updated using the Council's licensing data (2016), which shows a notable concentration of betting shops in town centres, particularly in Wood Green and Tottenham, when compared to elsewhere in the Borough.**
DMM98	Paragraph 6.56	*Amend 1st sentence of paragraph 6.56 to read:* The Council is committed to improving the health and well-being of its residents along with visitors to the Borough**~~,~~** **~~including by promoting development that achieves mixed and sustainable communities.~~**
DMM99	Paragraph 6.57	*Amend paragraph 6.57 to read:* The Council considers that the **~~five percent threshold allowance for betting shops in town centres~~** **approach** is reasonable to support economic development and demand for this use, whilst protecting against the adverse impacts that an overconcentration of betting shops can have on the vitality and viability of town and local centres. **This includes impacts on: the overall quality and diversity of the centre's retail offer, including provision for a range uses that encourage linked trips; the continuity of uses in frontages, consistent with other plan policies; local character, townscape and public realm, particularly where there is a need to ensure active frontages; and community safety.**
DMM100	Figure 6.1	*Delete Figure 6.1 "Healthy Eating Zones".*
DMM101	Policy DM47	*Delete Part A of Policy DM47:* **~~A. The council will resist proposals for hot food takeaway shops located within 400 meters of the boundaries of a primary or secondary school.~~**
DMM102	Policy DM47	*Amend Part B of Policy DM47 to read.* **~~B Subject to (A) above, p~~**Proposals for hot food takeaway shops **should be located within town centres and** will **~~only~~** be permitted where:

		~~a. The percentage of hot food takeaway shops will not exceed 5% of designated shopping frontage in the Metropolitan and District Town Centres and local centres;~~ ~~b. Within neighbourhood parades, other non-designated frontages and elsewhere in the borough, it is suitable~~ **It can be** demonstrated that the proposal will not result in an overconcentration **or excessive clustering** of hot food takeaways **having regard to the existing number of hot food takeaways within the centre or frontage**;
DMM103	Paragraph 6.59	*Amend paragraph 6.59 to read:* The Public Health Directorate has published a health evidence base, **which, along with Hot Food Takeaway Shops: An Evidence Base Study (2015)** ~~to~~ **has** inform**ed** preparation of Haringey's Local Plan.~~This highlights the link between health outcomes and the proximity of hot food takeaways.~~ The evidence identifies ~~a correlation between the distribution of hot food takeaways in Haringey and levels of overweight and obese children~~ **that there are approximately 170 hot food takeaways** across the Borough. **The concentration of hot food takeaways per 100,000 head of the population in Haringey was judged by the National Obesity Observatory as being in England's top quintile of local fast food outlet concentrations**.
DMM104	Paragraph 6.60	*Amend the 1st sentence of paragraph 6.60 to read:* In light of the above evidence base, it is considered appropriate for the Local Plan to seek to manage the development of hot food takeaways~~, particularly around primary and secondary schools where they pose a significant health risk to children~~ **to deliver mixed and sustainable communities, including viable town and local centres**.
DMM105	Paragraph 6.61	The Council considers that the ~~five percent threshold allowance for hot food takeaways in town centres~~ **approach** is reasonable to support economic development and demand for this use, whilst protecting against the adverse impacts that an overconcentration **or excessive clustering** of ~~this use~~ **hot food takeaways** can have on the vitality and viability of town and local centres and **other shopping frontages**. **This includes impacts on: the overall quality and diversity of the centre's retail offer, including provision for a range uses that encourage linked trips; the continuity of uses in frontages, consistent with other plan policies; local character, townscape and public realm; environmental quality; public amenity; and community safety.**
DMM106	Paragraph 6.62	*Delete paragraph 6.62* ~~To assist with the implementation of this policy, the Council has mapped a "Healthy Eating Zone" (Figure 6.1) which reflects the extent of the 400 metre exclusion area around schools for hot food takeaways. This map may be revised over time to reflect changes in education provision across the Borough.~~ *and replace with the following paragraph:*

		The Council considers that hot food takeaways are most appropriately located in town centres, in line with the NPPF 'town centre first' approach, where activity levels are generally higher and there is greater potential for linked trips. Hot food takeaway shops often attract a significant number of customers and by virtue of their operation, are commonly associated with environmental and amenity issues such as litter, waste disposal, fumes and noise. Planning conditions may used to ensure there are no adverse impacts on the local area.
DMM107	Policy DM48 Part B - minor	*Amend Policy DM48 as follows:* A. **Planning obligations will be sought on a scheme-by-scheme basis having regard to the relevant policy requirements of the Local Plan, development specific impacts, appropriate mitigation, viability, and the statutory tests for the use of planning obligations.**
DMM108	Paragraph 7.21	*Amend paragraph 7.21 Part iii to read:* Suitable marketing activity of the business as an on-going concern over the past 12 months**, as demonstrated through evidence of an unsuccessful campaign to market the site for the existing use at terms which are appropriate to the local economic area (including details of commercial agents, adverts in publications and lease terms offered to existing or previous occupants)**; and
DMM109	minor	
DMM110	Policy DM55	*Amend Policy DM55 to include a new Part C to read:* **C. In the interim period where a masterplan is to be prepared but has not come forward as part of a planning application, proposals must demonstrate that they will not compromise delivery of the outcomes sought by the site allocation.**
DMM111	Paragraph 7.71	*Insert the following sentence after the third sentence of paragraph 7.71 and include the monitoring table (provided at the end of this schedule) at the end of paragraph 7.71:* **The exception is monitoring of the Warehouse Living Policy DM39 for which the monitoring framework is provided below.**
DMM112	Appendix F Glossary of Terms	*Amend definition of Warehouse Living to read:* **Warehouse living is a specific type of land use that has emerged over time in certain employment locations within Haringey. It comprises** purpose built and genuine integrated, **communal** working and living accommodation specifically targeted at the creative industries sectors. **This development typology does not fall within a specific Use Class – and is**

		not live/work development – and is considered a Sui Generis use.
DMM113	Policy DM39	*Include a new Part E as follows:* **E. In the case of applications for improvements or extensions to existing buildings or temporary structures the applicant will not be required to complete a full masterplan, but will be required to demonstrate the proposal does not compromise the wider sites from coming forward for redevelopment. Such proposals will be assessed against the relevant policy requirements in Parts C and D of this Policy.**