

**15. CONSULTATION ON DRAFT CONSERVATION AREA APPRAISAL AND MANAGEMENT PLANS FOR BRUCE CASTLE, TOTTENHAM CEMETERY, TOWER GARDENS AND PEABODY COTTAGES, AND DRAFT LOCAL HERITAGE LIST (PAGES 1 - 264)**

Appendix 1: Draft Bruce Castle Conservation Area Appraisal and Management Plan for consultation.

Appendix 2: Draft Tottenham Cemetery Conservation Area Appraisal and Management Plan for consultation.

Appendix 3: Draft Tower Gardens Conservation Area Appraisal and Management Plan for consultation.

Appendix 4: Draft Peabody Cottages Conservation Area Character Appraisal and Management Plan for consultation.

Appendix 5: Draft Local Heritage List

Appendix 6: Planned programme of Conservation Area Appraisal and Management Plans

Appendix 7: Maps of proposed changes to Conservation Area Boundaries

Appendix 8: Alphabetical list of properties proposed to be removed from and added to the Local Heritage List

This page is intentionally left blank





## **Bruce Castle Conservation Area Appraisal and Management Plan Consultation Draft**



# Foreword

I am pleased to present the draft Bruce Castle Conservation Area Appraisal and Management Plan for public consultation. We hope this document will play a significant role in the positive future management of Bruce Castle Conservation Area and be a guide for residents, the Council, and all those with an interest in the history of the area.

Bruce Castle Conservation Area has considerable architectural and historic significance and contains some of Haringey's oldest buildings. Grade I listed Bruce castle in its surrounding park dates from the Tudor period. Its survival along with All Hallows Church and The Priory represents a continuity that is rare in London, and provides a powerful connection to the past. The historically significant open spaces connected to these buildings, including several ancient trees, contribute to the unique character of this area.

As a Council, we are committed to preserving and enhancing this valuable asset. Conservation area designation should not prevent all change, especially where this can help to ensure the preservation and enhancement of the historic environment and bring wider benefits for the community. This document will be an important tool in managing change, providing a clear explanation of the significance of the area that can be used to inform heritage projects and decision making. It includes simple design guidelines for the area, and will be taken in to account when the Council is considering planning applications. The appraisal was prepared by independent heritage consultants, and is based on detailed site surveys and observation work.

Good heritage management is only possible with the support and involvement of the local community, and I encourage everyone to read and comment on the appraisal. This public consultation is an opportunity for local residents and businesses to have their say on this important new document.



# Contents

## GENERAL INTRODUCTION

### 1. BRUCE CASTLE AND ALL HALLOWS CONSERVATION AREA APPRAISAL

- 1.1 The purpose of conservation area appraisals
- 1.2 Summary of special interest
- 1.3 Location and setting
- 1.4 Historical development and archaeology
- 1.5 Architectural quality and built form
- 1.6 Public realm
- 1.7 Condition and development pressures

### 2. BRUCE CASTLE AND ALL HALLOWS CONSERVATION AREA MANAGEMENT PLAN

- 2.1 The purpose of conservation area management plans
- 2.2 Summary of the implications of conservation area designation
- 2.3 Managing change in the conservation area: key principles
- 2.4 Enforcement
- 2.5 The quality of planning applications
- 2.6 Recommended steps
- 2.7 The conservation area boundary
- 2.8 Monitoring and review

### 3. PRESERVING AND ENHANCING THE CONSERVATION AREA

- 3.1 When is permission needed?
- 3.2 Listed buildings
- 3.3 General maintenance and improvements
- 3.4 Extensions
- 3.5 Energy efficiency
- 3.6 Shop fronts
- 3.7 Demolition
- 3.8 Uses for historic buildings

### 4. APPENDICES

- 4.1 Appendix A - Audit
- 4.2 Appendix B - Planning policy context
- 4.3 Appendix C - Planning policy and guidance links
- 4.4 Appendix D - Sources
- 4.5 Appendix E – Glossary



# General Introduction



Conservation areas were introduced in 1967 and there are now 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 28 conservation areas. The original Bruce Castle Conservation Area was designated in 1976 in two sections: the northern part comprising All Hallows Church and Bruce Castle Park and a smaller detached southern part incorporating

the south-east end of Bruce Grove. The boundary was extended in 1998, joining the two sections. In 2017, the southern section was re-designated as part of the Bruce Grove Conservation Area.

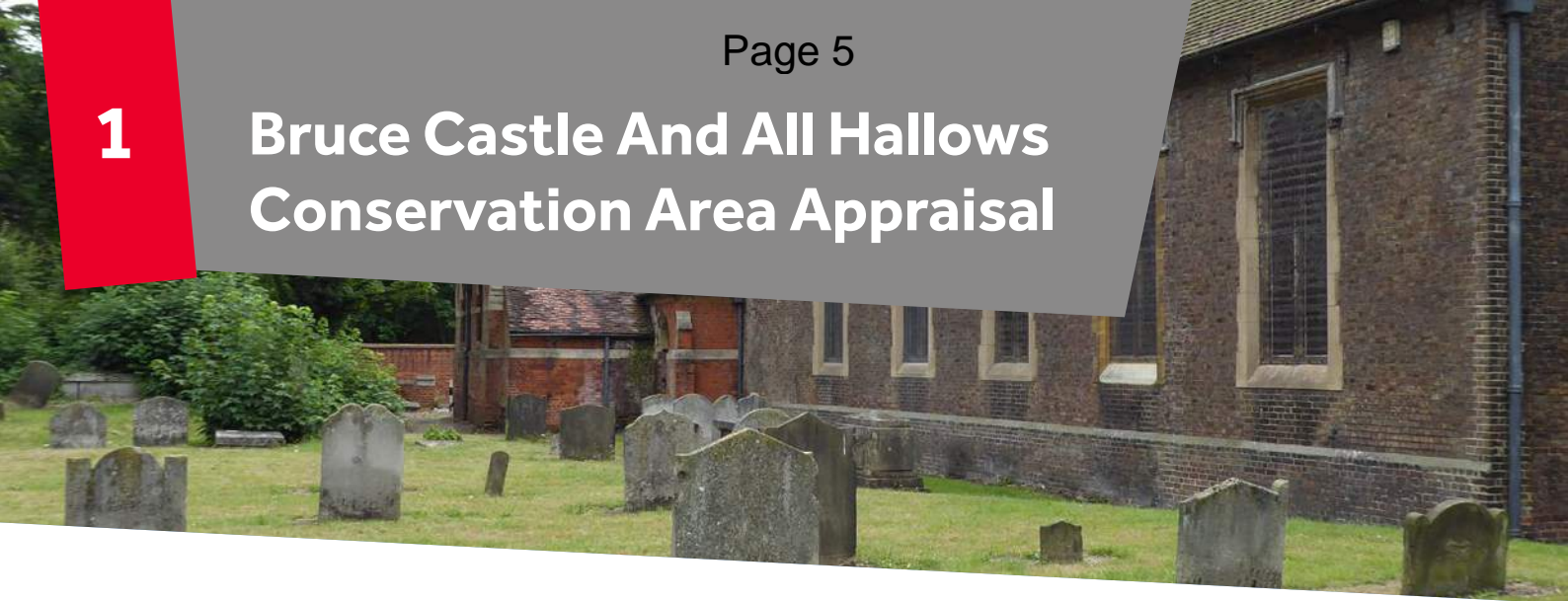
This document is comprised of three parts: Part I Bruce Castle and All Hallows Conservation Area Appraisal which sets out the conservation area's special interest, highlighting those elements which contribute to or detract from its character; Part II Bruce Castle and All Hallows Conservation Area Management Plan, a strategy for managing change in the conservation area to ensure that its character is preserved or enhanced, and Part III Preserving and Enhancing the Conservation Area which sets out design guidelines development within the Conservation Area.

The methodology of this Appraisal and Management Plan follows the best practice guidance set out in Historic England's Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2016).

This document will be treated as a material consideration in assessing planning applications affecting the Bruce Castle and All Hallows Conservation Area.

## 1

# Bruce Castle And All Hallows 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 conservation area has considerable historic and architectural significance. It is important for the survival of three important historic buildings.

**1.2.2.** Bruce Castle (listed Grade I), one of the oldest buildings in Haringey, is an important survival from the Tudor period with well-documented earlier origins. Special interest attaches to the historic and architectural significance of Bruce Castle and its associated structures, and to the relationship between the house and surrounding park, which form the core of the medieval manor of Tottenham.

**1.2.3.** All Hallows Church (listed Grade II\*) dates from the fourteenth century onwards but with earlier medieval origins, the east end added by the distinguished Victorian church architect William Butterfield. The survival of both church and manor house represents a continuity that is rare in Greater London.

**1.2.4.** The Priory (listed Grade II\*), a fine example of a Middlesex gentry farmhouse, completes this important grouping.

**1.2.5.** The conservation area is also important for the survival of historically significant open spaces that have been surrounded by later dense suburban



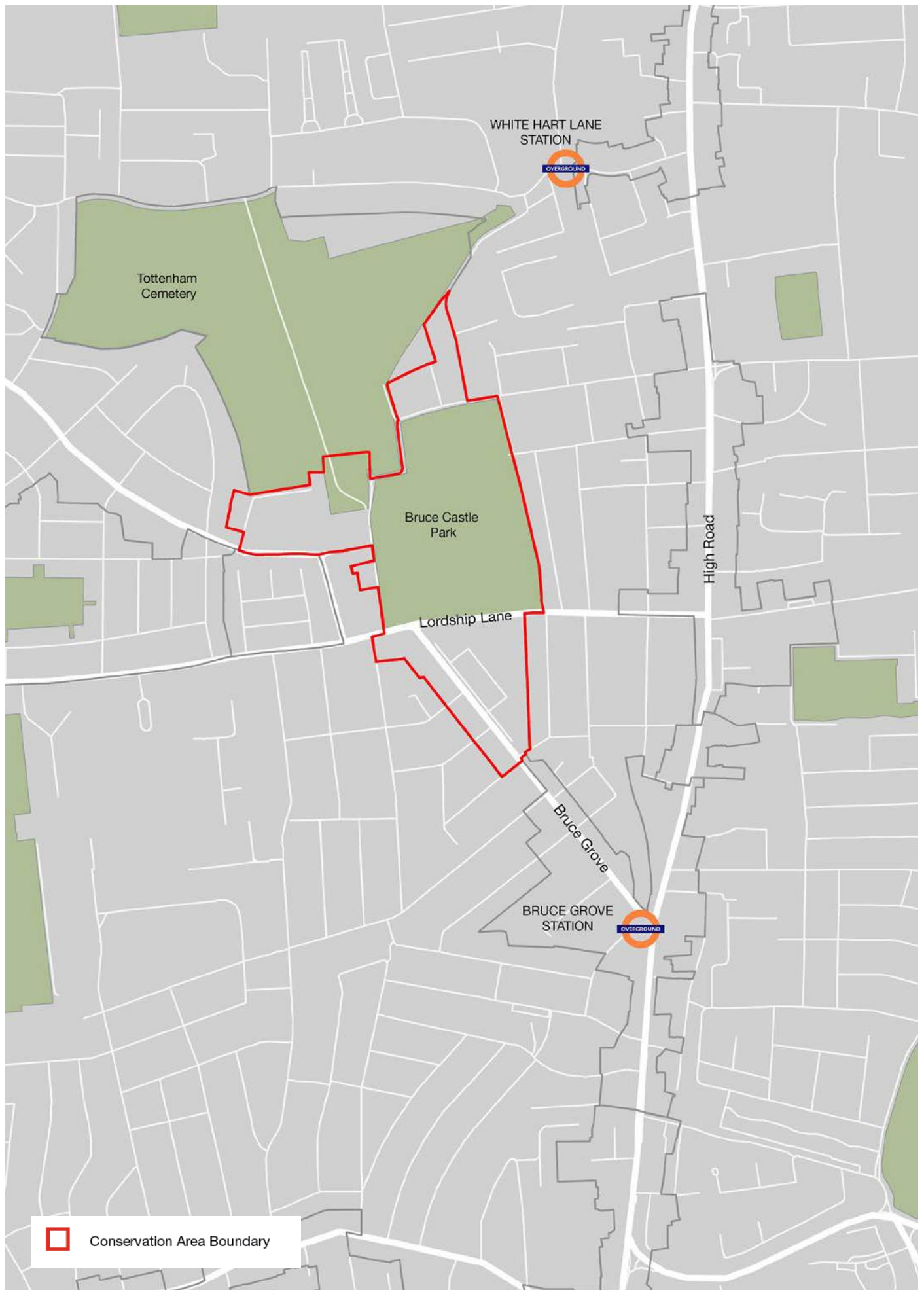
development. The three principal open spaces within the conservation area are Bruce Castle Park, All Hallows Churchyard and the forecourt to Edmanson's Court in Bruce Grove.

1.2.6. The relationship between the principal historic buildings and their associated open spaces. For example, Bruce Castle and Park, All Hallows Church and churchyard and the adjoining Tottenham Cemetery to the north, has helped to preserve the unique character of the area, in contrast to the later residential development that was built on the open land between Bruce Grove and Tottenham High Road by the end of the 19th century.

1.2.7. The conservation area is also important for the extent of tree cover, including several ancient trees that remain from the earlier period. It retains an open, green character with views of the adjoining cemetery to the north. Many historic features survive including earlier footpaths, such as Church Path leading from All Hallows Churchyard and through the Victorian cemetery and Prospect Place, part of a footpath leading north-east from Church Road.

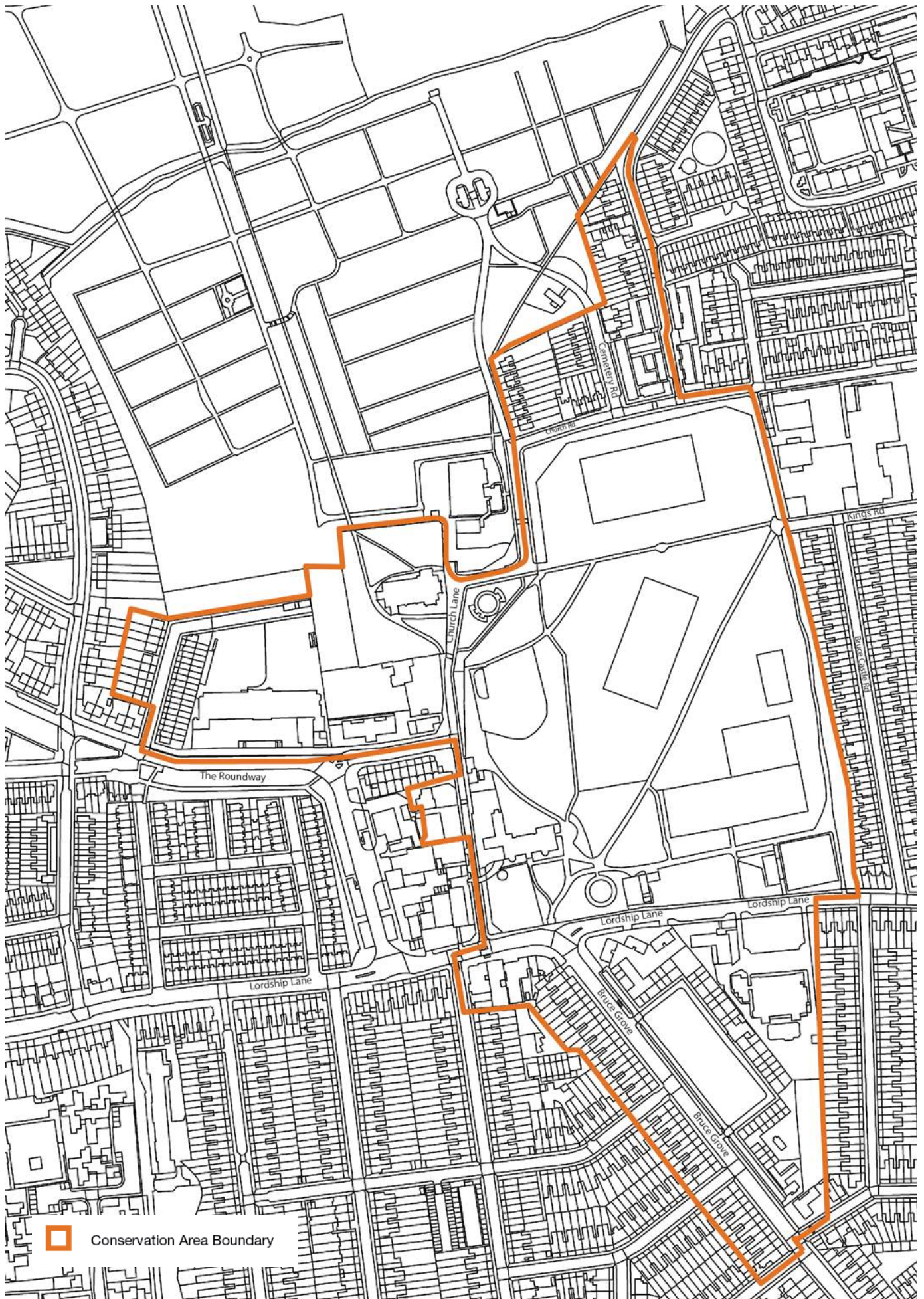
1.2.8. The surviving groups of early to mid-19th century cottages and terraced houses in the adjoining streets to the north contribute a quiet and modest domestic character to the area, albeit this scale of building has been broken by the introduction of the modern blocks of flats.





Location map - Bruce Castle conservation area





Bruce Castle conservation area boundary map



## 1.3 Location And Setting

### Location

1.3.1. Bruce Castle and All Hallows Church stand to the north of the historic parish of Tottenham, which included Wood Green. It is located to the north-east of the former County of Middlesex and in the eastern part of the modern 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.

### Topography and geology

1.3.2. Most of the central section of the conservation area is relatively flat, sloping gently towards the east. The highest part of the conservation area is the western section of The Roundway and Bedwell Road.

The area is predominantly London Clay with brick earth occurring in patches, surrounded by Taplow Gravel, at Bruce Castle and part of Church Lane.

### The setting of the conservation area

1.3.3. The conservation area is located to the west of the historic corridor of Tottenham High Road and the line of the former Great Eastern railway. For the most part, it consists of historic areas of open space surrounded by a dense suburban setting of residential development dating mainly from the mid-19th to the early-20th century. The eastern boundary is defined by late-19th century streets of terraced houses, while the greater part of the northern boundary adjoins the open space of the Tottenham Cemetery Conservation Area. To the west, the boundary encompasses the churchyard of All Hallows church and extends as far as the Roundway to include Risley Avenue School and Bedwell Avenue. Lordship Lane separates the open space of Bruce Castle Park from the linear character of Bruce Grove, which runs south-east from Bruce Castle to Tottenham High Road.

### Trees and open spaces

1.3.4. A large proportion of the conservation area constitutes open space within or directly impacting upon the public realm, the principal open spaces being Bruce Castle Park, All Hallows churchyard and the forecourt of the former almshouses, Edmanson's Close, in Bruce Grove. Each of these spaces has a distinct character and makes a major contribution to the conservation area's special interest.

1.3.5. Bruce Castle Park is a large mainly grassed open space notable for the contribution made by mature trees, set either in avenues or as individual historic specimens. All Hallows churchyard is a quieter and more secluded space forming a link with the cemetery to the north, the tree-planted grounds of the adjacent Priory and Lodge forming an important continuum with the churchyard. In Bruce Grove, the forecourt to Edmanson's Close is a large green space that, with its trees, forms an impressive setting for the Grade II listed buildings, which are set well back from the road.

1.3.6. These open spaces are complemented by grassed and tree-planted verges in Church Lane and Church Road, and by mature street trees along Lordship Lane, The Roundway and All Hallows Road. The open grassed area in front of the magistrates' court in Lordship Lane also makes an important contribution not only to the setting of the Grade II listed building, but also to the area's visual amenity and to the setting of Bruce Castle Park opposite.

1.3.7. Bruce Castle Park is designated as Metropolitan Open Land (MOL) and as a nature conservation area of borough importance. All Hallows Churchyard, Bruce Castle Park and Edmanson's Court are included in the London Parks and Gardens Trust Inventory of London's Green Spaces of Local Historic Interest.

### Views

1.3.8. The principal views of interest are those from within Bruce Castle Park and to a more limited extent views from the surrounding streets into the park. There are views of Tottenham Cemetery from within the conservation area. The only long view within the conservation area is that along Bruce Grove towards Bruce Castle, although the house itself is well screened

by trees and does not close the view. An unexpected long view is gained looking west along Lordship Lane directly towards Alexandra Palace.

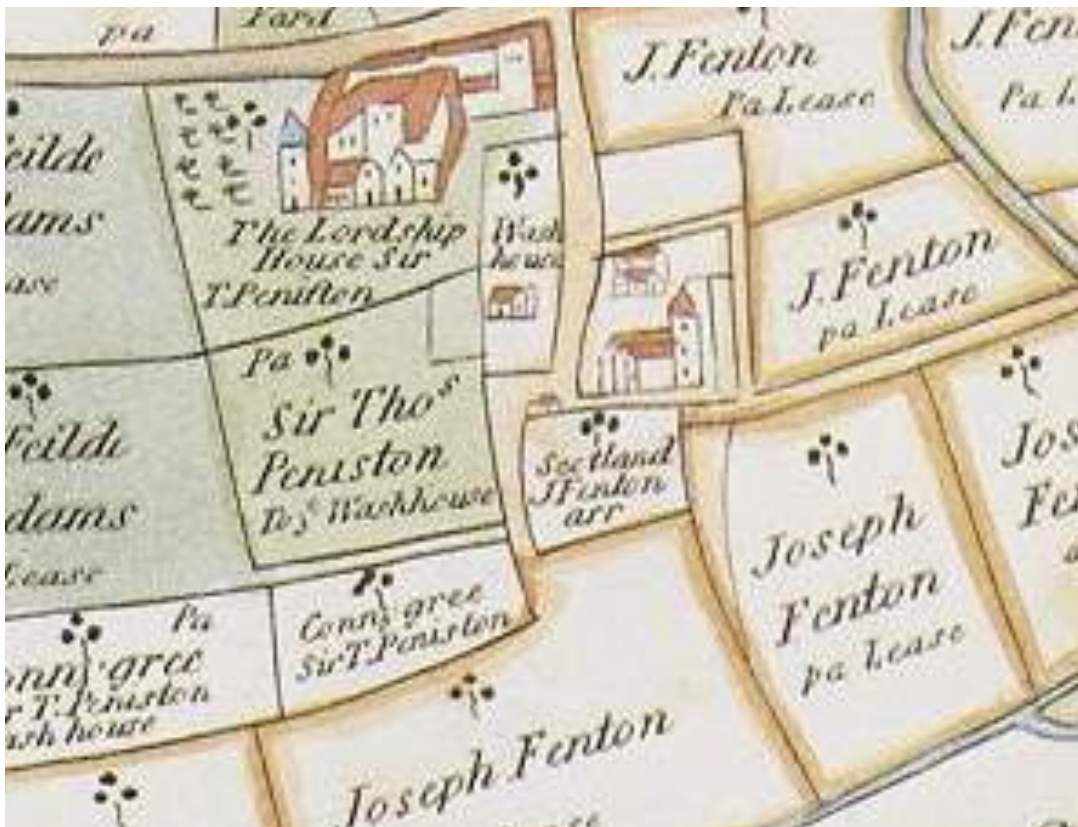
## 1.4 Historical Development and Archaeology

**1.4.1.** Tottenham High Road, the successor to Ermine Street, the Roman road from London to Lincoln and York, was an important northern route into London. The linear settlement of Tottenham grew along the High Road while the village centre, as such, was marked by the Green and the High Cross. The area surrounding the parish church and manor house would thus remain essentially rural until the late-19th century.

**1.4.2.** The Domesday Survey (1086) records that Tottenham manor was held by Countess Judith, a niece of William the Conqueror and widow of Waltheof, Earl of Huntingdon, whose daughter Maud married the future King David I of Scotland. A priest held land in Tottenham in 1086 and by 1134 King David I of Scotland had given the church of Tottenham to the Augustinian canons of Holy Trinity, Aldgate.

**1.4.3.** For some 200 years the manor was owned by a succession of Scottish noblemen, culminating in its division in 1254 into three lordships including that of Sir Robert de Brus (Bruce). The manor house at that time comprised a hall and other rooms, granges, fishponds, and garden. Following Scottish independence in 1314 under Bruce's grandson and namesake, the manors reverted to English ownership and in the early-15th century they were acquired and reunited by John Gedney, a wealthy London draper.

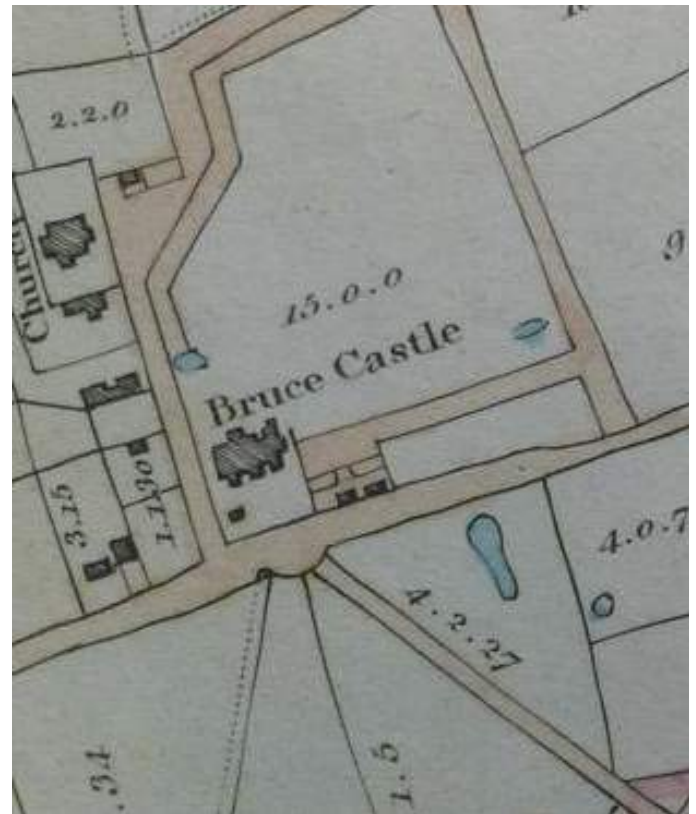
**1.4.4.** Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, then owner of Tottenham Manor, depicts Bruce Castle - the 'Lordship House' - and its tower on a site that is similar in extent to the present public park. The main link between the church and manor and the High Road was Berry Lane (now Lordship Lane), the road from Tottenham to Wood Green, with Church Lane, as yet un-named branching northwards along the west side of Bruce Castle.



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

**1.4.5.** South of the churchyard stood an un-named farmstead: this was Awlfield Farm, later named Church Farm, the property of local landowner Joseph Fenton, a City barber-surgeon who rebuilt the farmhouse in 1620. It was later named the Priory because it was believed to occupy the site of a house of the priors of Holy Trinity, City of London.

**1.4.6.** The development of Bruce Grove was enabled by the disposal of the manorial lands in 1789. The straight line running south-east between Bruce Castle and the High Road follows one of the avenues of Bruce Castle Park. Building commenced with a series of villas on the south side near the junction with the High Road (within Bruce Grove Conservation Area), but little further development took place until the late-19th century.



**Wyburd's parish map 1798**



**John Rocque's map 1757**

**1.4.7.** Wyburd's parish map (1798) shows the present Church Road linking the High Road with All Hallows Church. Just to the north-east of the church stood a small house, the Sexton's cottage, a weather-boarded building whose site is now the vehicle entrance to Haringey Mortuary (within Tottenham Cemetery Conservation Area). The map shows pathways leading northward from the churchyard across fields to White Hart Lane, and another leading north-eastward from Church Lane to White Hart Lane which terminated at the end of Love Lane opposite the vicarage in White Hart Lane.

**1.4.8.** Tottenham parish tithe map (1844) shows a series of detached villas in large gardens along the west side of Church Lane south of Church Farm and around the junction with Lordship Lane. A large house named Elmslea, as named on subsequent maps, had been built on the south side of Lordship Lane opposite Bruce Castle Park. By contrast, to the north of the park, a row of modest paired cottages had been built in Prospect Place. Dated 1820, they were later complemented by the present Nos. 158-170 Church Road and 1-15 Cemetery Road. These houses illustrate the spectrum of dwellings that were built in this attractive area of Tottenham in the late-Georgian and early-Victorian period.





**Tottenham parish tithe map 1844, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service**

**1.4.9.** In 1868 almshouses were built in Evelyn Place (now in Beaufoy Road) by Sir William Staines, a former Lord Mayor of London, replacing almshouses in Jacob's Passage in the City of London which made way for the Metropolitan Railway. The former Drapers' Almshouses (now Edmanson's Close) were built by an amalgamation of City charitable foundations under the trusteeship of the Drapers' Company, replacing institutions in Bow. In 1868-9 the company purchased Elmslea, by then a school, and the adjacent land to the west, building the almshouses on the latter site. They were also known as the Sailmakers' Almshouses after one of the charities' beneficiaries. Elmslea continued as a school until 1930.

**1.4.10.** The opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872 instigated a development boom and in 1894 Tottenham, administered by a local board since 1850 and now separated from Wood Green, became an Urban District. By 1894 the area between Bruce Castle Park and the High Road was developed and soon after the entire south side of Bruce Grove was built up, continuing around the junction with Lordship Lane and further westwards. In 1904 an electric tram route was introduced, connecting the High Road and Wood Green via Bruce Grove and Lordship Lane.

**1.4.11.** In the Edwardian period the land to the west of the conservation area boundary began to be developed with planned working-class housing, starting with Tower Gardens (1903-13), the first stage of the London County Council's White Hart Lane Estate, and Peabody Cottages (1907). Although Church Farm and the open land to the west still appear on the 1913 OS map, Risley Avenue (now The Roundway/All Hallows Road) had been created connecting Church Lane with the emerging housing developments to the west, severing the former farmstead. Risley Avenue School (1913) stood on the north side of the new road and in 1918 a second school, Risley Avenue Central School, a selective boys' school, was built just to the east. In the early/mid 20th century, all but one of the Georgian villas around the south-west side of Church Lane and the junction with Lordship Lane made way for a series of industrial buildings. Inter-war development includes three small blocks of flats - Bruce Castle Court - at the north-east junction of Bruce Grove and Lordship Lane, and the former Magistrates Court (1937) on the site of Elmslea. Later in the 20th century, blocks of flats replaced houses in Church Road and Beaufoy Road destroyed in World War II.

## Bruce Castle

**1.4.12.** The evolution of Bruce Castle is complex. In 1513 the manor was purchased and the medieval house rebuilt by Sir William Compton, a courtier of Henry VIII. Compton's grandson Henry substantially rebuilt the south wing in the late-16th century. In 1626 the manor passed to Hugh Hare, Lord Coleraine, whose son Henry Hare, an antiquarian, carried out major alterations in 1682-6 (a plan of 1684 shows a U-plan house) and may have adopted the name of Bruce Castle at that time. The building was extended and remodeled in the early-18th century, and again in 1764 by Alderman James Townsend. From 1804-1815 it was the home of the politician and author John Eardley Wilmot, notable for helping refugees from the American War of Independence and the French Revolution, and from 1815-1827 by a merchant named John Ede, who demolished the west wing and stables and coach house to the north. From 1827 it was occupied as a private boys' school set up by the progressive educationalist Rowland Hill, better known as a postal reformer and inventor of the Penny Black stamp, and his brother Arthur. A one-storey west wing was added in the mid-19th century and raised to three stories c1870. In 1892 the grounds were purchased by Tottenham Local Board and opened as Tottenham's first public park. The house became Tottenham's first public museum in 1906, and houses Haringey's Local History Archive service.

## All Hallows Church

**1.4.13.** The parish church, originally dedicated to All Saints and renamed All Hallows in the 15th century, is visibly dateable to the early-14th century with later medieval and 19th-century rebuilding and extensions. The church was extended to the east in 1875-77 by the architect William Butterfield, who worshipped here and is buried in Tottenham Cemetery.

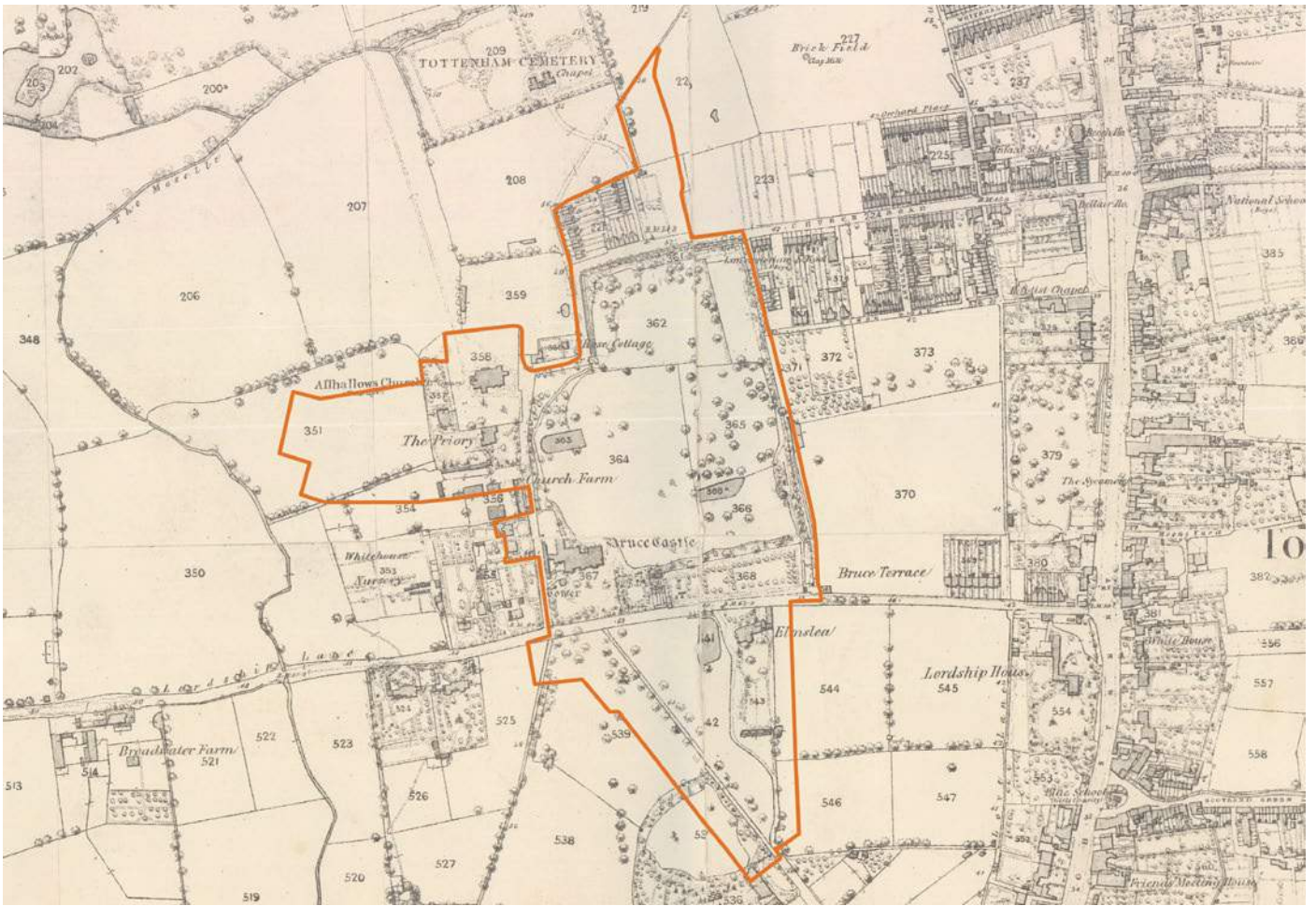
**1.4.14.** The churchyard was extended on the north side by half an acre in 1792, and was closed for burials in 1857 when Tottenham Cemetery was opened. The first recorded vicarage house, which is shown on the 1619 map, stood in White Hart Lane near the junction with the High Road. It was largely demolished to make way for the railway, after which the vicarage was relocated to No. 776 High Road. In 1906 the Priory became the vicarage of All Hallows.

## Archaeology

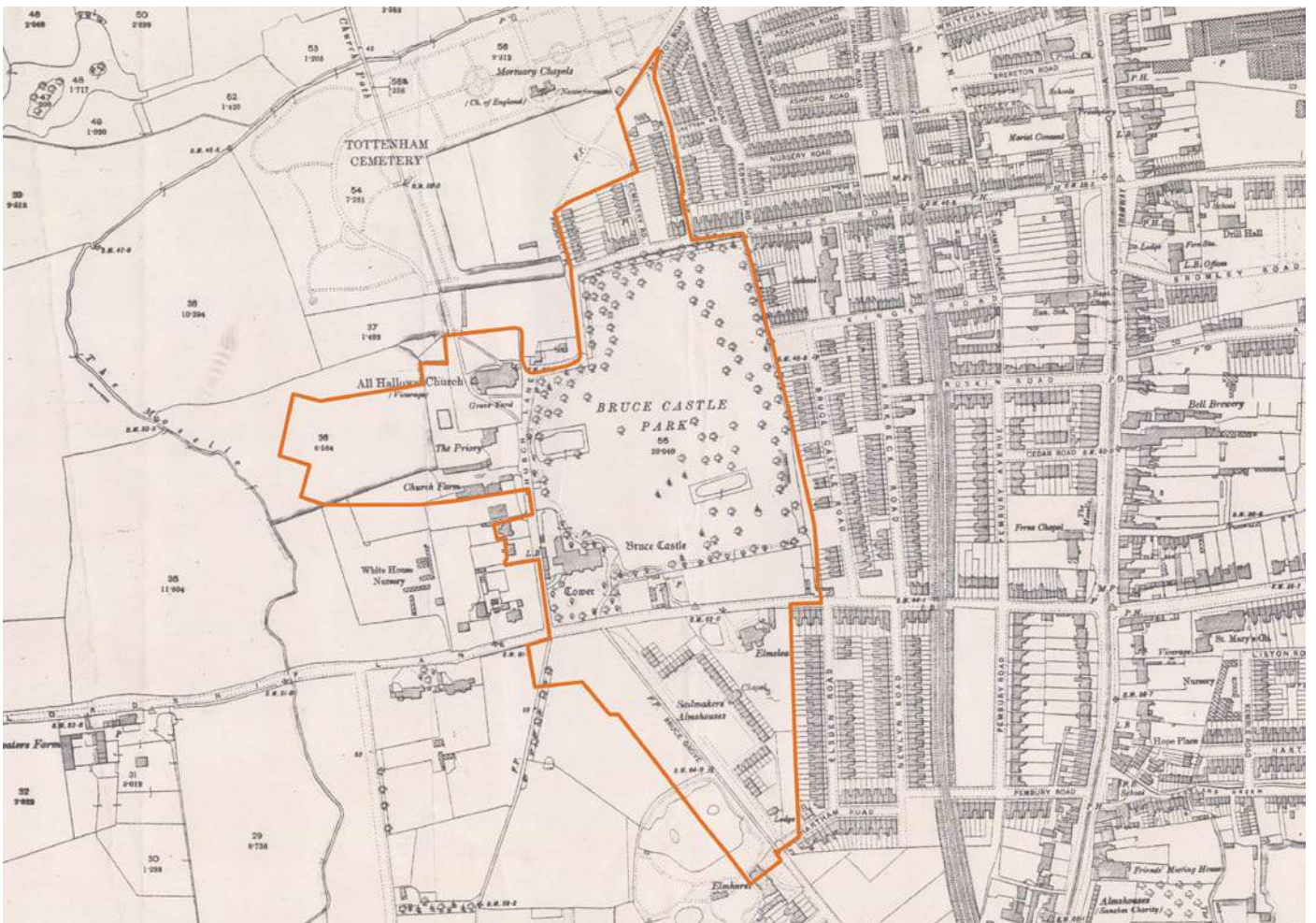
**1.4.15.** Bruce Castle and Park, All Hallows Church and Churchyard, and the area to the north and east of Bruce Castle Park are within the Bruce Castle and All Hallows Church Archaeological Priority Area (APA). This means that, based on existing information, there is significant known archaeological interest or particular potential for new discoveries.

**1.4.16.** In 1999 a geophysical survey revealed the presence of two chambers beneath the tower's existing floor. A community dig carried out in 2006 under the direction of the Museum of London Archaeological Service (MOLAS) excavated two trenches: one at the rear of the house and one adjoining the tower. The former revealed the south-east corner of a chalk-founded medieval building, which had been truncated by a system of 18th-century drains. The latter exposed two of the arches at the base of the tower which had cruciform cross-loop windows, which indicate that the tower was built to a lower level and may have been surrounded by water. Penetration by a small camera revealed the upper chamber to be vaulted.



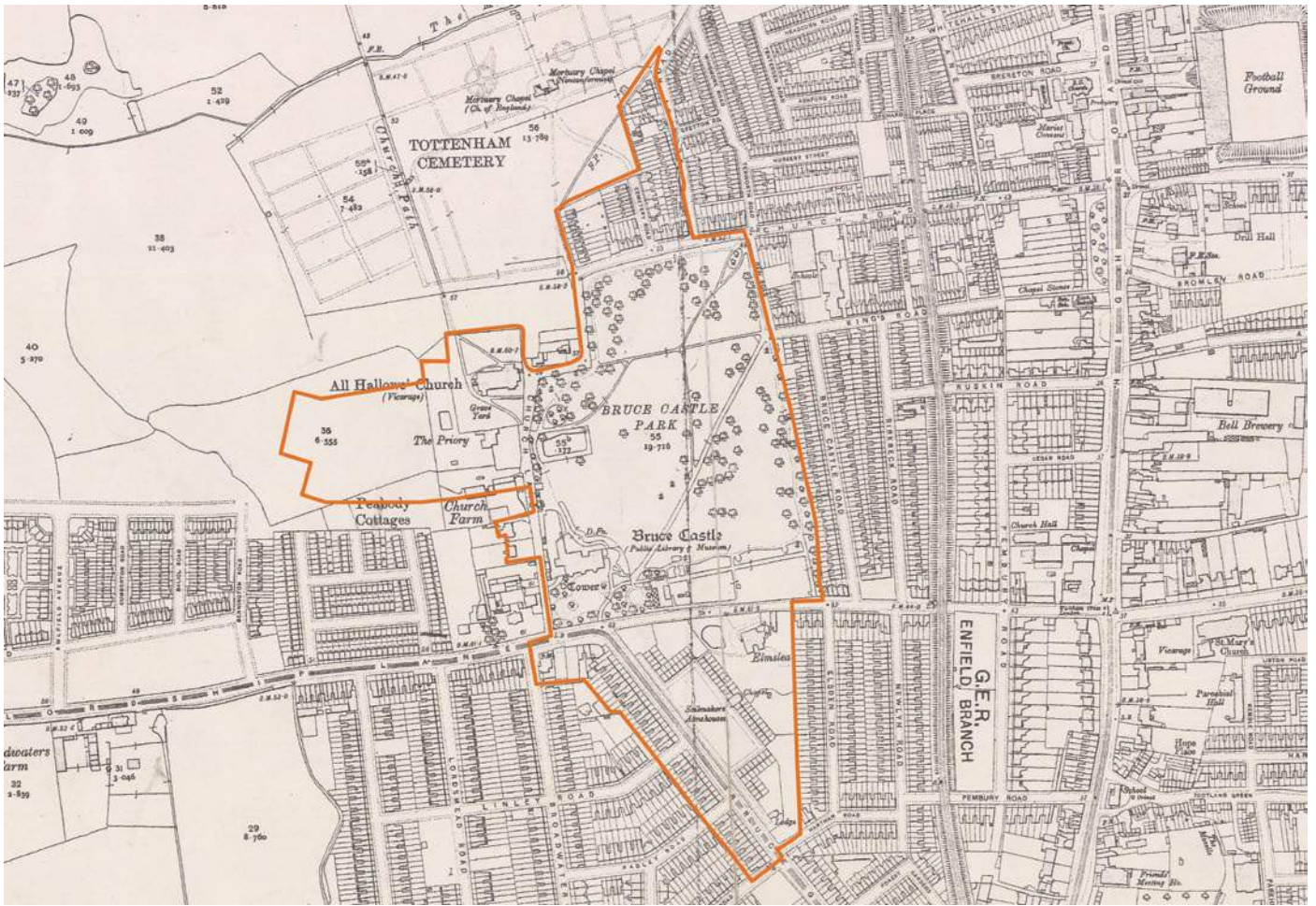


The area in 1864

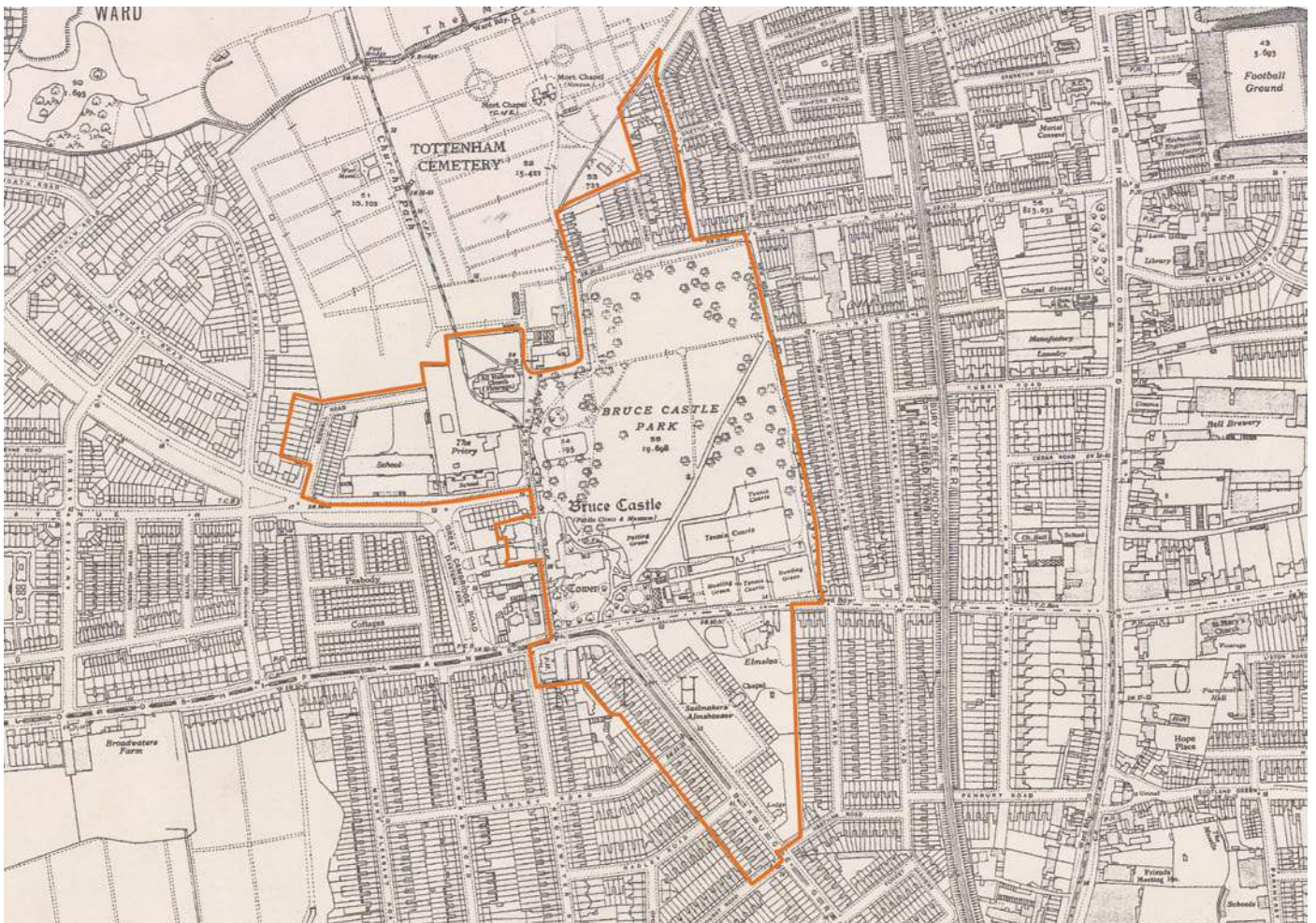


The area in 1894





The area in 1894



The area in 1935



## **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. They are also a useful means of identifying the differences in townscape character of parts of the conservation area.

**1.5.2.** Bruce Castle and All Hallows Conservation Area consists of the following character sub-areas:

→ **Sub-area A:** Bruce Castle and Park, Church Lane (south of All Hallows Road)

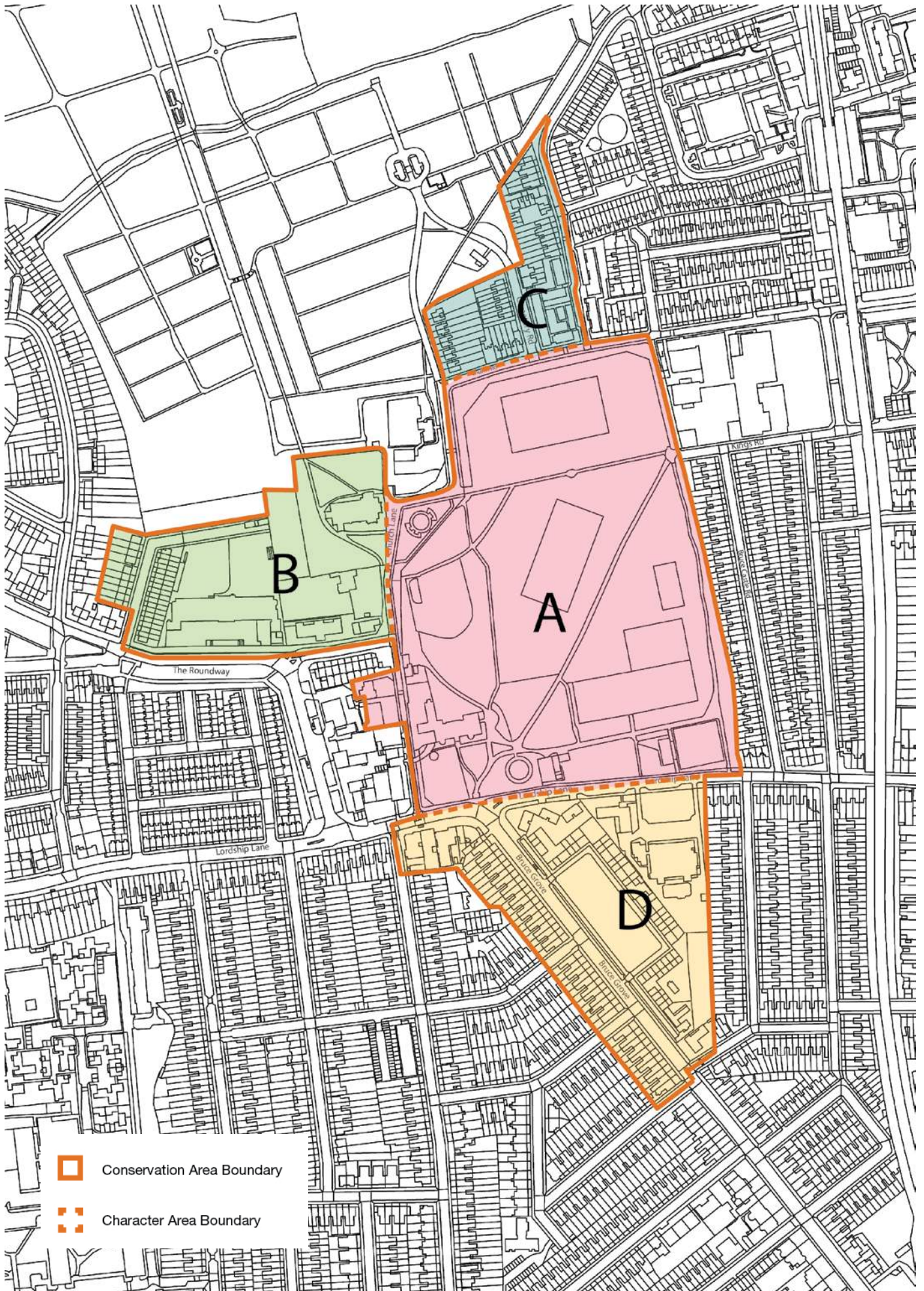
→ **Sub-area B:** All Hallows Church, Church Lane (north of All Hallows Road), All Hallows Road/The Roundway and Bedwell Road

→ **Sub-area C:** Prospect Place, Church Road, Cemetery Road and Beaufoy Road

→ **Sub-area D:** Bruce Grove and Lordship Lane









## CHARACTER SUB-AREA A:

Bruce Castle And Park

### Bruce Castle

**1.5.3.** Bruce Castle, a Grade I listed building, forms the historic and architectural centrepiece of the conservation area. Architecturally the house is a composite creation reflecting different periods of construction and remodeling. A brief description of the external appearance of the house is as follows.

**1.5.4.** The oldest parts of the present house date from the early-16th century after Sir William Compton took possession of the manor. His grandson Henry Compton made changes to the house in c1570, and much was subsequently remodeled during the 17th and 18th centuries. It is thought that the existing south elevation originally formed part of the south front of an earlier courtyard house. The current appearance of the south front is mainly derived from the 1684 remodeling by Henry Hare (2nd Lord Coleraine) of an earlier symmetrical composition, adding a clock tower and cupola to the Elizabethan porch and raising the height of the polygonal end bays. An extra range of rooms surmounted by a heavy pediment was added to the north front by Henry 3rd Lord Coleraine after he succeeded his grandfather in 1708. Hare's original gabled attics were removed after 1764 when the east wing was remodeled, or rebuilt, by James Townsend. The west wing, along with stables and a coach house, was demolished in c1813 by John Ede and replaced by the existing three-storey extension in c1870 when the house was used as a school.



**Painting of Bruce Castle 1686, attributed to Wolridge. Courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service**

**1.5.5.** The principal three-storey south elevation is a symmetrical composition in red brick with roofs concealed behind a parapet and with prominent stone quoins and window dressings. The façade is dominated by the ornate central clock tower containing a ground floor round-arched Doric entrance porch with painted stone quoins, and a first-floor sash window with painted Ionic pilasters supporting a white-painted bracketed timber balustrade at second-floor level. The tower is stuccoed above first floor level and extends above the roof parapet to include a large clock at third floor level. It has a white painted timber balustrade and glazed octagonal belvedere at fourth floor level surmounted by a prominent open drum and cupola with a lead-covered domed roof and gilded weathervane. The central five bays are flanked by massive brick and stone half-octagonal side wings that rise to parapet level. The windows are 18th-century type sash windows with glazing bars and exposed moulded timber frames.



**Bruce Castle Principal South Elevation**

**1.5.6.** The three-storey east wing, built in a plum-coloured brick, has the proportions of a large but plain Georgian house, having been designed to appear as a free-standing building with its own east-facing principal elevation, rather than as an extension to the original building. The eight window wide façade has red gauged-brick window arches and timber sashes with glazing bars. The three southernmost ground-floor windows take the form of French doors. The façade is asymmetrical, reflecting the plan of the older building, with an off-centre doorway emphasised by the arched window above on the first floor. The door case has a pair of wide six-panelled doors with a semi-circular fanlight within an open pediment supported on Ionic pilasters.



**Bruce Castle - east wing**

**1.5.7.** The early-18th century five-bay two-storey façade of pinkish brick dominates the north elevation, with a heavy timber entablature and pediment cornice containing Lord Coleraine's achievement of arms. The recessed sash windows have glazing bars and gauged segmental red-brick arches with keystones. A first-floor band course rests on the keystones of an arcaded ground floor, originally an open loggia, with a stone impost band and very finely gauged red-brick arches. The windows to either side of the central arch have been partially infilled.

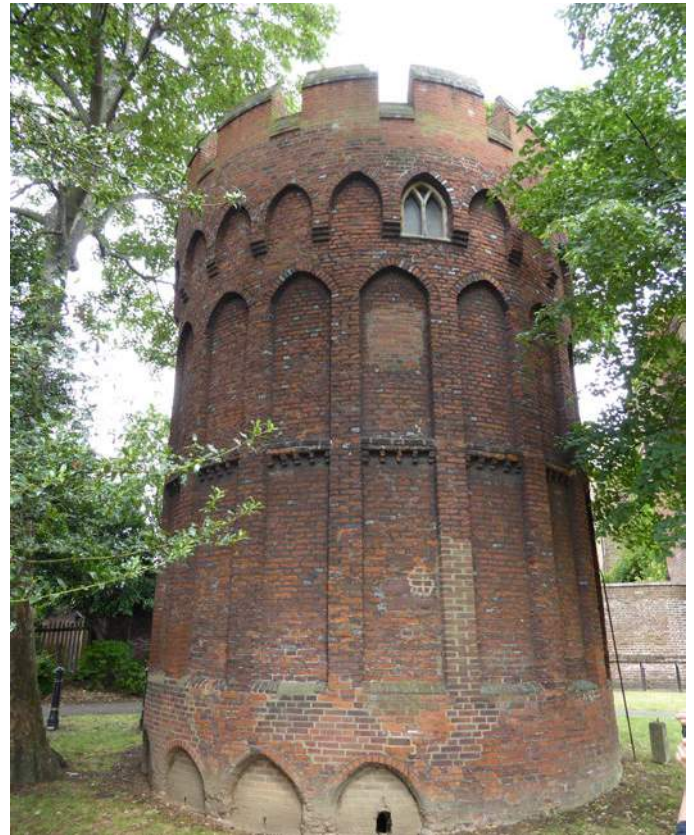
**1.5.8.** The three-storey yellow stock-brick extension with red-brick dressings and a tall central pyramidal ventilator was added to north-west of the main building in c1870 to accommodate the use of Bruce Castle as a private boarding school.



**Victorian school wing**

**1.5.9.** Immediately south-west of Bruce Castle is a circular battlemented red-brick tower (also listed Grade I), believed to date from the early-16th century. The

tower has a corbel table of pointed brick arches below the parapet, below which is continuous four-centred arcading. Another corbel table of single carved bricks runs around the arcade panels just over half way up. The panels rest on a plinth that is arcaded on the south side with a four-centred arched entrance to the basement. Access is by a modern door reached by means of five stone steps on the north-west side. The tower also has a quatrefoil window, probably a later insertion, and a 19th-century window with Y-tracery. Wolridge's painting of 1685 shows that the tower was surmounted by an octagonal brick structure, also battlemented, which had gone by the late-18th century.



**Bruce Castle tower**

**1.5.10.** The building's original purpose is uncertain, with some suggestions that it was a conduit house and/or a belvedere banqueting house for entertainment, but it is a rare survival of considerable architectural and archaeological interest.





**Bruce Castle - north elevation**

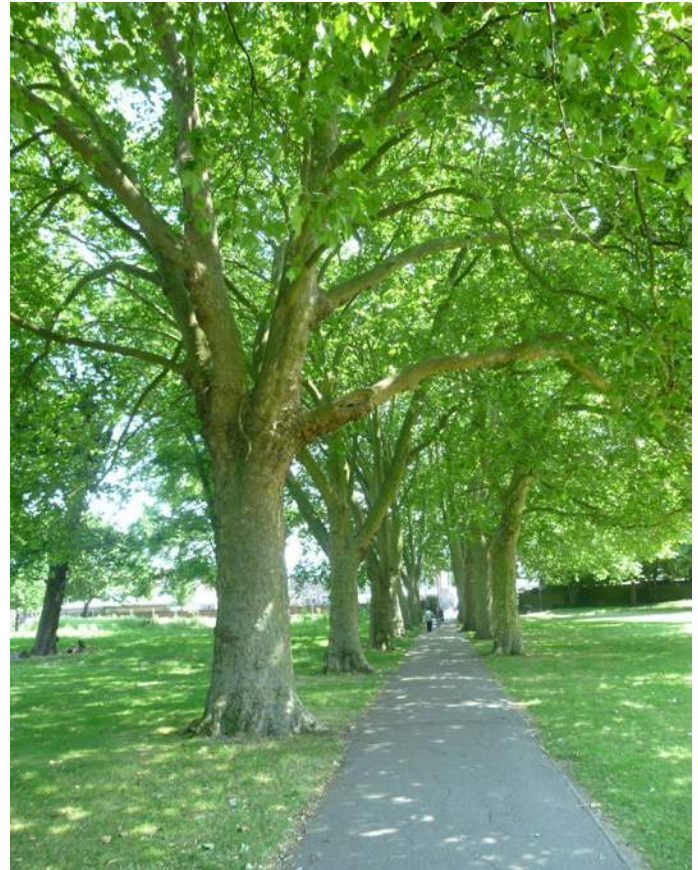
## Bruce Castle Park

**1.5.11.** Bruce Castle Park is an attractive and well-used landscaped space, which contributes a sense of openness to this part of the conservation area. The present layout of the former landscaped park, which is some 8ha in extent, dates mainly from the 19th and 20th centuries, but preserves some 18th-century features. A painting attributed to Wolridge shows the house in c1686 after Hare's alterations, with a series of formal gardens on the north, east and south sides beyond which was open parkland.

**1.5.12.** The park was surrounded by a belt of planting and an elm avenue was planted as a formal approach to Bruce Castle from Tottenham High Road on the line of the present Bruce Grove. In the late-18th century the park timber was sold and only one ancient tree, a four-hundred-year-old oak tree located close to the centre of the park, remains as a well-known landmark. In the 19th century the Bruce Castle estate was reduced in size to its current 19 acres. The mature trees including limes, horse chestnut, cedar, yew and oak that now dominate the park and line the pedestrian pathways that cross the green space, some of which are thought to be over 200 years old, mostly remain from this period. The surrounding belt of trees and shrubs was gradually reduced in the 19th and 20th centuries. In the 20th century a new path was laid across the north of the park, flanked with London plane trees.



**Ancient oak tree in Bruce Castle Park**



**Avenue of plane trees - Bruce Castle Park**

**1.5.13.** Bruce Castle was opened as Tottenham's first public park in 1892, after which it was given a new layout, most of the physical features of which remain today. The formal gardens were replaced with shrubberies and serpentine paths around the house and a circular flower garden to the south-east was adapted in 2001 as the Holocaust Memorial Garden with a sculpture designed by local artist Claudia Holder, unveiled in 2008. The memorial garden, which is attractively landscaped and enclosed by cast-iron railings, is adjoined to the east by a single-storey park-keeper's cottage, built in London stock brick with red-brick dressings and a pantile roof. The cottage is surrounded by a densely planted area and

is currently used for storage and the park's staff room. Beyond this is the site of the original walled garden which abutted the south boundary wall of the park, of which a fine section along Lordship Lane remains.

**1.5.14.** It is assumed that the entire park would have been enclosed by a brick boundary wall, of which sections survive in Lordship Lane and Church Lane. This was incrementally replaced by railings, although the railings with urn finials enclosing the forecourt of

Bruce Castle and the south-west return in Church Lane, shown in a late 18th-century view and in early-20th century photographs, do not survive, possibly removed during WWII. In the mid-20th century much of the west, north and east park boundary was moved back a few metres and enclosed by functional railings with concrete piers, creating green tree-planted verges along Church Lane, Church Road and New Road.



**South west corner of Bruce Castle Park, early 1900s, showing cast-iron railings.**

**1.5.15.** The eastern fishpond, which can still be discerned as a depression, was filled in in 1905 and the western pond adapted as a paddling pool, which has in turn been replaced by a modern pool. Near to this on the west boundary is a 1930s loosely Art Deco red-brick and concrete public toilet block that is now disused and boarded up.

**1.5.16.** The park's main east-west axis, which leads from King's Road towards the east front of All Hallows' Church, was re-established in the early-20th century and is lined by an avenue of London plane trees.

**1.5.17.** Early-20th century brick and stone gate piers with decorative iron gates distinguish the park entrances in Church Lane and King's Road. In Lordship

Lane the wrought-iron gates have an ornate overthrow bearing the name of the park. The southern boundary to the park is defined by the impressive length of red-brick boundary wall with a sloped coping and plinth, which extends westward from the south-east corner of the park. Probably dating from the 17th century with a section at the east end rebuilt, the wall also served to enclose the south side of the former kitchen garden and is truncated a few metres short of the main entrance where it is replaced by mid-20th century railings. Otherwise, only a short stretch of the historic boundary wall now survives to the north of the museum entrance in Church Lane where it encloses a service area and small car park.





**Lordship Lane: 17th century boundary wall to Bruce Castle Park**

**1.5.18.** The northern wall of the kitchen garden was removed in the early-20th century and a bowling green and putting green were laid out on part of the site, with tennis courts and an asphalted pitch area to the north. The pavilion of c1971 by Andrews, Downie and Kelly is noted in *The Buildings of England London: North* as "neat and attractive with interlocking monopitch roofs and boarded walls", but the bowling green has not been maintained.



**Park gates in Church Lane**

### Church Lane (south of All Hallows Road)

**1.5.19.** At the T-junction with All Hallows Road, the rural character of Church Lane, as described in Sub-area B below, ends abruptly. On the east side is a utilitarian brick 1930s park toilet block which detracts from the streetscape. This is followed by the c1870 school wing of Bruce Castle, an imposing building of an urban scale and character, set within a yard behind a boundary wall. The boundary wall has been rebuilt crudely and set back

from the line of the historic red-brick boundary wall to Bruce Castle, which survives for several metres up to the south-west museum entrance where it is replaced by a post-war brick-wall followed by a picket fence.



**Church Lane - Victorian school wing to Bruce Castle**

**1.5.20.** On the west side, the frontage commences with the flank of Nos. 2-18 All Hallows Road, an unremarkable 1920s terrace which is excluded from the conservation area. After this, No.14 Church Lane, now a nursery, albeit altered, is of significance as the last survivor of a group of three late-Georgian villas; it was also the home of Albert Hill of the Hill family of Bruce Castle School. It is two storeys high, built in stock brick with a shallow pitched roof but its original symmetry has been marred by a late-Victorian full-height window bay; the entrance with its original patterned fanlight is enclosed in a modern porch and the right-hand window, set in a recessed arch, converted to a door. This is followed by a series of post-war vehicle repair garages which detract badly from the streetscape, and an early-20th century brick former electricity substation at the junction with Lordship Lane (outside the CA boundary). The Elmhurst Public House is attractively framed in the view looking south along Church Lane.





No. 14 Church Lane – altered early 19th century villa



Church Lane – poorly integrated 20th century boundary walls to Bruce Castle



Church Lane, east side: view into Bruce Castle Park



Church Lane – garages

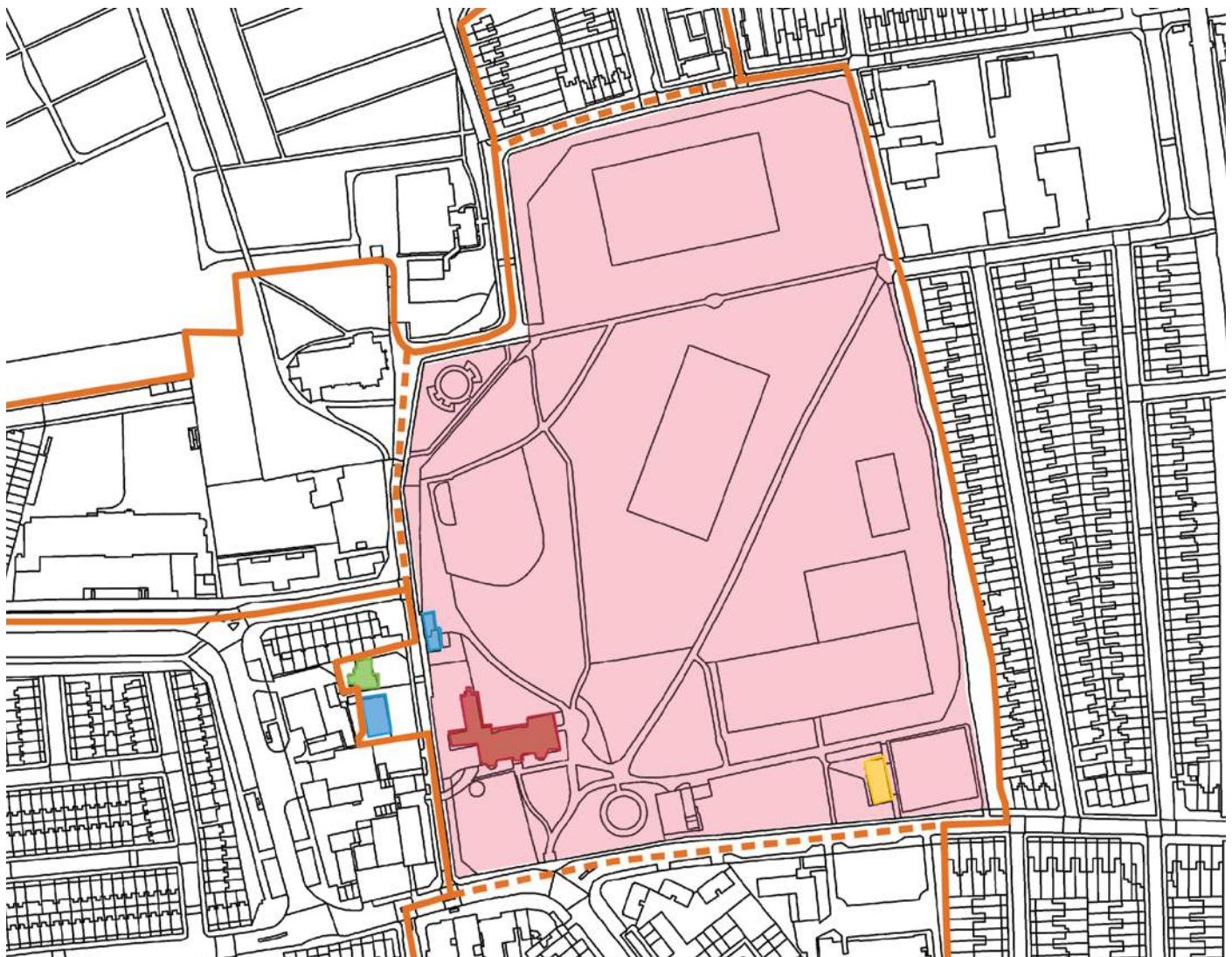
### Townscape summary

**1.5.21.** The special architectural and historic interest of the sub-area lies in the historic and architectural significance of Bruce Castle and its associated structures, and in the relationship between the house and surrounding park that retains the essential character of its historic setting.

**1.5.22.** The house itself is a unique combination of architectural styles ranging from the early-16th to the late-19th centuries, resulting in a building that, whilst lacking a coherent appearance, tells a different story on each elevation. The history of the house is uniquely read on the exterior and the differing architecture, rather than clashing, adds up to an amalgam that visually underscores the historic narrative.

**1.5.23.** Over many years the house has undergone repairs of varying quality with different brickwork and pointing clearly apparent, especially on the south front. The tower in particular has undergone some poor quality brickwork repairs and repointing in cement mortar. Although these do not detract significantly from the interest and importance of the buildings, consideration should be paid to mitigating their impact in future restoration projects.





- |  |  |  |
|--|--|--|
| <span style="color: red;">■</span> Statutory Listed Building | <span style="color: pink;">■</span> Historic Park or Gardens | <span style="color: blue;">■</span> Negative Contributor         |
| <span style="color: green;">■</span> Locally Listed Building | <span style="color: purple;">■</span> Neutral                | <span style="color: orange;">■</span> Conservation Area Boundary |
| <span style="color: yellow;">■</span> Positive Contributor   |  |  |

**Sub-area A: Positive and Negative contributors map**

## CHARACTER SUB-AREA B:

All Hallows Church, Church Lane (North Of All Hallows Road), All Hallows Road/The Roundway (North Side) And Bedwell Road

### Church Lane (north of All Hallows Road)

**1.5.24.** The east side of Church Lane is bounded by Bruce Castle Park. The road has a grass verge planted with mature trees.

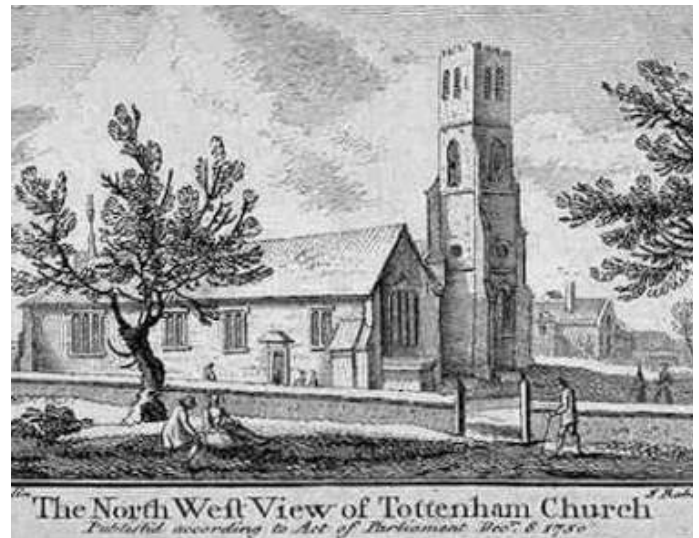
**1.5.25.** The parish Church of All Hallows stands at the centre of a large rectangular churchyard at the north-

west end of Church Lane. At this point, the grass verge on the east side of the lane broadens into a triangular green, originally part of Bruce Castle Park; the lane then dog-legs east and northwards up to Church Road. The green is planted with trees, providing visual continuity with Bruce Castle Park. At the bend of the road is a 1920s brick wall enclosing the grounds of The Lodge (Haringey Mortuary). The churchyard is bounded on the north-east side by the grounds of The Lodge, on the north by the cemetery and on the south by the garden of The Priory.



**1.5.26.** The church is notable for its contrasting styles and building materials: flint, ragstone, local ferricrete and pebbles, brickwork of several periods, and stone dressings. It consists of a seven-bay aisled nave, chancel, north and south transepts, a north-east vestry, south porch and a four-stage west tower. The tower and six western nave arcades date from the 14th century and demarcate the extent of the original church, which had an undivided nave and chancel. A rood-loft turret on the south side marks the transition between the original nave and the chancel. The aisles were rebuilt in the later 15th century in the Perpendicular style and the fine two-storey brick battlemented south porch was added c1500 - a later, corbelled-out chimney stack on the west side served a fireplace in a first-floor schoolroom. A circular north-east mausoleum/vestry for the Hare family was built in 1696 and demolished to make way for the new chancel in 1875. The tower's battlemented parapet was rebuilt in brick in 1741 and in 1816 the north aisle was rebuilt in yellow stock brick in a similar style to its predecessor.

**1.5.27.** William Butterfield's restoration of 1875 comprised an extended nave, chancel, transepts and vestries, designed in the Geometrical Gothic style in his characteristic red brick with stone banding and blue-brick diapering.



**18th-century engraving of All Hallows Church with the gateway from Church Path in the foreground**



**View of All Hallows Church from Bruce Castle Park, J Bonny, c1912; the Priory to the left, the Sexton's Cottage in the background, the west pond in the foreground. Courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service**



**18th-century engraving of All Hallows Church showing the circular Hare family mausoleum**



**The Sexton's Cottage which stood just to the east of the Church. Early 1900s photograph courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service**





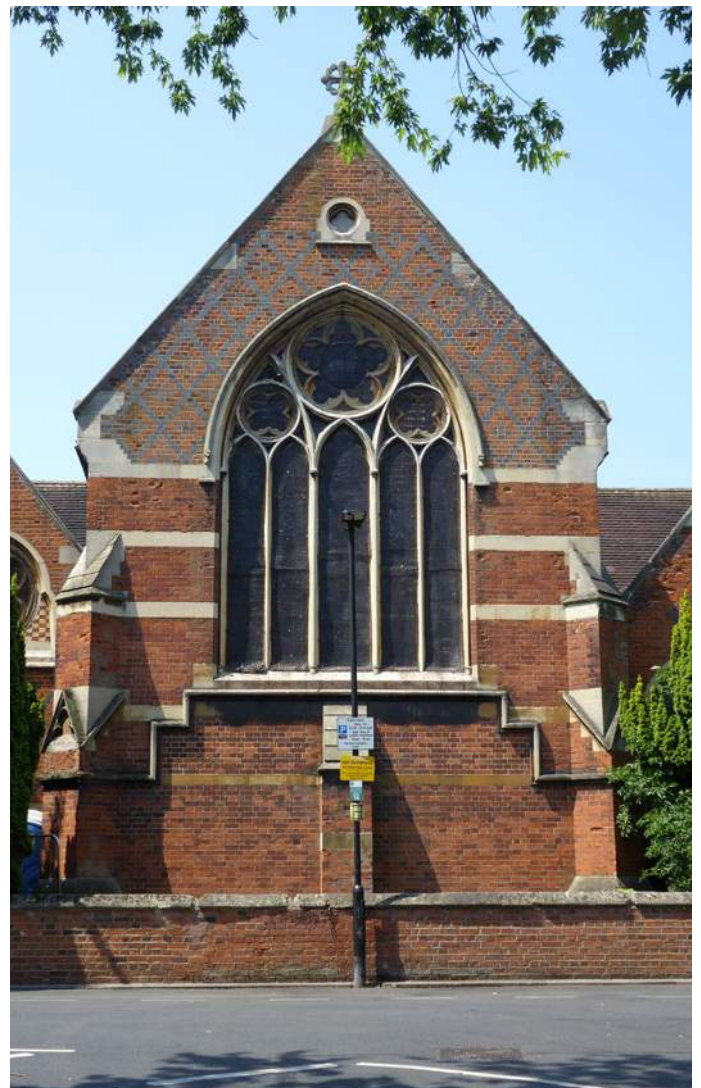
All Hallows Church



All Hallows Church – north elevation



All Hallows Church tower – contrasting medieval building materials



Chancel of All Hallows Church by William Butterfield

1.5.28. The churchyard is mainly grassed with mature trees including yews, one of which is c200 years old, and plane trees on the west and north boundaries. It has some good 18th and early-19th century monuments, although some chest tombs are broken and in poor condition. The churchyard is enclosed by brick boundary



walls of various builds: along Church Lane, the low southern section is modern while the northern section with gabled stone copings appears contemporary with Butterfield's chancel. The northern wall (east of Church Path) and the western boundary wall incorporate sections of earlier brickwork; the former, which backs onto the wall of Tottenham Cemetery, is in a very poor condition.

previously been located. The house's earlier gabled north cross-wing abuts the churchyard.



Church Lane - view north



The Priory, Church Lane: walls, gatepiers and wrought-iron gates



17th century west wing to the Priory



All Hallows Churchyard

**1.5.29.** The Priory (All Hallows Vicarage), rebuilt in 1620 and extended in the early-18th century, stands within substantial tree-planted grounds abutting the churchyard to the south. Only the house's early-18th century east front is visible from the road and this has a fine red-brick façade with a segmental pediment and a Doric doorcase. The high red-brick walls and gatepiers also date from the 18th century; the handsome wrought-iron gates, which are attributed to the local smith George Buncker, were brought here in 1906 from No. 776 Tottenham High Road, where the vicarage had





**Church Lane entrance to Bruce Castle, early 1900s. Courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service**



**The Priory, Church Lane: walls, gatepiers and wrought-iron gates**

### All Hallows Road/The Roundway (north side)

**1.5.30.** At the junction with Church Lane, No. 18 All Hallows Road, Tottenham Scout Hall, is an undistinguished two-storey building of the 1960s built in brick with concrete tile-hanging. To the west is the 1970s infant block to Risley Avenue School, which occupies the site of the demolished Risley Avenue Central School, designed in a modern vernacular style with a steep pitched tiled roof with gablets to either end.

**1.5.31.** Immediately to the west on the north side of The Roundway, Risley Avenue Primary School, built by Tottenham UDC in 1913 to the design of G.E.T.



**Risley Avenue School**

**1.5.32.** Laurence, is well-composed two-storey building whose style and materials reflect the cottage character of the emerging public housing of the area. It is built in brown brick with red-brick dressings and roughcast render, original timber windows and a pitched clay tile roof with a timber cupola. The front elevation has projecting gabled bays with timber bargeboards, stone porches and broad segmental windows. The rear elevation is very similarly treated.

**1.5.33.** The contemporary caretaker's house (No. 309 The Roundway), designed in a complementary style and materials, has a tablet in the door-hood recording its original use. The forecourt is enclosed by a low brick wall and gatepiers with terracotta pyramidal caps, and functional modern steel security railings.

### Bedwell Road

**1.5.34.** This cul-de-sac, bordering the west side of Risley Avenue School grounds, belongs to the second phase of the LCC's Tower Gardens Estate development which began c1920. The terrace on the east side (Nos. 2-38), which reflects more closely the picturesque cottage style



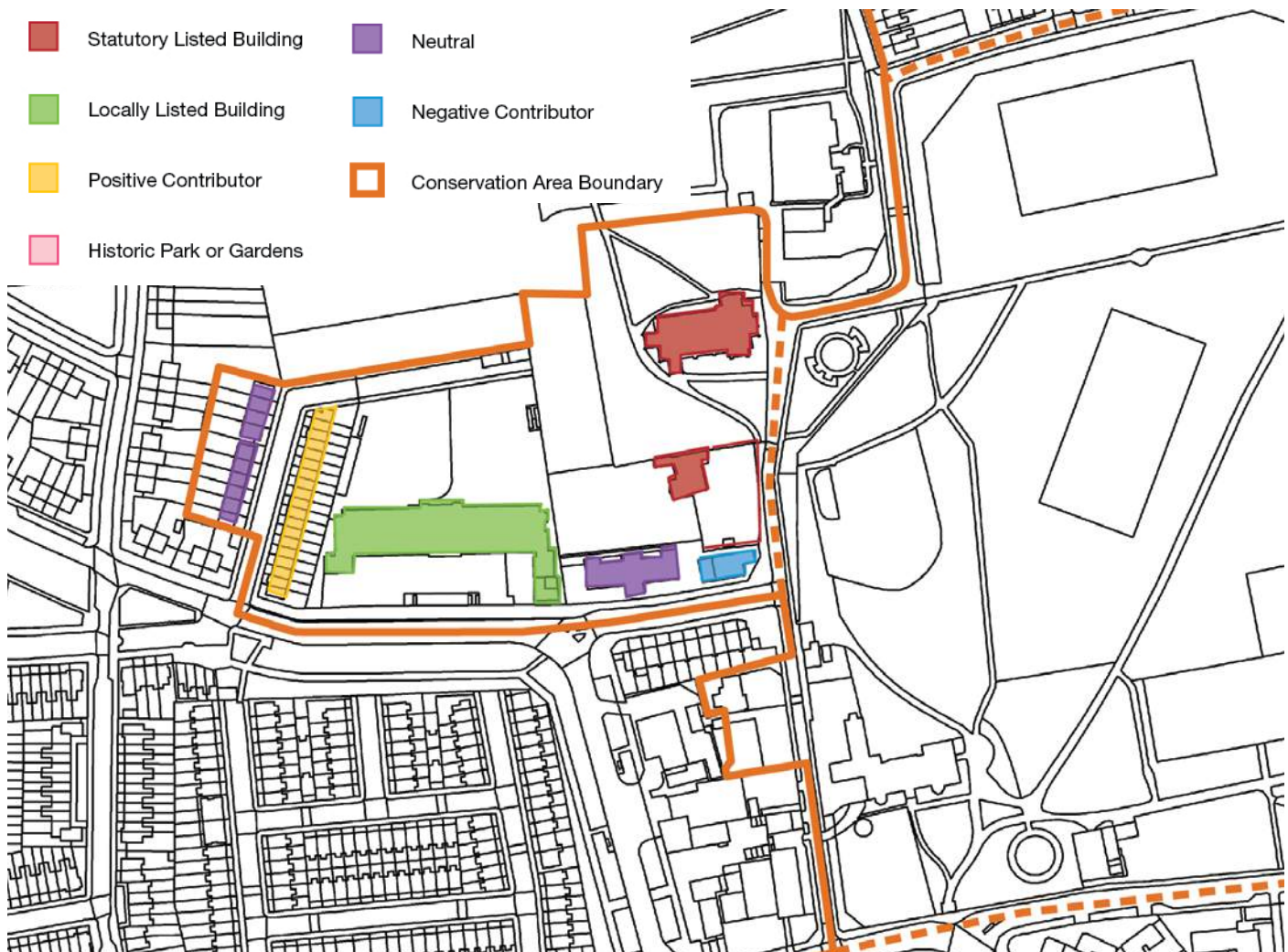
**Bedwell Road**

1.5.35. of the earlier phase as seen in Risley Avenue and the streets to the south, is built in brick with characteristic tile-hung gabled centrepieces, multi-pane sash windows, tile-creasing lintels and door pediments with fretwork valances. The terrace is relatively intact despite replacement of several windows in uPVC or aluminium. On the west side, Nos. 1-11 and 13-19 are of a similar design to the houses in the streets further west. These are faced in roughcast render, their sash or casement windows mostly replaced. Nos. 1-11 are distinguished by bracketed door canopies and narrow rectangular fanlights with geometric-pattern glazing, but the houses are otherwise plain and lacking the variety and contrast in materials and detailing of the terrace opposite. The road terminates at the north end with a view of the cemetery entrance gates and stone gate piers (within Tottenham Cemetery Conservation Area). Looking east from the end of the road is an attractive view of All Hallows Church and the trees in the garden of The Priory, but this is marred by the security gates and car parking to the rear of Risley Road School.

### Townscape summary

1.5.36. The special architectural and historic interest of the sub-area focuses principally on the grouping of the medieval parish church, its churchyard and the Priory, and from their strong visual relationship with Bruce Castle Park. An abundance of trees both in the public and private realm is enhanced by the continuity with the cemetery which has been a major factor in preserving the setting of this historic enclave. Church Lane retains its essential village character while further south, as a result of the incursion of All Hallows Road in the early-20th century, the area has a much more suburban character.

1.5.37. Risley Road School, one of Tottenham's impressive portfolio of early-20th century school buildings, has an important historical relationship and group value with the Peabody and Tower Gardens cottage estates to the south that are also designated conservation areas.



Sub-area B: Positive and Negative contributors map



## CHARACTER SUB-AREA C:

PROSPECT PLACE, CEMETERY ROAD AND  
BEAUFOY ROAD

### Prospect Place

**1.5.38.** Prospect Place is a pedestrian path next to the entrance gates of Tottenham Cemetery in Church Road, immediately to the north of Bruce Castle Park and All Hallows church. It is an attractive footpath that cuts across the cemetery's boundary to emerge at Beaufoy Road. The path has an enclosed feeling between tall hedges with occasional views out into the cemetery. The eastern side of the path is lined with five pairs of small, semi-detached two-storey cottages that would originally have had an open prospect over adjoining fields.

**1.5.39.** The Grade II listed cottages are built in yellow stock brick with shallow hipped slate roofs, prominent brick chimney stacks with terracotta pots, and windows set beneath gauged-brick flat arches with the entrance on the side return. Sadly, they have been much altered with most of the windows changed from sashes to casements and much of the brickwork either painted or rendered. The central pair (Nos. 5 and 6) have a pedimented front with a stone panel inscribed 'Prospect Place 1822' and this pair still retains its original iron railings along the front boundary. The best preserved pair is possibly Nos. 1 and 2, which retain unpainted brickwork and vertical sliding sash windows beneath rendered and painted brick lintels, although a side porch has been added to No. 2.



Prospect Place - Grade II listed cottages

### Church Road

**1.5.40.** Nos. 158-170 on the north side of Church Road is a two-storey terrace of cottages which does not appear on the 1844 tithe map but was probably built shortly after. They are built in yellow stock brick with white painted stucco banding and a projecting cornice. All retain their timber sash windows except No. 156 which has tilting uPVC windows, and the ground floor of the end house No. 158, which was a shop for much of the 20th century and has a Regency style former shop front with a bow window. No. 164 has a simple four-pane rectangular fanlight typical of the period.

**1.5.41.** At the west end the terrace incorporates the Antwerp Arms public house (No.168 and 170), originally two separate houses and united as a single premises before 1894. No. 170 has a hipped, tiled roof while No.168 was originally the end unit of the adjoining terrace whose roofs are concealed behind a stucco parapet and moulded cornice. The brickwork of the public house has been coated in roughcast render and the projecting pub front is a modern replacement of the tiled Victorian original. The south side of the road is bordered by Bruce Castle Park.



Church Road - early Victorian terrace

## Cemetery Road

**1.5.42.** Cemetery Road is a short cul-de-sac terminated at its northern end by the ornate stone gate piers of Tottenham Cemetery which date from the 1880s when the cemetery was extended (these are within Tottenham Cemetery Conservation Area). Beyond these the view is dominated by the cemetery's dense tree cover and planting. The road was originally lined on both sides with two-storey Victorian terraces, but following WWII bomb damage some of these have been replaced with mid to late 20th century three-storey blocks of flats.

**1.5.43.** On the west side of the road, Nos. 1-15 is a well-preserved early-Victorian terrace of two-storey cottages; although not present on the 1844 tithe map they were probably built shortly after. Built in yellow London stock brick with red-brick dressings and clay pantile roofs, they retain their timber sash windows with Georgian-style glazing bars and have round-arched entrances. They have small front gardens (some well maintained) and low picket fences. The group is locally listed and makes a notable contribution to the street.



**Nos. 1-15 Cemetery Road**

**1.5.44.** On the east side of the road, Nos. 8 and 10 are the remaining pair of an original terrace of five double-fronted late-Victorian houses. They are built in yellow London stock brick with red-brick door and window reveals and prominent white-painted lintels with keystones. No. 10 retains its sash windows but those of No. 8 have been replaced in uPVC. Both now have concrete roof tiles. The exposed southern flank elevation of No. 8 has been rendered.

**1.5.45.** Together with houses in the parallel Beaufoy Road, Nos. 2-6 Cemetery Road were damaged by WWII bombing and were replaced c1970 by a modern block of flats, William Atkinson House. This is three storeys high, built in yellow stock brick with shallow-pitched concrete tile roofs and is of little architectural merit. The single-storey substation building on the site of No. 6 Cemetery Road further detracts from the streetscape. On the west side No. 158A (built in the rear garden of 158 Church Road) is a late-20th century detached house of no architectural merit with three oversized dormer windows in a steeply pitched mansard roof.



**Nos. 8 and 10 Cemetery Road**

## Beaufoy Road

**1.5.46.** The west side of Beaufoy Road forms the eastern boundary to the sub-area. The late-Victorian terraced houses on the west side of the road (Nos. 53-65) are built in yellow stock brick with slate roofs, red-brick banding and window arches and projecting gabled timber porches and glazed front entrance doors. The terrace is largely intact and the houses retain their timber sash windows. There are small front gardens behind some surviving original metal railings and gates.



**Nos. 53-65 Beaufoy Road**



**1.5.47.** Next come the former Alderman Staines Almshouses, a small group of two-storey houses arranged around three sides of a small square, dating from 1868. They are built in yellow stock brick with stone dressings, designed in the Tudor Gothic style with tall gables and steeply pitched slate roofs. There is a coat-

of-arms and motto on the gable end of No. 45. The ground and first floor windows have segmental relieving arches and the doors have four-centred gauged brick arches. The Grade II listed houses, together with their central garden, form a distinctive group of architectural merit in the area.



**Former Staines Almshouses, Beaufoy Road**

**1.5.48.** Nos. 25-37 Beaufoy Road, another terrace of two-storey late-Victorian houses, is built in yellow stock brick with slate roofs. The window and door openings have white-painted lintels with keystones, similar to those to Nos. 8-10 Cemetery Road. Many of the houses have uPVC replacement windows, and some also now have concrete roof tiles in place of the original slate. Most of the front boundary railings are still in place, but overall the terrace has lost much of its visual integrity because of the piecemeal changes that have taken place.

**1.5.49.** The southern end of Beaufoy Road suffered from WWII bomb damage and is now dominated by two late-20th century blocks of flats. The northernmost block of William Atkinson House and William Rainbird House on the east side of the road, both front directly onto the street but the southernmost blocks of William Atkinson House are set back behind a courtyard, giving a contrasting open street frontage.



**Nos. 25-37 Beaufoy Road**



## Townscape summary

1.5.50. The special interest of the sub-area derives principally from the groups of early to mid-19th century cottages and terraced houses which still contribute a quiet and modest domestic character to the area, albeit this has been broken by the introduction of the modern blocks of flats. They are important survivals of the modest, artisan-class dwellings that were built in the hinterland of Tottenham High Road in the late-

Georgian and early Victorian period, of which relatively few examples have survived. The grouping of the former Almshouses in Beaufoy Road around a central garden provides an interesting contrast to the prevailing terrace form of the surrounding streets. Prospect Place is part of an historic local footpath network that crossed adjoining fields.



- |  |  |
|--|--|
| <span style="color: red;">■</span> Statutory Listed Building | <span style="color: purple;">■</span> Neutral                    |
| <span style="color: green;">■</span> Locally Listed Building | <span style="color: blue;">■</span> Negative Contributor         |
| <span style="color: yellow;">■</span> Positive Contributor   | <span style="color: orange;">■</span> Conservation Area Boundary |
| <span style="color: pink;">■</span> Historic Park or Gardens |  |

Sub-area C: Positive and Negative contributors map

## CHARACTER SUB-AREA D:

### Bruce Grove And Lordship Lane

The north-east and south-west sides of Bruce Grove are described respectively as north and south.

#### Bruce Grove (south side) and Lordship Lane (west of Bruce Grove)

**1.5.51.** From the conservation area boundary at Elmhurst Road to the junction with Lordship Lane, Bruce Grove is lined with three two-storey terraces of c1900: Nos. 27-37, 38-48 and 49-67, intersected by Radley Road and Linley Road. The majority of the houses are built in red brick, all with moulded cement or stucco lintels and decorative details and paired recessed porches. The predominant design comprises a square, full-height bay with paired windows divided by a pilaster, often surmounted by a gable, and a French window above the entrance with a small balconette. Gables have roughcast infill, either with decorative timber framing and fretted bargeboards, or moulded cornices. A few houses retain sash windows with decorative glazing bars to the upper lights and the majority their glazed panelled doors.

**1.5.52.** Nos. 38-41 are built in stock brick with red-brick banding, canted bay windows and coved roughcast cornices; some retain sashes with multi-pane upper lights. The porches have a small gable inset with terracotta decoration; terracotta panels also embellish the window bays and the flank elevation of No. 38.

**1.5.53.** The group as a whole has been badly affected by piecemeal alterations including replacement of the majority of windows in uPVC or aluminium, painting of brickwork, replacement of roof slates with concrete tiles and mis-matching boundary walls and balcony balustrades. The conversion of front gardens to parking hard standings has particularly affected the westernmost terrace.

**1.5.54.** At the curved return into Lordship Lane, Nos. 119-125 Lordship Lane is a two-storey parade of shops and flats of c1900 built in stock brick with red brick banding, a moulded stucco cornice and parapet with an elaborate gothic style cast-iron cresting. Nos. 119 and 121 now a surgery. A postcard of c1910 shows the

corner shop units occupied by A. Bolton Toilet Saloon (a barber's shop). The shops are divided by glazed brick pilasters with heavy consoles and retain their moulded cornices. The shop fronts of 119-121 are modern facsimiles, those to No.123 and 125 are modern, the latter now part of the garage at No. 127.



**Shopping parade at corner of Bruce Grove and Lordship Lane**

**1.5.55.** The majority of sash windows have been replaced in uPVC, and the brickwork of Nos. 123 and 125 has been painted which disrupts the integrity of the parade. The appearance is further undermined by a continuous fascia and forecourt shared between No. 125 and the garage at No. 127, an inter-war building of no architectural merit which detracts from the streetscape.

**1.5.56.** At the junction with the Broadwater Road, the Elmhurst public house, built in 1903 to the design of Charles M. Cobb, is a picturesque neo-Tudor composition, possibly a deliberate response to Bruce Castle. It is built in red brick with an oriel window and corner turret, gables with decorative timber framing, pargetting, stone mullion and transom windows with original leaded lights, and inset relief panels depicting people at work, a distinctive feature. To the south is a single-storey billiard room and to the east a wall with scalloped coping encloses the yard.



**The Elmhurst Public House, Lordship Lane**



### Bruce Grove (north side) and Lordship Lane (east of Bruce Grove)

**1.5.57.** At the corner of Hartham Road is a nurses' home (No. 68E), a modest 1930s two-storey detached building built in Fletton brick with concrete lintels and a hipped concrete tile roof.

**1.5.58.** Immediately to the north, the former Drapers' Almshouses (now Edmanson's Close) was built in 1868-9 to the design of Herbert Williams, architect to the Drapers' Company, who also designed the Drapers' College (later High Cross School) in Tottenham High Road. The almshouses are laid out around three sides of a broad courtyard with short detached wings to either side fronting Bruce Grove. They are designed in the High Victorian Gothic style, two storeys high built in yellow brick with contrasting red and blue brick, stone dressings, slate roofs and moulded chimneystacks. The gables are accentuated by over-scaled stone 'kneelers' and red-brick relieving arches. Each pair of almshouses shares a timber porch with an integral wooden seat. The central chapel has a stone portico with an openwork parapet and a large Gothic window with plate tracery. Above is a timber flèche.



**Drapers' Almshouses**



**Drapers' Almshouses**



**Drapers' Almshouses Chapel**

**1.5.59.** The former lodge to the south is designed in a matching style and materials. Originally detached, it is now linked to the almshouses by a late 20th century single-storey brick range with an oversailing mansard attic and verandah. While subsidiary in scale to the Victorian buildings and borrowing details such as the bracketed verandah posts, the mansard roof and loss of separation between lodge and almshouses detract from the original composition. Behind the almshouses are small individual gardens and an allotment area. The grassed courtyard is enclosed by trees and shrubs behind modern railings.



**1.5.60.** The junction with Lordship Lane is lined with mature street trees which continue east as far as the magistrates' court.

**1.5.61.** In Lordship Lane, Bruce Castle Court comprises three late-1930s Moderne style blocks of flats laid out on a zig-zag arrangement, the westernmost block angled to face the junction with Bruce Grove behind a triangular lawn. They are three storeys high, faced in red brick with painted render or stone storey-bands and parapets, the slightly projecting central entrance bay with a narrow vertical stair window. The original steel Crittall windows have been replaced in uPVC, which is particularly unfortunate in the curved end bays where the curved windows have been replaced with flat casements. The forecourt is enclosed by a low brick wall with inset render panels.



**Bruce Court, Lordship Lane: 1930s flats**

**1.5.62.** Tottenham Magistrates (originally Police) Court was built in 1937 design of the Middlesex County Council Architect, WT Curtis. It is a dignified neo-

Georgian composition faced in brown and blue brick with rubbed red-brick and stone dressings and banding. The symmetrical nine-bay frontage block is two storeys high with a hipped tile roof with dormers, flanked by single-storey wings. The central stone entrance has a segmental open pediment on columns, inset with a plaque of the MCC arms, continuing to a central first floor window with a scrolled surround. To the rear are contemporary courtrooms and a modern extension.

**1.5.63.** The courthouse is set back behind a deep lawn flanked by mature trees. Along the road frontage is a contemporary low red-brick wall and gate piers with metal gates and railings with geometric-pattern panels. The brick boundary wall enclosing the site's eastern boundary belonged to the grounds of Elmslea, the early-19th century house that previously stood on the site. To the west, the probation office (No. 71) is a plain 1970s brick L-plan building of one and two storeys, of no architectural merit.



**Former magistrates' court, Lordship Lane**



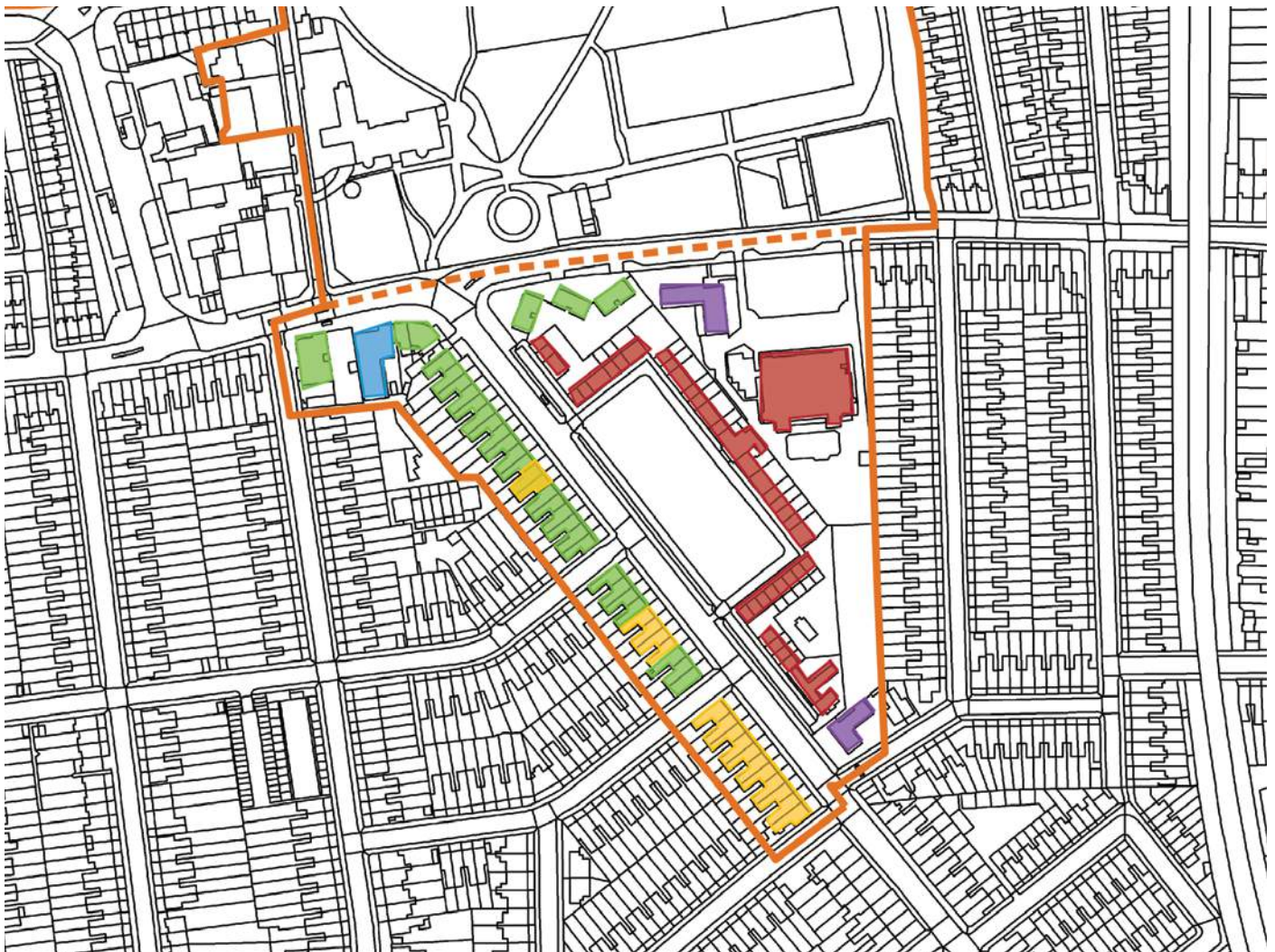


## Summary of townscape interest

1.5.64. The architectural centrepiece of the sub-area is the Grade II listed 1860s Almshouses which are a fine example of their type and period, reflecting the time when many charitable City institutions were relocating their Almshouse provision to London's suburban-rural fringes. The sub-area is otherwise predominantly late-Victorian and Edwardian in character, the most notable building of that period being the Elmhurst Public House,

one of Tottenham's most architecturally impressive pubs. Of the inter-war period, the Magistrates' Court, listed Grade II, is an impressive example of its type.

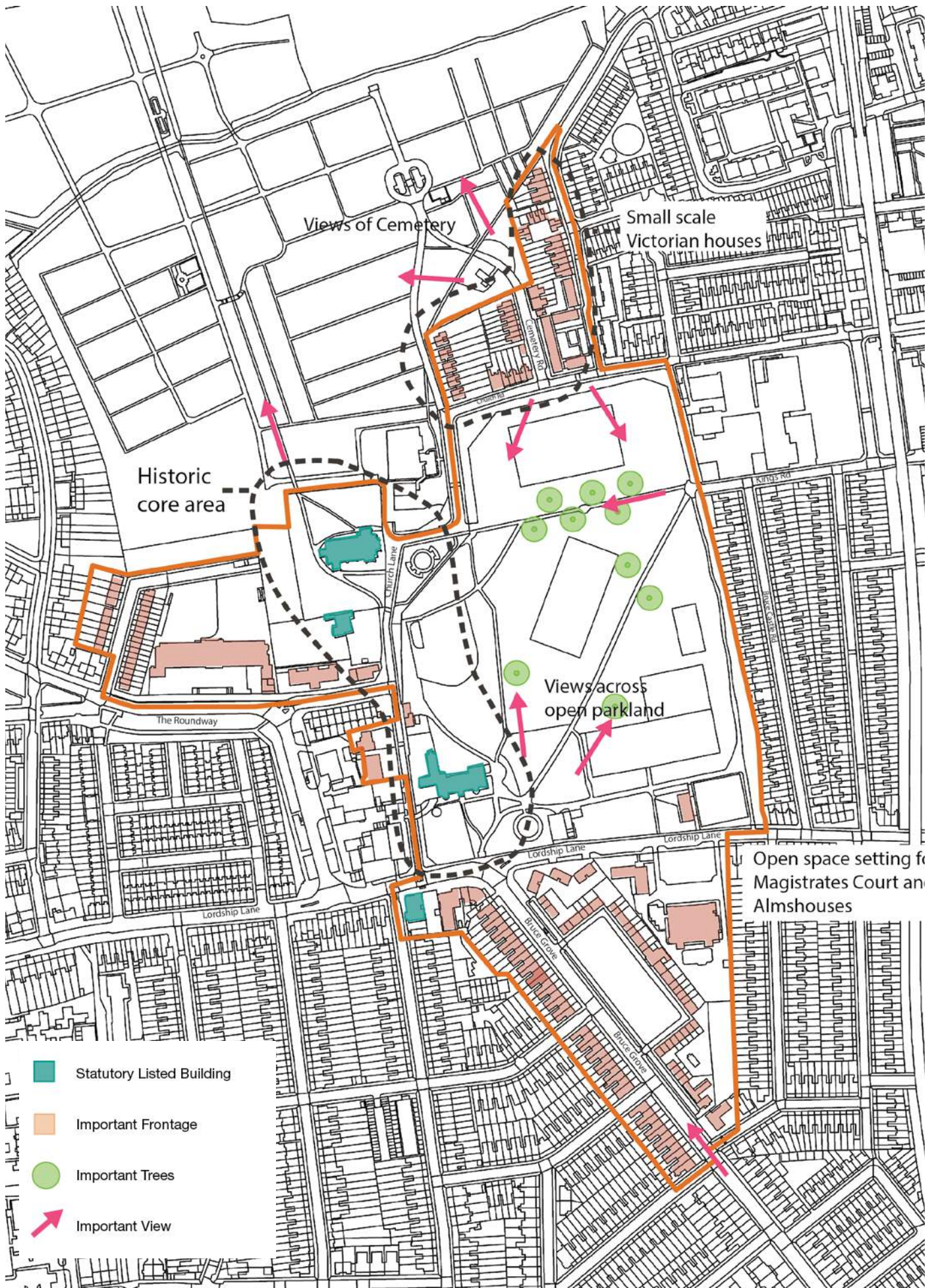
1.5.65. The terraces on the south side of Bruce Grove and corner shopping parade complete the linear streetscape of Bruce Grove and, with the Almshouses opposite, play an important role in framing the approach to Bruce Castle. However, the level of alteration to these terraces is reaching a critical stage where their continuing inclusion in the conservation area may be difficult to justify.



- |  |  |
|--|--|
| <span style="color: red;">■</span> Statutory Listed Building | <span style="color: purple;">■</span> Neutral                    |
| <span style="color: green;">■</span> Locally Listed Building | <span style="color: blue;">■</span> Negative Contributor         |
| <span style="color: yellow;">■</span> Positive Contributor   | <span style="color: orange;">■</span> Conservation Area Boundary |
| <span style="color: pink;">■</span> Historic Park or Gardens |  |

Sub-area D: Positive and Negative contributors map





Bruce Castle Townscape Map



## 1.6 Public Realm

**1.6.1** Bruce Castle Park and All Hallows Churchyard are important parts of the public realm. Church Path appears to be a well-used pedestrian route linking Church Road with White Hart Lane to the north via All Hallows churchyard. The southern part of Church Lane has lost any sense of its original historic character but the northern section, dividing All Hallows Church from Bruce Castle Park, has townscape potential that could be realised by resurfacing to reduce the visual impact of the tarmac road and double yellow lines, and with a better connection between the park and the churchyard.

**1.6.2** The area around the traffic roundabout at the junction of Bruce Grove and Lordship Lane is affected by an accumulation of signage and street furniture.



**Signage and street furniture clutter detracting from setting of Bruce Castle**

## 1.7 Condition and Development Pressures

### General condition

**1.7.1.** All Hallows Church is included in Historic England's Register of Heritage at Risk, which records its condition as 'poor'. Grant aided works are currently (2017) being undertaken.



**All Hallows Churchyard – north boundary wall in poor condition**

**1.7.2.** Most of the churchyard monuments are in a fair condition, but damage has occurred to some chest tombs. The north boundary wall, which backs onto the south boundary wall of Tottenham Cemetery, is in a very poor condition.



**Damaged chest tomb - All Hallows Churchyard**

**1.7.3.** Also included in the Heritage at Risk Register are the Grade II listed south and west boundary walls to Bruce Castle, in Lordship Lane and Church Lane respectively.



1.7.4. The condition of most buildings is moderate to good but there are instances of poor maintenance or repair practices – as seen in the brickwork repairs on Bruce Castle tower and boundary walls. The open spaces vary – the Park appears reasonably well maintained but is affected by broken glass and litter not removed.



**Bruce Castle tower – poor quality brickwork repairs and repointing**

1.7.5. Some of the terraced houses retain their historic integrity, but there have been many incremental changes which detract from their character, especially in the terraces on the south side of Bruce Grove.



**Pinated brickwork and poor shop fronts detract from the group**

1.7.6. These include:

- ➔ replacement of original timber sash or casement windows in uPVC or aluminium;
- ➔ replacement of original timber doors;
- ➔ painting or rendering of brickwork;
- ➔ replacement of original roofing material with

concrete tiles;

- ➔ loss of decorative architectural detail;
- ➔ satellite dishes on front elevations;
- ➔ removal of front boundary walls to create parking hardstandings.



**Bruce Grove: right-hand house with original sash windows; left-hand house with replaced windows and painted brickwork**



**Bruce Grove: painting of brickwork**



**Bruce Grove – loss of front gardens to parking**



## Other development pressures

**1.7.7.** There are limited development opportunities within the conservation area. The potential change of use of the Magistrates Court site may lead to pressure for additional development on the open space in front of the building, infilling the open aspect from Lordship Lane. This could be harmful to the setting of the listed building and to the character and appearance of the conservation area. The front boundary wall and gates also make an important contribution to this part of the conservation area.

**1.7.8.** The principal site where future redevelopment may be anticipated is the vehicle repair garage at No. 12 Church Lane, together with adjoining sites containing a number of large sheds and other buildings. This combined site, including the former electricity substation at the junction with Lordship Lane, forms part of a large and disparate group of 20th century

industrial buildings which stand largely outside the conservation area boundary but which impact significantly upon the setting of Bruce Castle and Park. The garage forecourt at No. 12 Church Lane preserves the setback building line of the original detached house that stood on the site (as seen at the neighbouring No. 14 Church Lane) and this provides an important cue for the future redevelopment and enhancement of this blighted frontage. The scale and height of future development on this site will be crucial in maintaining the setting of the listed buildings and historic open spaces. It is recommended that a detailed heritage-based urban design appraisal should be carried out prior to any future development proposals in order to establish agreed principles regarding acceptable height, scale and massing that should form part of any development brief for the site.





# Bruce Castle and All Hallows 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

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

- ➔ Demolition of buildings greater than 115m<sup>3</sup> 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 1.5m<sup>2</sup> above ground level: written notice must be given to the council, which has six weeks to decide whether to grant permission or make a Tree Preservation Order (TPO). Failure to comply may result in prosecution

2.1.3. 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.

2.1.4. 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.

2.1.5. 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 is 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.** Advertisements and signs: the council is committed to taking enforcement action against
- 2.4.3.** 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.
- 2.4.4.** Notices under Section 215 of the Town and Country Planning Act (1990) have been served on properties that 'adversely affect the amenity of the area'. The council will continue to serve such notices where deemed appropriate on a case-by-case basis and in accordance with the provisions of the legislation.
- 2.4.5.** 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 considered to be unacceptable, the council may seek to prosecute those responsible and/or serve a listed building enforcement notice.

## 2.5 Quality of Planning Applications

- 2.5.1.** Applications should provide sufficient information to enable the council to assess the impact of 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 will not normally be accepted. 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 Statements

- 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;
  - ➔ 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 work.

## 2.6 Recommended Steps

### General

**2.6.1.** 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.

**2.6.2.** Several 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.

**2.6.3.** 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/rendering of brickwork, coupled with design guidance encouraging best practice generally.

## Heritage Lottery funding

**2.6.4.** As a Grade I listed building which houses the Borough museum and archives service, and a public park, Bruce Castle and Park potentially meet the eligibility criteria for Heritage Lottery funding on several counts. For larger projects, project management costs can also be included.

**2.6.5.** Churchyards too are eligible for Heritage Lottery funding, and future consideration should be given to the repair and enhancement of All Hallows churchyard as an important historic space and local amenity.

**2.6.6.** The two assets, Bruce Castle and All Hallows Church are important buildings within Tottenham, and given the wider regeneration aspirations of the area, joint efforts should be sought to ensure that the heritage assets are integrated in current or future area improvement plans.

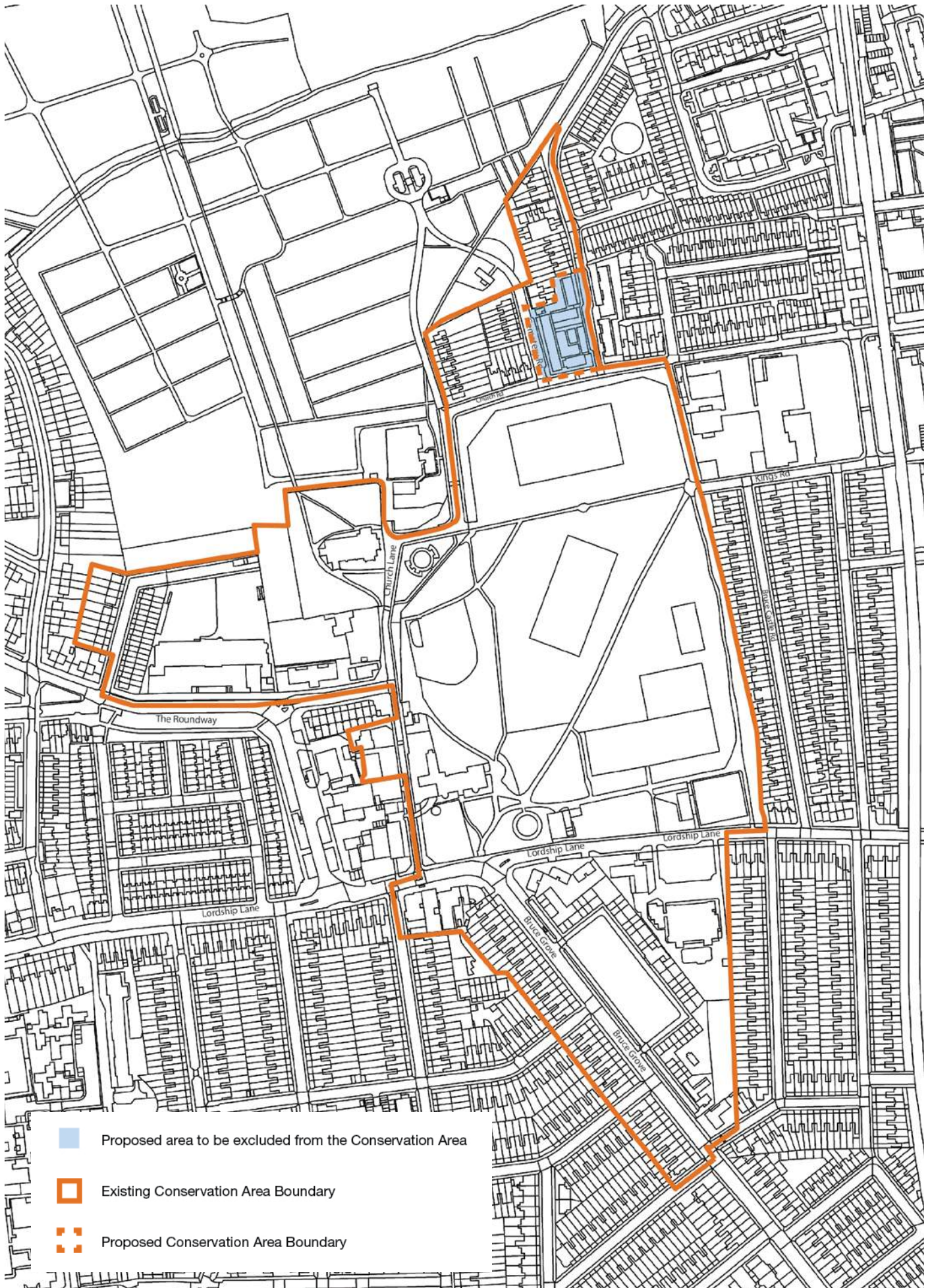
## 2.7 The Conservation Area Boundary

**2.7.1** Consideration should be given to the exclusion of the post-war blocks of flats in Beaufoy Road (William Atkinson House and William Rainbird House), which form a discrete block at the edge of the conservation area, and which are of no architectural merit.

## 2.8 Monitoring And Review

**2.8.1** 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.





Bruce Castle Boundary review map



# Preserving And Enhancing The Conservation Area



The following guidance applies to all buildings within the conservation area 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.** Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

### Windows and doors

**3.1.3.** Planning permission is needed for replacement of, or alteration to windows and external doors on flats, or non-residential buildings. Replacement of windows and doors of a house is considered 'permitted development' and does not require planning consent, provided that the replacement windows are of similar appearance to the existing ones.

### Rendering and cladding

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

### Extensions

**3.1.5.** 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. Most other extensions including extensions and alterations to roofs will require planning consent.

### Boundaries and gardens

**3.1.6.** 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

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

### Demolition

**3.1.8.** 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

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

## Listed buildings

**3.1.10.** 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, external alterations, works to boundary walls, buildings within the curtilage, or structures attached to the listed building. It is an offence 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.

## Change of Use

**3.1.11.** 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) requires planning permission within the conservation area.

## Shop fronts

**3.1.12.** Planning permission is required for any alterations or removals that affect the appearance of the shop front. This includes 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

**3.1.13.** 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. More information about advertisement consent is available at [www.planningportal.co.uk](http://www.planningportal.co.uk).

## 3.2 Listed Buildings

### Listed building consent

**3.2.1.** 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.

**3.2.2.** Decisions must be based on an assessment of the significance of the building in accordance with Historic England guidance. 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. Buildings that lie within the curtilage of a listed building and objects fixed to the building are also subject to listed building control even if they are not specifically mentioned in the list description.

**3.2.3.** Certain types of work do not normally require consent. These include internal redecoration not involving removal of any internal features of significance, renewal of concealed services and routine repairs and maintenance in matching materials. More substantial repairs may require consent. In case of doubt, the advice of the council should be sought in writing.

**3.2.4.** 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 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 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

**3.2.5.** 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. Routine maintenance is the responsibility of the owners of a listed building. The council should usually be consulted to confirm whether consent will be needed.

**3.2.6.** 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. 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 should be carefully specified and appropriate for the circumstances. 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

**3.2.7.** 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. In sensitive interiors, alterations may have to be restricted to a minimum

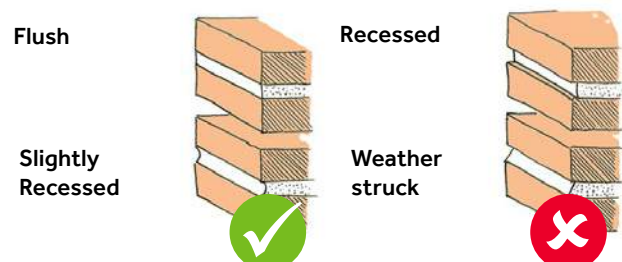
## 3.3 General Maintenance and Improvements

### Masonry and brickwork

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

**3.3.2.** 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.

**3.3.3.** 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. This is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.



**A flush or slightly recessed mortar joint is the most appropriate.**

## Roofs

**3.3.4.** The form, structure and materials of historic roofs are almost always of interest. Where original roofs survive, there will be a presumption will be in favour of their retention.

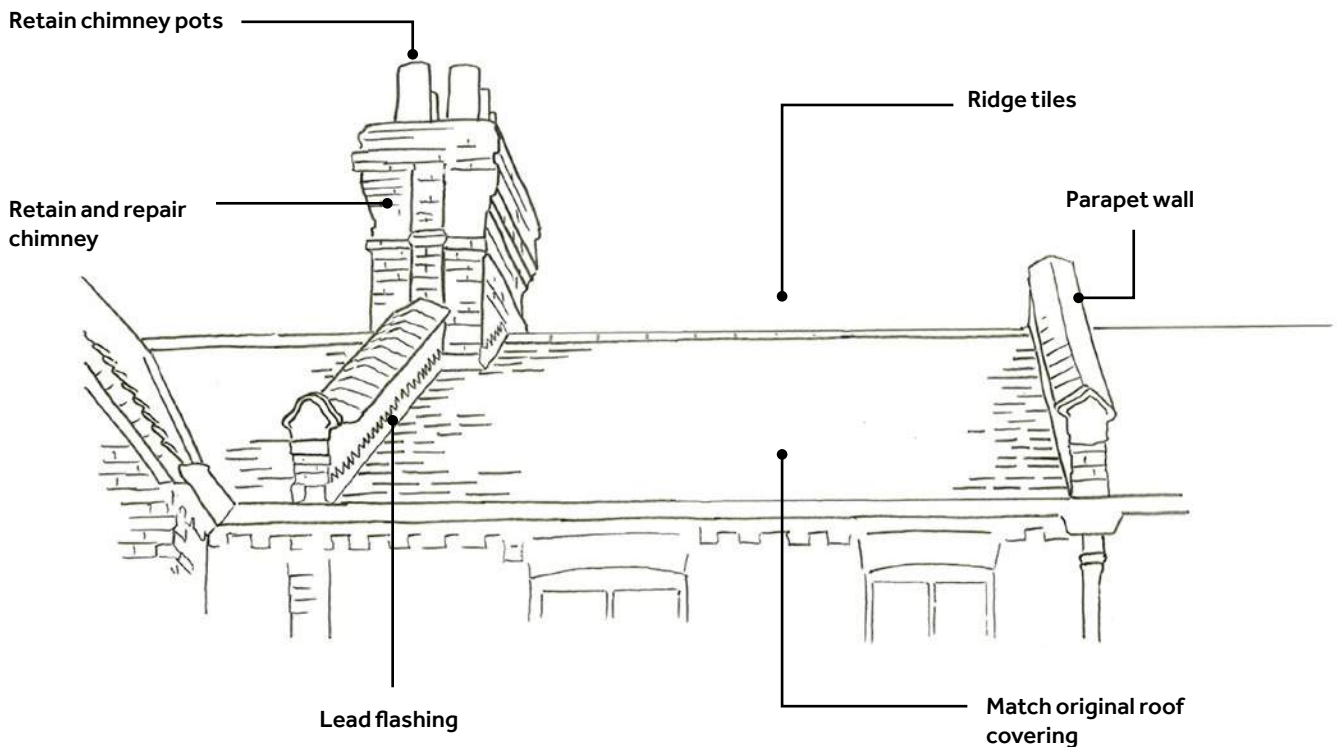
**3.3.5.** Where repairs or reroofing is required, this should be done in materials to match the original, in type, size and colour. On older buildings this will most often be either slate or clay tile. Where possible, the original slates or tiles should be retained and reused. Features such as parapet walls, ridge tiles and flashing should be retained or restored.

**3.3.6.** 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 the most appropriate material for the building type) should be used. 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.

**3.3.7.** Where additional ventilation is required, this 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.

**3.3.8.** Chimney stacks are important features of the roofscape 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.



**Roof features including chimneys should be retained or reinstated when doing work to the roof.**

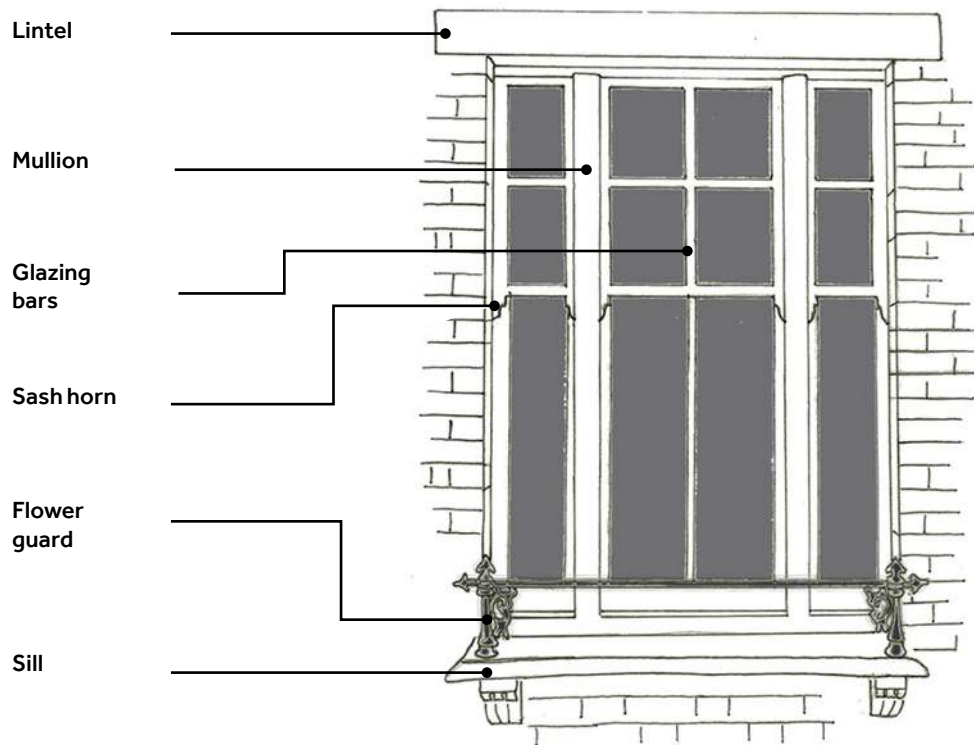


## Windows and doors

**3.3.9.** 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. 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.

**3.3.10.** 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 features of a historic sash window, which should be carefully replicated if new windows are installed.**

**3.3.11.** 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.

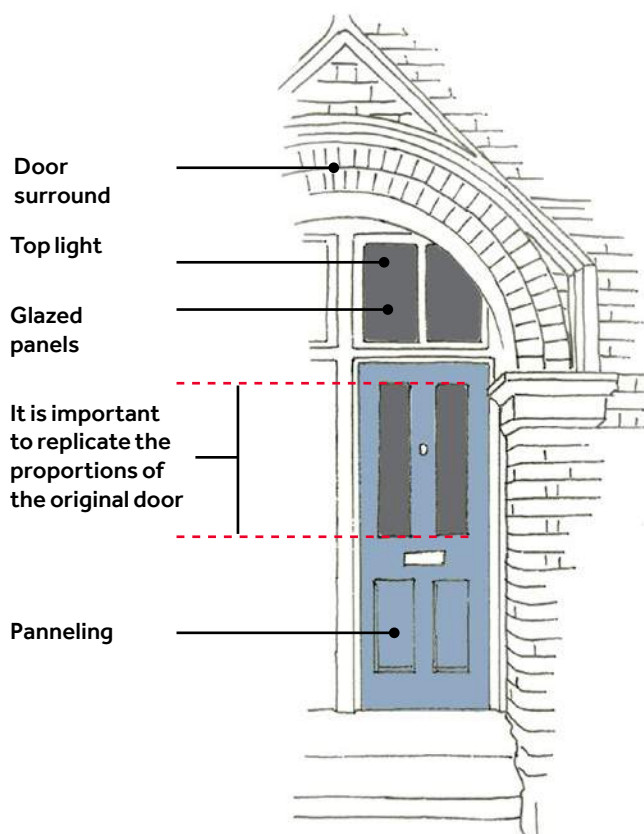
**3.3.12.** The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds. In the case of listed buildings, the installation of secondary glazing will usually be permitted where it can be accommodated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

**3.3.13.** 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.

**3.3.14.** 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.

**3.3.15.** 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 sills. The depth to which window frames are set back from the face of the building should not be altered.

**3.3.16.** 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.



**It is important to replicate the design and proportion of the original door, and to retain surrounding features such as top lights.**

## Architectural features and detailing

**3.3.17.** 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, railings, barge boards, carved details in stone or timber, moulded brickwork and terracotta panels, statuary, and ornamental ironwork.

**3.3.18.** Repairs to decorative features should usually be carried out by an appropriately skilled craftsman or conservator.

**3.3.19.** 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.)

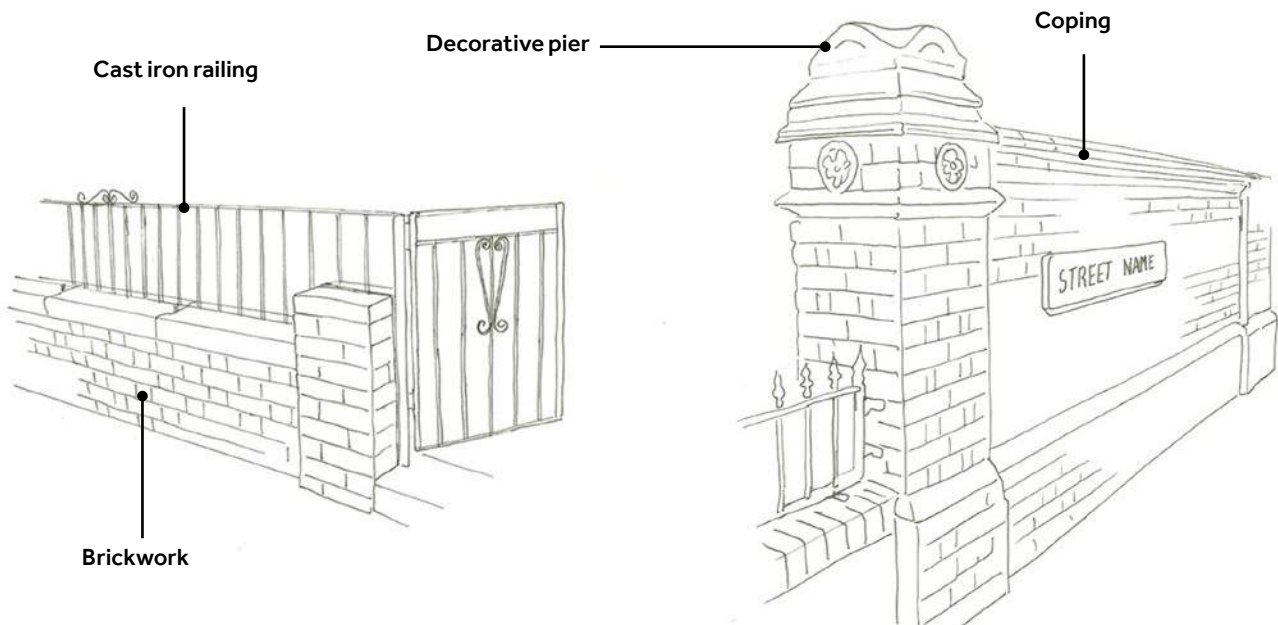
**3.3.20.** It is always best to retain the original porch arrangement which is often an integral part of the design of a building. Open porches should not be enclosed. Canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.



### Boundary walls, front gardens and Parking

**3.3.21.** 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.

**3.3.22.** Where boundary walls are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt to reflect the original appearance. Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork.



**Boundary walls make an important contribution to character and should be retained and restored where possible.**

**3.3.23.** 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 should not cover more than 50% of the original garden and should be appropriately landscaped. The original boundary treatment should usually be retained.

It may be possible to locate it within the envelope of the building. If not, it must be concealed in views from ground level.

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

### External services and fitting

**3.3.24.** 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 the impact on appearance. 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.

**3.3.25.** Roof plant should be avoided if at all possible.

## 3.4 Extensions

**3.4.1.** In many cases historic buildings can be extended without damage to 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.

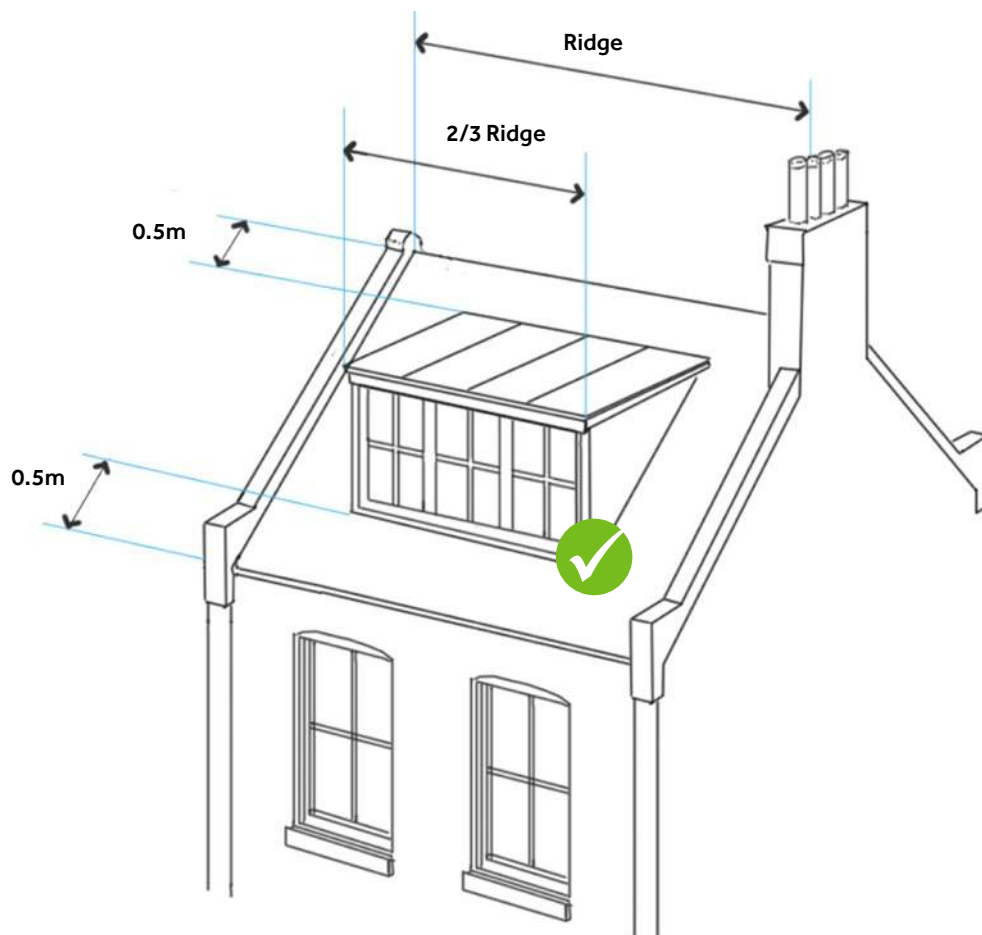
**3.4.2.** Extensions will only be permitted if subordinate in size and appearance to the original building. Care

should be taken that the form and proportions of the original building are not obscured.

**3.4.3.** 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

**3.4.4.** Rear dormers should be subordinate to the size of the roof. Usually the width of the dormer should be not more than  $\frac{2}{3}$  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.

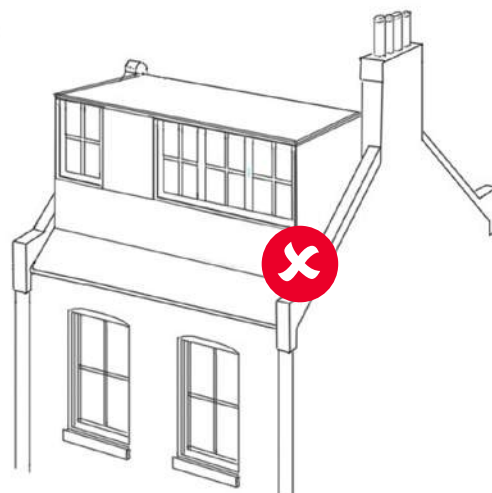


**Dormer roof extensions should be subordinate to the original roof.**

**3.4.5.** 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.

**3.4.6.** Hip to gable extensions will not usually be considered acceptable.

**3.4.7.** 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.



**Overly large dormers designed to increase the habitable roof space will not be considered acceptable.**



**3.4.8.** 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.

**3.4.9.** Roof extensions should complement the original form of the roof, matching the original roof type and slope, 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.

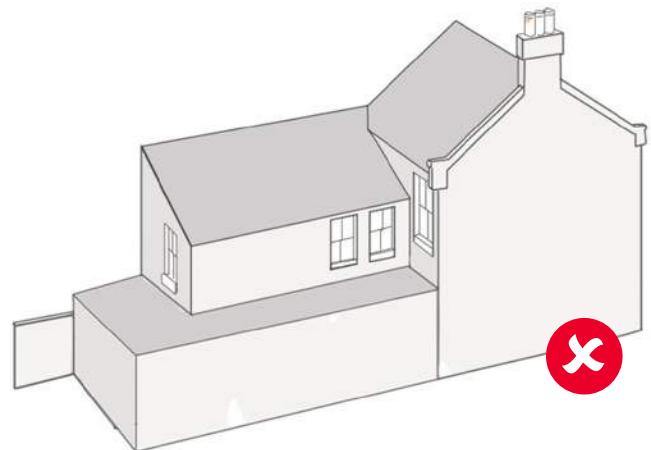
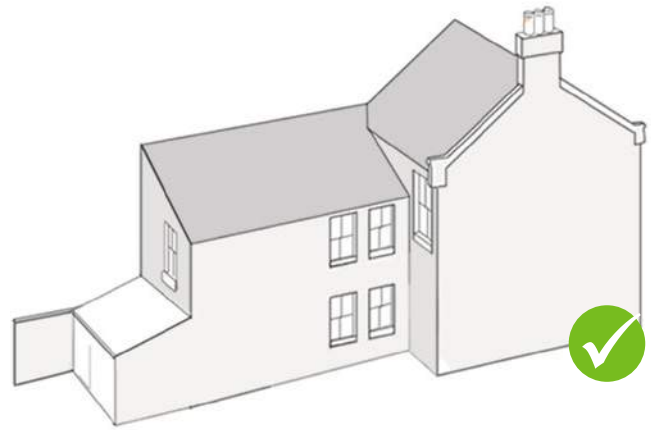
**3.4.10.** Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.

## Rear and side extensions

**3.4.11.** 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.

**3.4.12.** 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, and should not obscure the original massing and footprint. (see diagrams.)

**3.4.13.** 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 preserve suitable gaps between buildings where these contribute to the character of the area.



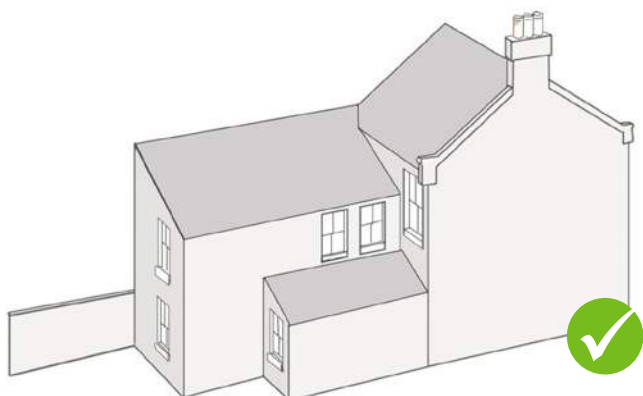
**Extensions should not obscure the original footprint of the house. 'Wrap-around' extensions will not usually be appropriate.**

## 3.5 Energy efficiency in historic buildings

**3.5.1.** The council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. It is possible to reduce energy loss in traditionally built buildings without compromising their historic and architectural character. However, some interventions may be unsuitable in certain types of historic building. 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](http://www.historicengland.org.uk/advice/your-home/saving-energy)

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

**3.5.3.** It is important that when proposing any works to modify an older building, its construction, condition and



performance are appropriately understood. Traditionally constructed buildings perform differently to modern buildings. 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.

**3.5.4.** 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 will generally improve efficiency without harming the building's character.

## Insulation

**3.5.5.** 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.

**3.5.6.** 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.

**3.5.7.** 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.

**3.5.8.** It is usually 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.

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

**3.5.9.** 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 rear roof slopes may be appropriate.

## 3.6 Shop Fronts

**3.6.1.** High quality shop fronts make an important contribution the character of an area. Some shop fronts in the conservation area have been extensively altered or are in poor repair. Nonetheless, original features remain and the council will encourage shop owners to repair and restore shop fronts. Planning permission is required for most changes that will alter the appearance of the shop front, including for shutters and awnings.

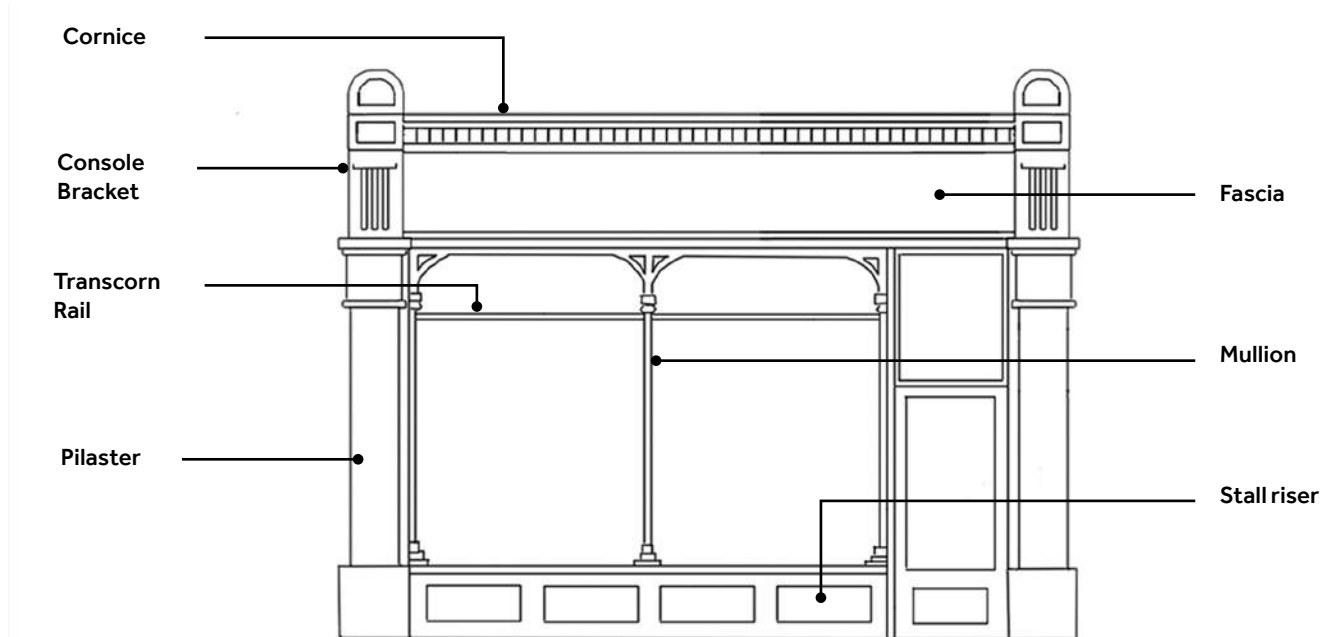
**3.6.2.** Historic features should be conserved and restored as far as possible. The removal of original shop front features will not usually be permitted unless these are beyond repair.

**3.6.3.** Shop fronts should have regard to their context, so that the design complements the building as a whole and the street scene. Each design should relate to other shop fronts in the area, taking account of fascia lines, stall riser heights, transom height, bay width and materials. Individual shop fronts should not dominate the street scene.



**3.6.4.** Designs should incorporate the elements and proportions of traditional shop front design (see diagrams) 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. New designs are encouraged, but these should also express the features and proportions of a traditional shop front.



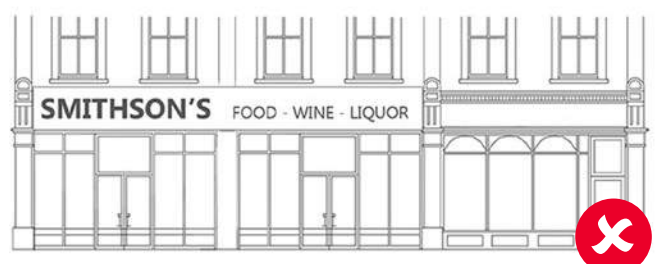
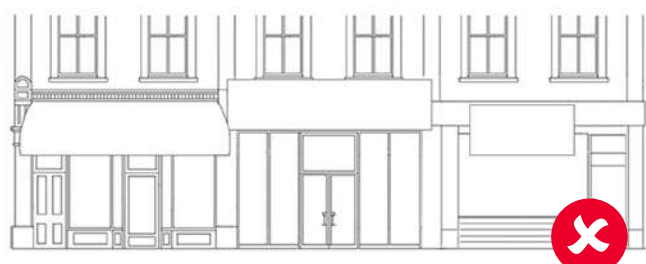
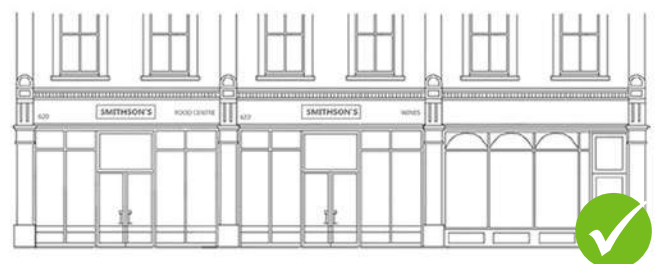
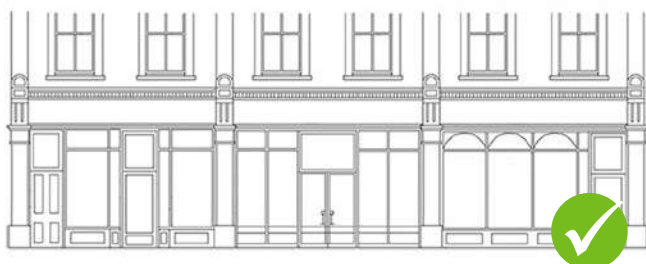
**Shop fronts should incorporate the elements and proportions of a traditional shop front.**

**3.6.5.** 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.

measures or canopies should be incorporated within the design and should not obscure architectural elements.

**3.6.6.** Designs must be simple and uncluttered. Shop owners are encouraged to reduce clutter such as unnecessary signage, electrical equipment, stickers and additional advertising. Any signs, lighting, security

**3.6.7.** 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. Retractable traditional straight canvas blinds accommodated within the cornice or architrave will usually be acceptable.



**Shop fronts should relate to others in the area. Fascia signs should be in proportion, and not extend across multiple units.**

## Signage and Advertising

**3.6.8.** 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.

**3.6.9.** Fascia signs 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 and projecting box signs are not acceptable. Additional signs applied to the facade above fascia level or on upper storeys will not usually be permitted.

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

## Shutters, Grills And Security

**3.6.11.** 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.

**3.6.12.** 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. 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).



**Solid external shutters are not acceptable.**



## 3.7 Demolition

**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 did not reflect 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

**3.8.5.** 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 often that for which it was originally designed. However, if buildings are left empty, neglect becomes a considerable danger.

**3.8.6.** 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 loss of character and is consistent with national and local policies. The aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building.

**3.8.7.** 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.



## 4.1 Appendix A - 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.

#### Grade

#### Beaufoy Road (west side)

Nos. 39-51 II

#### Bruce Grove (north side)

Drapers' Almshouses (Nos. 1-59 ) II

Chapel at Drapers' Almshouses II

Nos. 60 and 61, Lodge to south-east of Drapers' Almshouses II

#### Church Lane (west side)

Parish Church of All Hallows' II\*

The Priory (All Hallows' Vicarage) II\*

Boundary wall and gates to The Priory II\*

#### Church Lane (east side)

Wall along western boundary of grounds of Bruce Castle II

#### Lordship Lane (north side)

Bruce Castle I

Tower to south-west of Bruce Castle I

South boundary wall to Bruce Castle Park II

#### Lordship Lane (south side)

Tottenham Magistrates' Court II

#### Prospect Place (east side)

Nos. 1-10 II



## LOCALLY LISTED BUILDINGS

### Beaufoy Road (west side)

Nos. 53-65 (odd)

### Bruce Grove (south side)

Nos. 38-41 (consecutive)

Nos. 46-54 (consecutive)

Nos. 57-67 (consecutive)

### Cemetery Road (west side)

Nos. 1-15

### Church Lane (west side)

No. 14

### Church Lane (east side)

Bruce Castle Park gates and piers opposite church

### Church Road (north side)

Nos. 158-166 (even)

Nos. 168 and 170 (Antwerp Arms Public House)

### Kings Road

Bruce Castle Park gates and piers

### Lordship Lane (south side)

Wall on east boundary of Magistrates Court (former Elmslea garden wall)

Nos. 1-18 Bruce Castle Court

Nos. 119-125

No. 129 (The Elmhurst Public House)

Boundary wall to east of The Elmhurst

### Lordship Lane (north side)

Wrought-iron entrance gates to Bruce Castle (incorporating overthrow and lantern housing)

### The Roundway (north side)

Risley Avenue School (main building)

No. 309 (former Risley Avenue School Caretakers House)

## BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

### Beaufoy Road

Nos. 25-37

### Bedwell Road

Nos. 2-38

### Bruce Grove

Nos. 27-37

Nos. 42-45

Nos. 56 and 57

### Cemetery Road

Nos. 8 and 10

### Lordship Lane

Bowling Pavilion, Bruce Castle Park

## BUILDINGS MAKING A NEUTRAL CONTRIBUTION TO THE CONSERVATION AREA

### All Hallows' Road (north side)

Infant block to Risley Avenue School

### Beaufoy Road

William Atkinson House

William Rainbird House

No 158A

### Bedwell Road

Nos. 1-11 and 13-19

## BUILDINGS AND SITES WHICH DETRACT FROM THE CONSERVATION AREA

### All Hallows' Road

Community Hall at the junction with Church Lane

### Bedwell Road

Car parking area to the rear of Risley Avenue School

### Cemetery Road

Substation adjacent to No. 8

### Church Lane

No. 12

### Lordship Lane

No. 127

## 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 **Local Plan: Strategic Policies (2013)** is the principal statutory plan for the development of the Borough up to 2026. Section 6.2 (SP12) relates to the historic environment.
- The **Development Management DPD** (adopted July 2017) sets out detailed development policies. DPD Policy DM9 relates to the management of the historic environment.
- 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 And Guidance Links

### National

Planning (Listed Buildings and Conservation Areas) Act 1990

[www.legislation.gov.uk/ukpga/1990/9/contents](http://www.legislation.gov.uk/ukpga/1990/9/contents)

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)  
[www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](http://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 (2016). <https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

### Regional

The London Plan [www.london.gov.uk/priorities/planning/publications/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

**[www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf](http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf)**

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

**[www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context](http://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 Plan: Strategic Policies

**[www.haringey.gov.uk/sites/haringeygovuk/files/final\\_haringey\\_local\\_plan\\_2017\\_online.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_local_plan_2017_online.pdf)**

Haringey Development Management DPD

**[www.haringey.gov.uk/sites/haringeygovuk/files/final\\_haringey\\_dmp\\_dtp\\_online.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_dmp_dtp_online.pdf)**

Haringey Streetscape Manual

**[www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape](http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape)**

## 4.4 Appendix D Sources

### Bibliographic

William Robinson, The History and Antiquities of the Parish of Tottenham of Tottenham (1818)

Royal Commission on the Historical Monuments of England, An Inventory of the Historical Monuments in Middlesex (1937)

Victoria County History, History of the County of Middlesex, vol. 5 (1976)

Royal Commission on the Historical Monuments of England, Bruce Castle Historic Building Report (1995)

Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)

Chris and Hazel Whitehouse, Haringey Pubs (2004)

Purcell, Miller Tritton, Bruce Castle Museum and Park Conservation Management Plan (2008)

Christine Protz, Tottenham: A History (2009)

Christine Protz and Deborah Hedgecock, Tottenham Then and Now (2011)

Historic England Historians' files: HAR/3; HAR/ 22; HAR/ 49; HAR/ 56; HAR/ 81

### Maps

Thomas Clay's map of Tottenham (1619)

John Rocque's Map of the County of Middlesex (1757)

Wyburd's map of Tottenham (1798)

Tottenham Parish Tithe Map (1844)

Ordnance Survey 1:2500: Middlesex XII 3 1864, 1894, 1913, 1935

### Websites

London Parks and Gardens Trust Inventory of London's Green Spaces of Local Historic Interest entries for All Hallows Churchyard, Bruce Castle Park and Drapers' Almshouses

**[www.londongardensonline.org.uk/gardens-online-record.php?ID=HGY003](http://www.londongardensonline.org.uk/gardens-online-record.php?ID=HGY003)**

**[www.londongardensonline.org.uk/gardens-online-record.php?ID=HGY006](http://www.londongardensonline.org.uk/gardens-online-record.php?ID=HGY006)**

**[www.londongardensonline.org.uk/gardens-online-record.php?ID=HGY012](http://www.londongardensonline.org.uk/gardens-online-record.php?ID=HGY012)** accessed on 17 August 2017

Museum of London Archaeological Archive

**[http://archive.museumoflondon.org.uk/laarc/catalogue/siteinfo.](http://archive.museumoflondon.org.uk/laarc/catalogue/siteinfo.asp?id=18833&code=BCP06&terms=BCP06&search=simple&go=Go)**

**[org.uk/laarc/catalogue/siteinfo.](http://archive.museumoflondon.org.uk/laarc/catalogue/siteinfo.asp?id=18833&code=BCP06&terms=BCP06&search=simple&go=Go)**

**[asp?id=18833&code=BCP06&terms=](http://archive.museumoflondon.org.uk/laarc/catalogue/siteinfo.asp?id=18833&code=BCP06&terms=BCP06&search=simple&go=Go)**

**[BCP06&search=simple&go=Go](http://archive.museumoflondon.org.uk/laarc/catalogue/siteinfo.asp?id=18833&code=BCP06&terms=BCP06&search=simple&go=Go)** accessed on 17

**August 2017**

## 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 flat, semi-circular, segmental (a section of a circle) or pointed

**Band** an un moulded, horizontal projecting stringcourse, often delineating a floor/storey.

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

**Battlement** a parapet with alternating higher and lower parts

**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

**Capital** the head of a column or pilaster, often ornamented

**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 beam, arch, parapet etc.

**Cresting** a 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 façade

**Perpendicular style** Gothic style of the late-15th and early-16th centuries

**Pier** a solid masonry support as distinct from a column, often flanking openings

**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

**Quoin** a dressed stone at the angle of a building usually laid so that their faces are alternately short and long

**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













# **Tottenham Cemetery Conservation Area Appraisal and Conservation Area Management Plan Consultation Draft**



# Foreword

I am pleased to present the draft Tottenham Cemetery Conservation Area Appraisal and Management Plan for public consultation. We hope this document will play a significant role in the positive future management of Tottenham Cemetery Conservation Area and be a guide for residents, the Council, and all those with an interest in the history of the area.

Tottenham Cemetery served the local population for many years, and the history of the area can be traced through the many surviving headstones and memorials. It also provides a tranquil green space within a densely built up area, with many mature trees and the Moselle Brook, and is a nature conservation area of Borough wide importance.

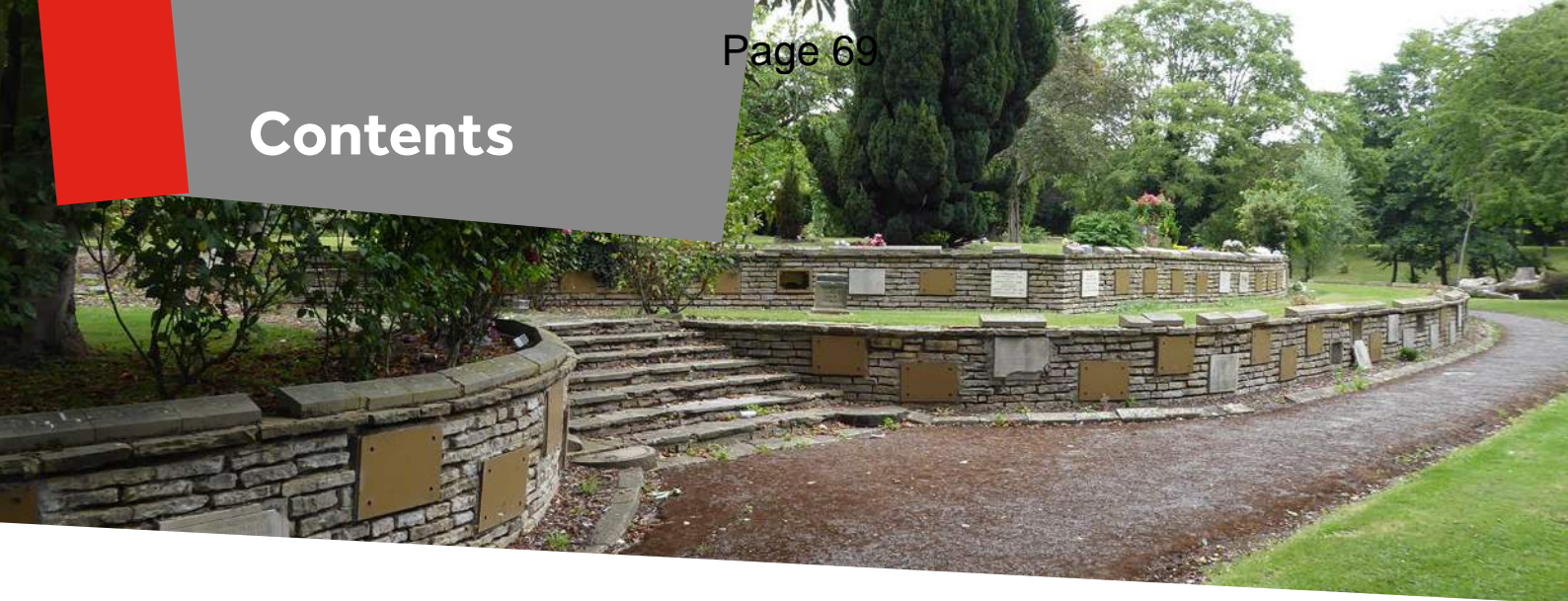
As a Council, we are committed to preserving and enhancing this valuable asset. This document will be an important tool in achieving this, providing a clear explanation of the significance of the area that can be used to inform heritage projects and future management. It includes simple design guidelines for the area, and will be taken in to account when the Council is considering applications. The appraisal was prepared by independent heritage consultants, and is based on detailed site surveys and observation work.

Good heritage management is only possible with the support and involvement of the local community, and I encourage everyone to read and comment on the appraisal. This public consultation is an opportunity for local residents and businesses to have their say on this important new document.





# Contents



## GENERAL INTRODUCTION

### 1. TOTTENHAM CEMETERY CONSERVATION AREA APPRAISAL

- 1.1 The purpose of conservation area appraisals
- 1.2 Summary of special interest
- 1.3 Location and setting
- 1.4 Historical development and archaeology
- 1.5 Architectural quality and built form
- 1.6 Condition

### 2. TOTTENHAM CEMETERY CONSERVATION AREA MANAGEMENT PLAN

- 2.1 The purpose of conservation area management plans
- 2.2 Summary of the implications of conservation area designation
- 2.2 Managing change in the conservation area: Key principles
- 2.3 Enforcement
- 2.4 The quality of planning applications
- 2.5 Recommended steps
- 2.6 The conservation area boundary
- 2.7 Monitoring and review

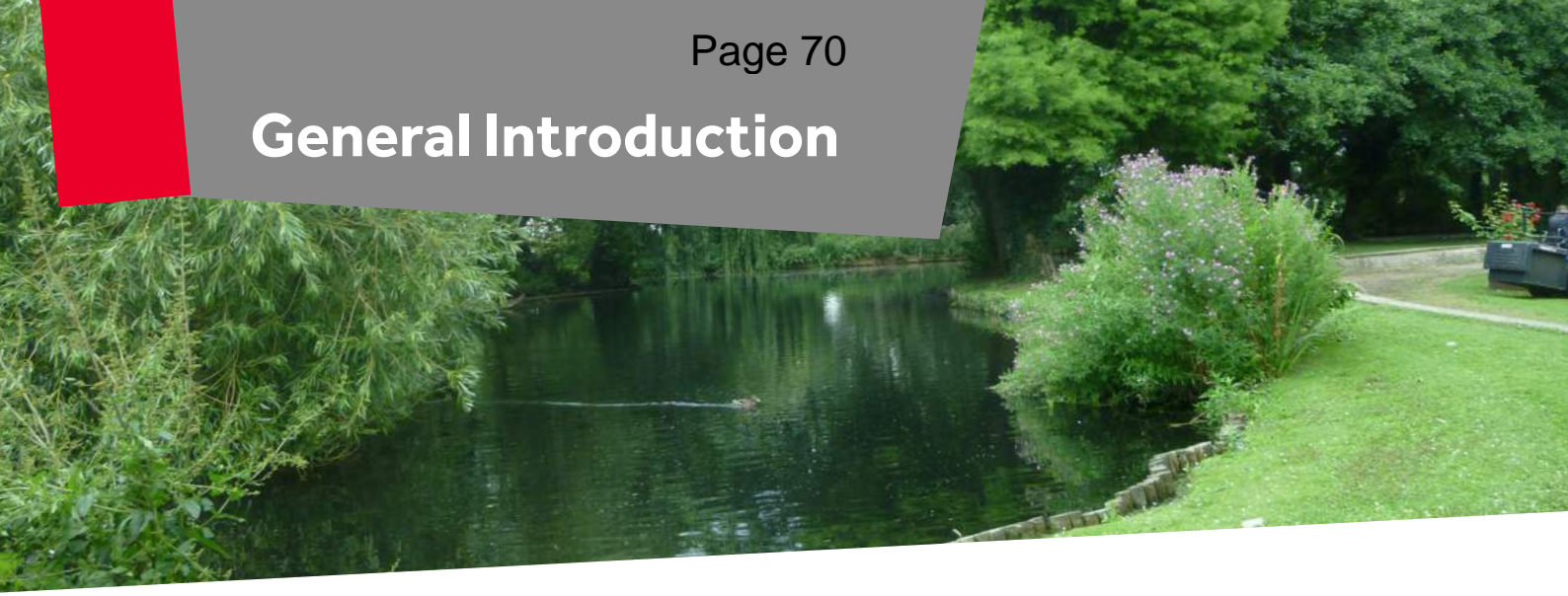
### 3. PRESERVING AND ENHANCING THE CONSERVATION AREA SEE SECTION 3 BELOW

### 4. APPENDICES

- 4.1 Appendix A - Audit
- 4.2 Appendix B - Planning policy context
- 4.3 Appendix C - Planning policy and guidance links
- 4.4 Appendix D - Sources
- 4.5 Appendix E - Glossary



# 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 28 conservation areas. Tottenham Cemetery Conservation Area was designated in 1976.

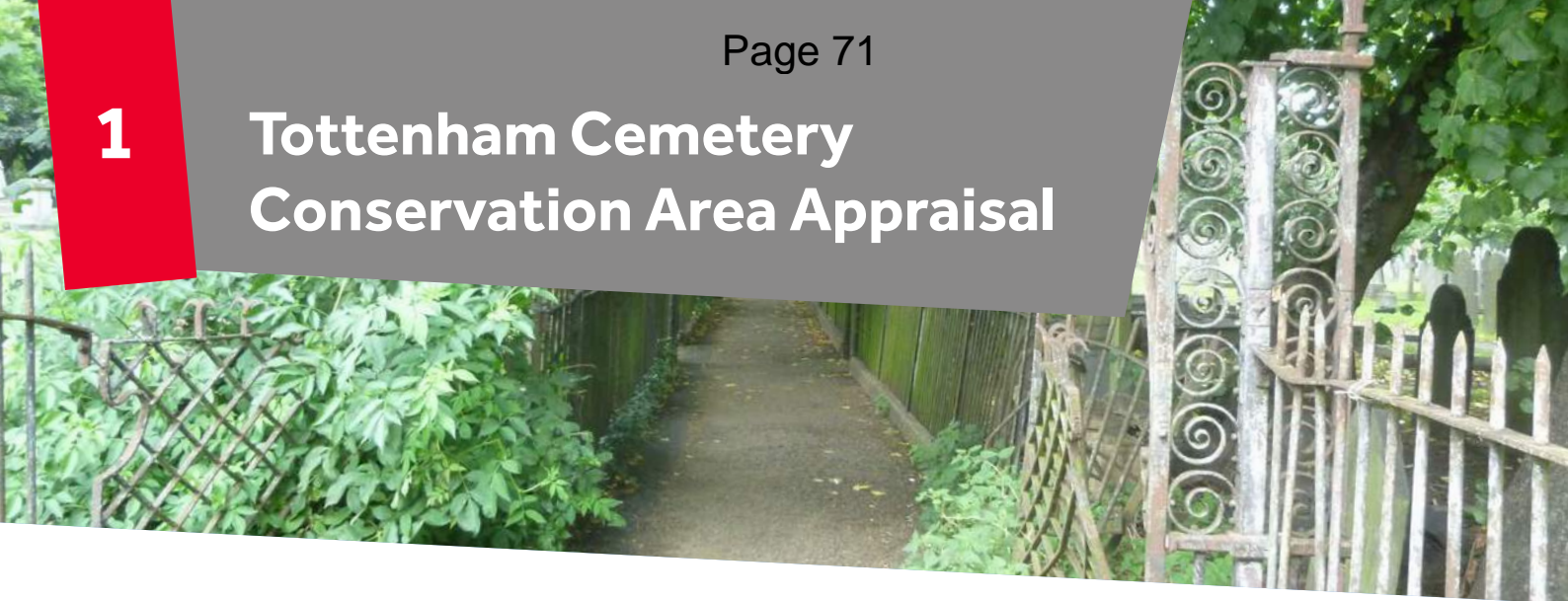
This document comprises three parts: Part I Tottenham Cemetery Conservation Area Appraisal which sets out the conservation area’s special interest, highlighting those elements which contribute to or detract from its character, Part II Tottenham Cemetery Conservation Area Management Plan, a strategy for managing change in the conservation area and Part III Preserving and Enhancing the Conservation Area, which provides more detailed guidance for development within the conservation area.

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 (2016).

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

## 1

# Tottenham Cemetery 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

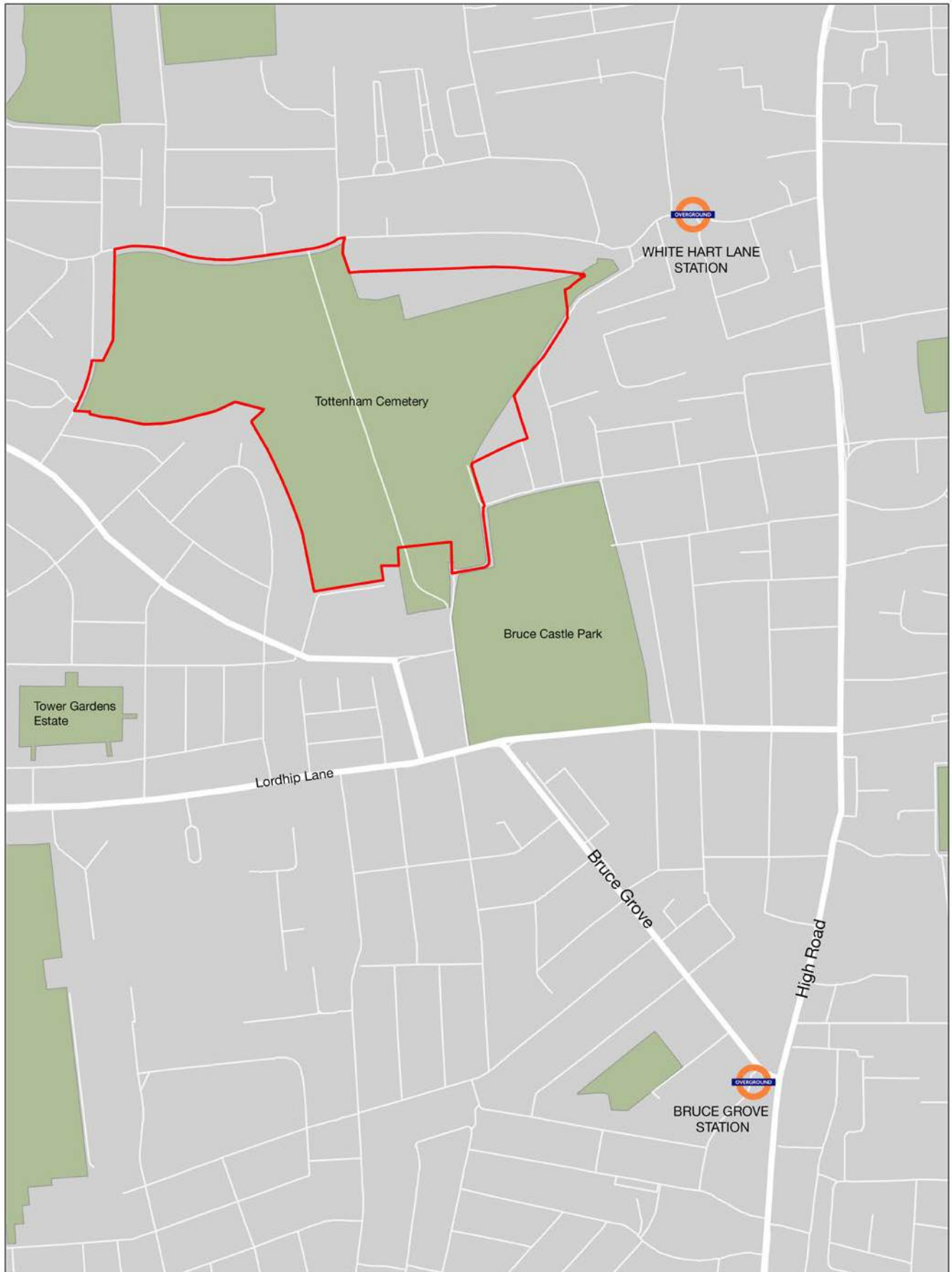
**1.1.2** Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

## 1.2 Summary of Special Interest

**1.2.1.** Tottenham cemetery is a good example of a Victorian cemetery built after the Metropolitan Interments Act, with original paired chapels (listed Grade II) and features of interest from later phases including the distinctive tunnel and several sets of entrance gates. It is of particular note for the tomb of William Butterfield, a major figure of the Victorian Gothic Revival who designed the chancel to All Hallow's parish church adjoining the cemetery. While the majority of monuments are relatively modest, it is of interest as a cemetery that served the local population, the history of which can be traced through the many surviving headstones and memorials. It is also of interest for the war memorial, the Commonwealth War Graves headstones and other memorials e.g. to civilians who perished in WW2 and to members of the Tottenham Fire Brigade.

**1.2.2.** It is of particular interest as a tranquil green space within a densely built up area with many mature trees and a varied character including the incorporation of an earlier landscape in the Garden of Peace and the natural feature of the Moselle brook. It is also of interest as a nature conservation area of borough importance.

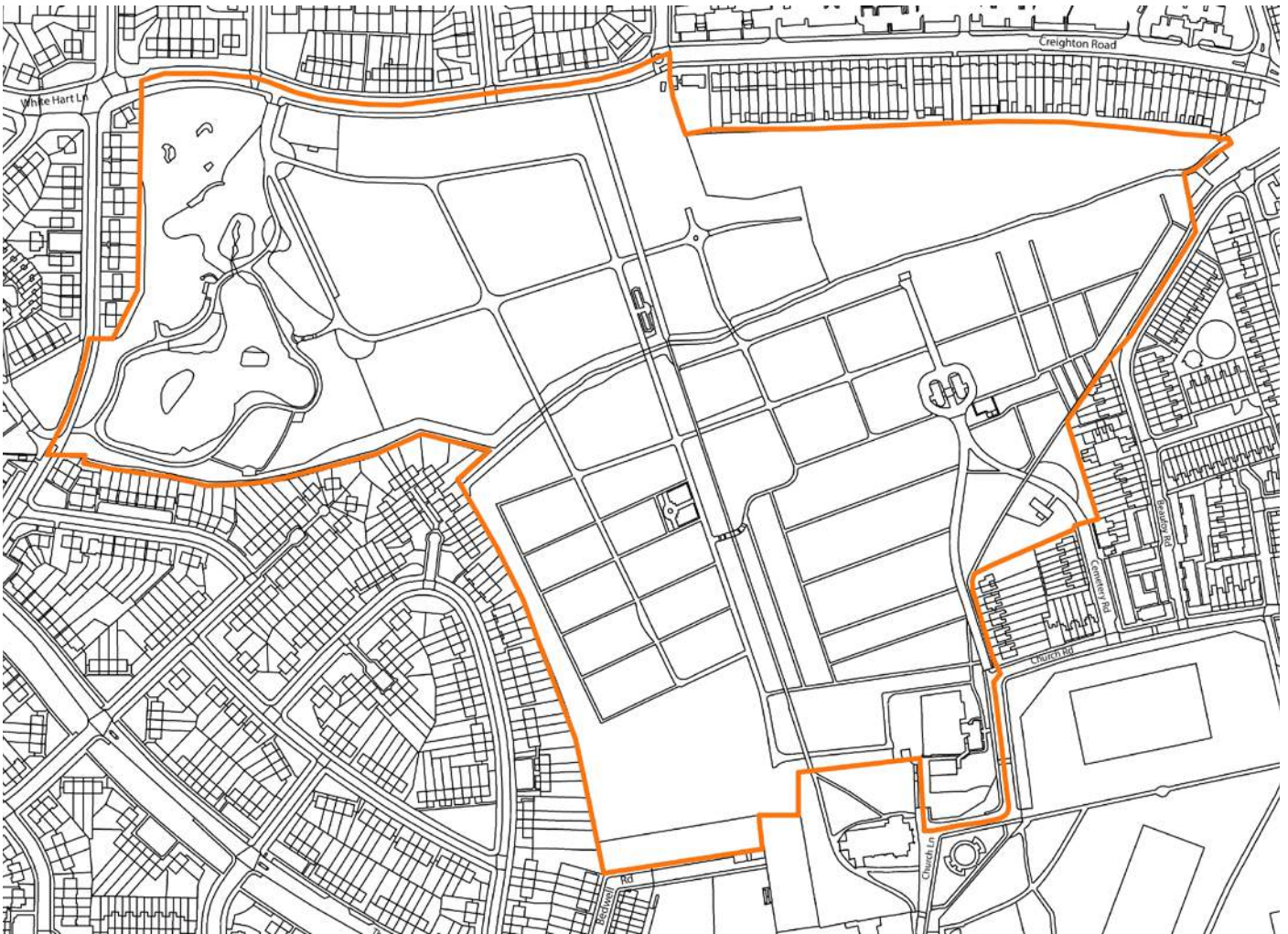




Produced by Haringey Council  
© Crown copyright. All rights reserved 100019199 (2018)

0 0.3175  
kilometers

Location map - Tottenham Cemetery conservation area



**Tottenham Cemetery conservation area boundary**

## 1.3 Location And Setting

### Location

**1.3.1.** The historic parish of Tottenham, which included Wood Green, is located to the north-east of the former County of Middlesex and to the east of the modern 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. Tottenham Cemetery occupies a large, irregularly shaped plot of 22.68 ha (56 acres) at the north of the historic parish and immediately to the north of All Hallows Parish Church.

### Topography and geology

**1.3.2.** Most of the central section of the conservation

area is relatively flat, sloping gently towards the east. The area is predominantly London Clay with brick earth occurring in patches, surrounded by Taplow Gravel, at Bruce Castle and part of Church Lane.

**1.3.3.** The Moselle brook, whose names derives from 'Mosse-Hill' (Muswell Hill), the location of one of the brook's sources, ran its course north-eastwards from Hornsey, meandering northwards south of the present Broadwater Farm Estate and curving eastwards towards the junction of White Hart Lane and Tottenham High Road. The brook was incrementally culverted in the 18th and 19th centuries. The section running east-west through Tottenham Cemetery is one of the longest un-culverted parts to survive.

### The setting of the conservation area

**1.3.4.** The cemetery is located to the north of Bruce Castle Park and All Hallows churchyard, the latter forming part of its southern boundary, which greatly extends the scale of the open space. To the north, the inter-war extension that includes the Garden of Peace has its northern boundary formed by White Hart Lane,



and the open space of the allotment gardens. To the west and east though, the boundaries are adjoined by densely built up residential streets mostly having back gardens facing onto the cemetery.

## Trees

1.3.5. The old part of the cemetery has many fine mature trees including 19th-century cedar, oak, conifers, yew and hollies, with trees enclosing the banks of the Moselle brook. The south-west extension has 20th-century pollarded limes and acers along the grid of paths. The cemetery periphery also is largely enclosed by a belt of trees and shrubs. The grounds of the mortuary also contain mature trees.

1.3.6. Tottenham Cemetery is designated as Metropolitan Open Land (MOL) and as a nature conservation area of Borough importance. It is also included in the London Parks and Gardens Trust Inventory of London's Green Spaces of Local Historic Interest.

## Views

1.3.7. There are long views within and across the cemetery, both along the gridded network of paths and across the grassed areas containing gravestones. The view along Church Path is contained by the trees that closely line the route. The views into the cemetery are mainly those of the northern section when seen from White Hart Lane and more limited views from Prospect Place, a footpath to the south east. Otherwise views into and out of the cemetery are very restricted.

1.4.2. The Board purchased 5 acres (2 ha.) of agricultural land in 1858, of which the western three acres were consecrated for Anglican burials in December 1857, while the remaining two acres on the east side were reserved for nonconformist burials. A pair of mortuary chapels linked by a carriage arch served the Anglican and nonconformist denominations. The chapels were designed by George E Pritchett (1824-1912) of Bishops Stortford, who also drained and landscaped the land, laying out axial paths.

1.4.3. The original rectangular cemetery plot, as depicted on the 1864 OS map, was largely surrounded by fields, its northern border formed by the Moselle brook. The original entrance was located immediately to the south of the chapels, accessed from Cemetery Road and thence via a road across a field. The imposing stone entrance gates, gate piers and cast-iron railings were removed when the cemetery was extended southwards in the 20th century.

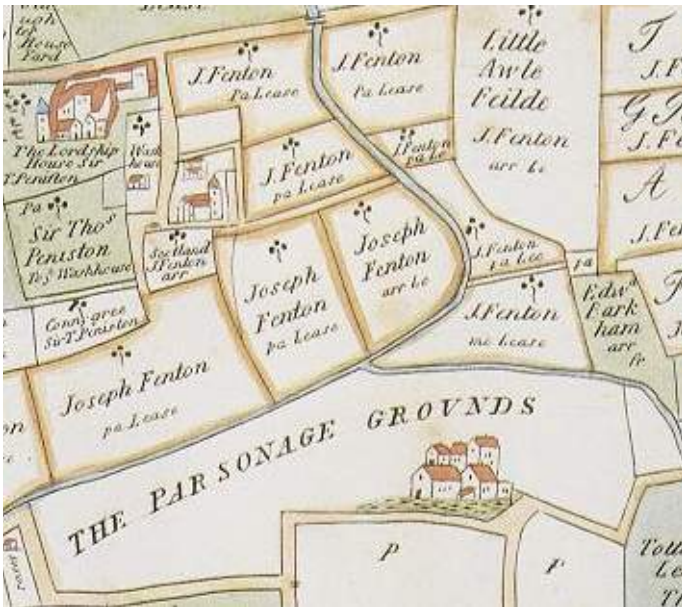


**View of the original entrance gates and chapels from the south approach from Cemetery Road, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service**

## 1.4 Historical Development and Archaeology

1.4.1. Tottenham Cemetery was opened in 1858 under the provisions of the Metropolitan Interments Act (1850), a response to the acute shortage of space in London's churchyards and burial grounds. The Act enabled the construction of new cemeteries by publicly financed burial boards run by parish vestries. Tottenham Burial Board was formed in 1854 with offices at No. 586 High Road. The parish churchyard of All Hallows was closed for burials in 1857.

1.4.4. To the north-west of the cemetery stood Tottenham Park, a fine mansion within substantial grounds which had formed part of an ancient estate belonging to the demesne of the Dean and Chapter of St Paul's, named on the 1619 map as 'The Parsonage Grounds'. The house was occupied by a series of gentry lessees and rebuilt in the 17th century (although photographs indicate a façade of c1700). It was also known as the Rectory and, by 1797 as the Moated House, but the moat was filled in before 1816. The house was demolished in 1904.



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



John Rocque's map 1757



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

1.4.5. The rapid expansion of Tottenham following the opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872 meant that the cemetery would soon become inadequate and in 1883 the original rectangular plot was extended to the west and south-west, with a connecting tunnel under Church Path, an old footpath linking All Hallows Church and White Hart Lane. A northern entrance in Church Path, located at the footbridge across the Moselle, was presumably created at this time.



Victorian postcard looking south, northern cemetery entrance at footbridge across the Moselle, Church Path

1.4.6. A triangular plot to the north-east was also added around this time on land previously known as Well Field, so-called because it contained the Bishop's Well which had dried up when the cemetery was drained. The western extension was originally laid out with curving walks but altered to a formal grid of paths.

1.4.7. Under the Local Government Act 1894, the burial board duties were transferred to Tottenham Urban District Council. By that time, the area between the cemetery and the High Road was built up with terraced housing, while the land to the north and west was still undeveloped, but this would change with the sale of the Tottenham Park estate in 1913 and the inter-war expansion of the London County Council's White Hart Lane Estate into the agricultural land to the west and north of Tottenham Cemetery.

1.4.8. After the first World War the cemetery was extended north-westwards up to White Hart Lane on land acquired from the Tottenham Park Estate. The land included a lake with two islands that now forms



the centre of the 'Garden of Peace' (opened in 1952). Land to the south of the 1858 and 1883 boundaries was also absorbed, extending the cemetery to the northern boundary of All Hallows churchyard and to Bedwell Road, with entrances at the south end of Prospect Place and in Bedwell Road. The war memorial commemorating the fallen of WW1 was integrated into the formal layout of the western part of the cemetery and dedicated in 1922.

**1.4.9.** A cemetery lodge (now Haringey Mortuary) was built in Church Lane in 1926-7 to the design of John CS Mummery (1862-1949) of Rowland Plumble and Partners, who had previously been architects to Tottenham Burial Board. Around this time a formal entrance to the cemetery was created at the north end of Church Lane next to Prospect Place.

**1.4.10.** The land to the south of the Lodge within the angle of Church Lane was previously occupied by the Sexton's Cottage, a weather boarded building shown on the 1798 map (demolished in 1937), and Rose Cottage, an early-19th century house (demolished c1950). This is now the mortuary yard.



**The Sexton's Cottage, Church Lane, on site of present mortuary yard. Early 1900s photograph courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service**



**Rose Cottage, Church Lane, on site of present mortuary yard. courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service**



**Wyburd's parish map 1798**

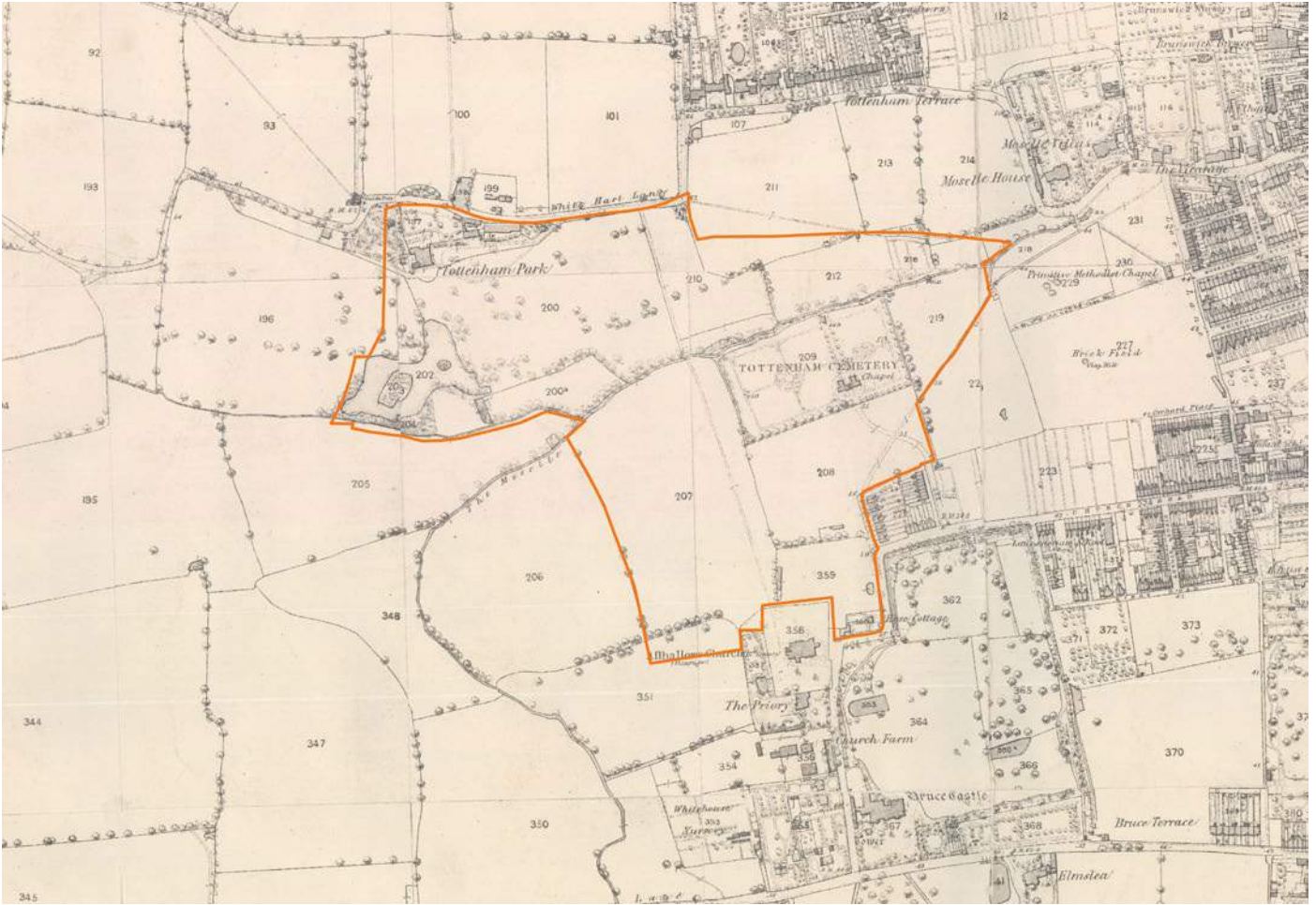


**Tottenham parish tithe map 1844, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service**

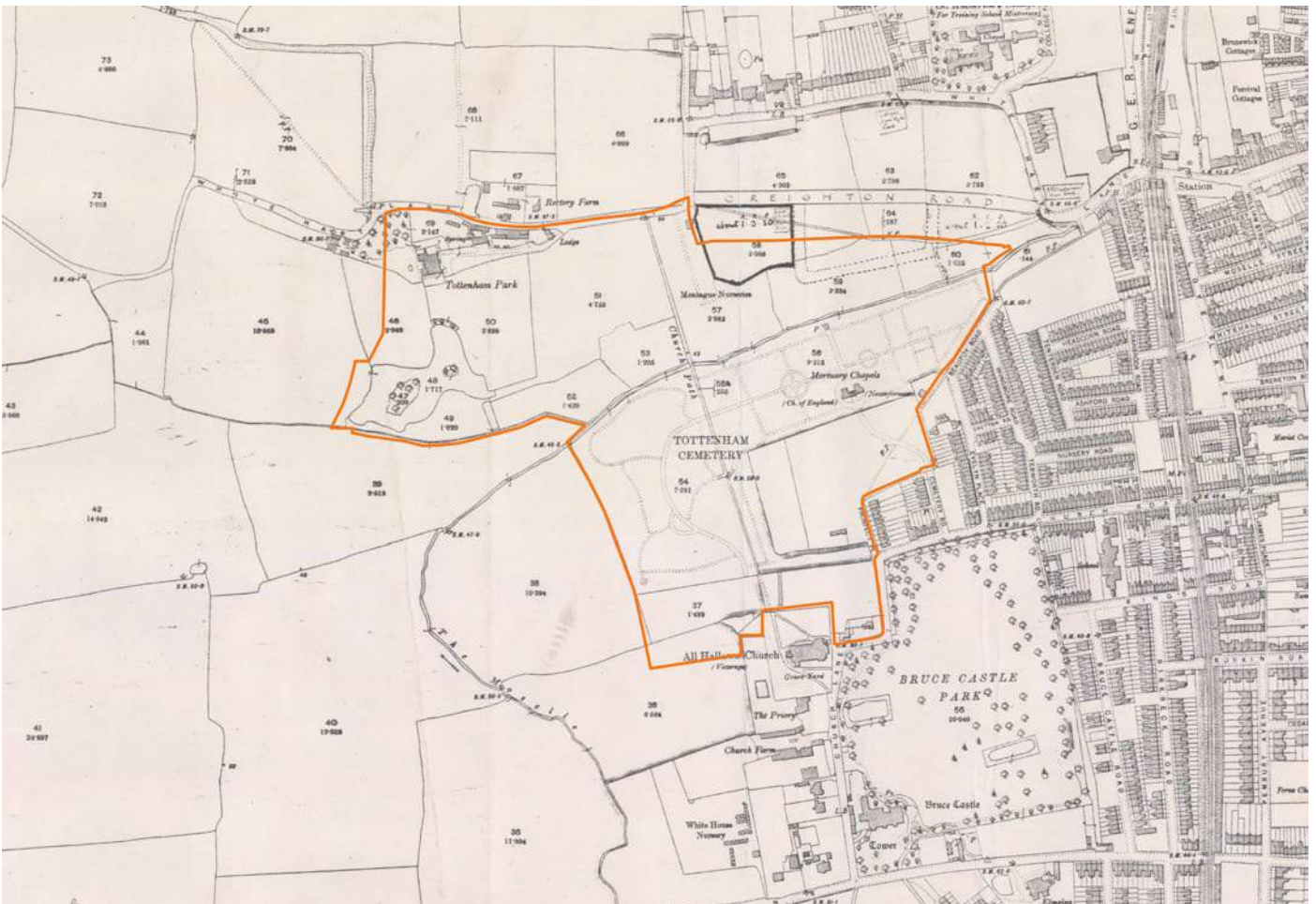
## Archaeology

The south-western part of the cemetery adjacent to All Hallows Churchyard is within the Bruce Castle and All Hallows Church Archaeological Priority Area (APA). Additionally, the north-eastern corner of the Cemetery, including part of the Garden of Peace is included within the Medieval Moated Manor House, White Hart Lane APA. This means that, based on existing information, there is significant known archaeological interest or particular potential for new discoveries.



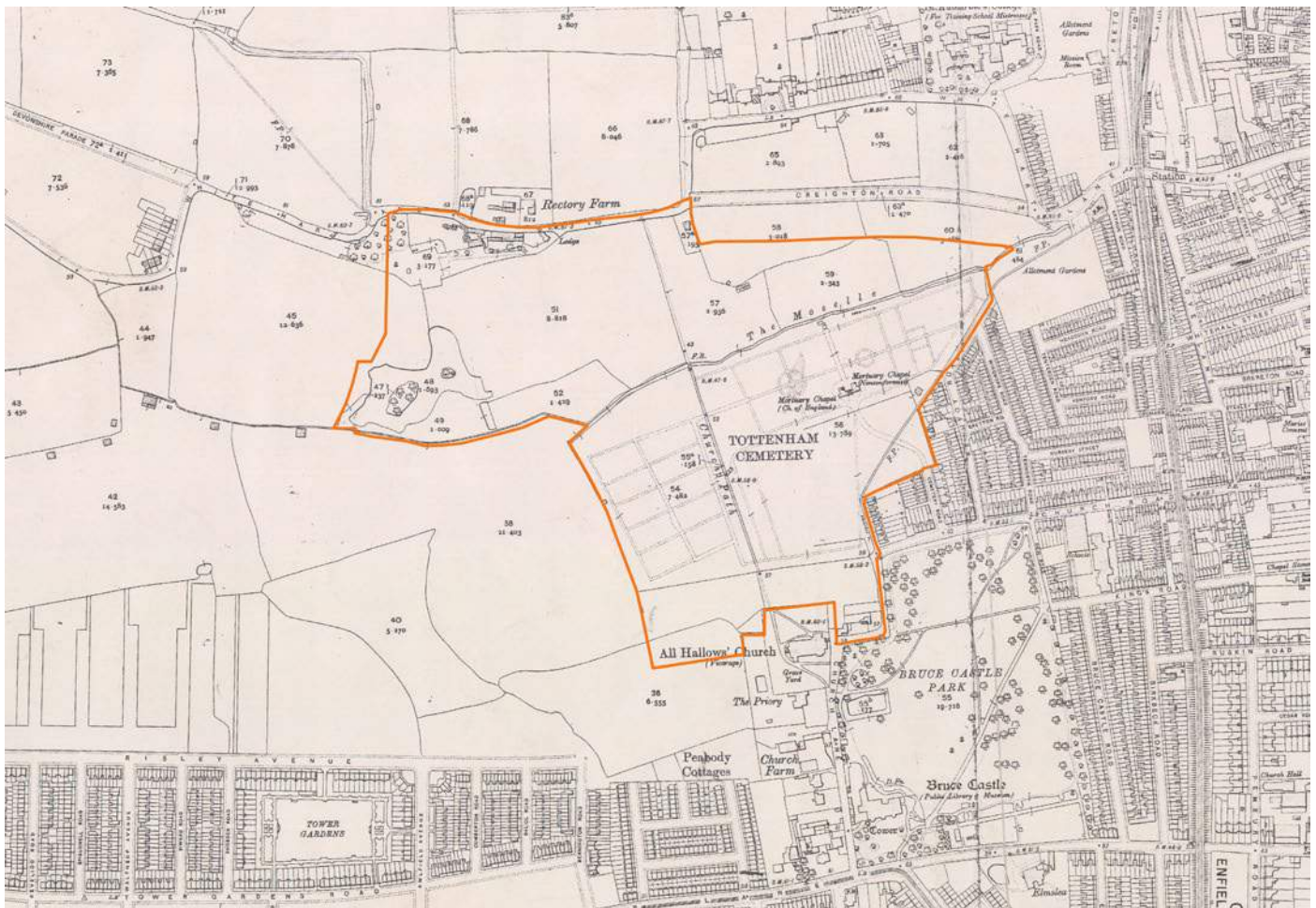


The area in 1864

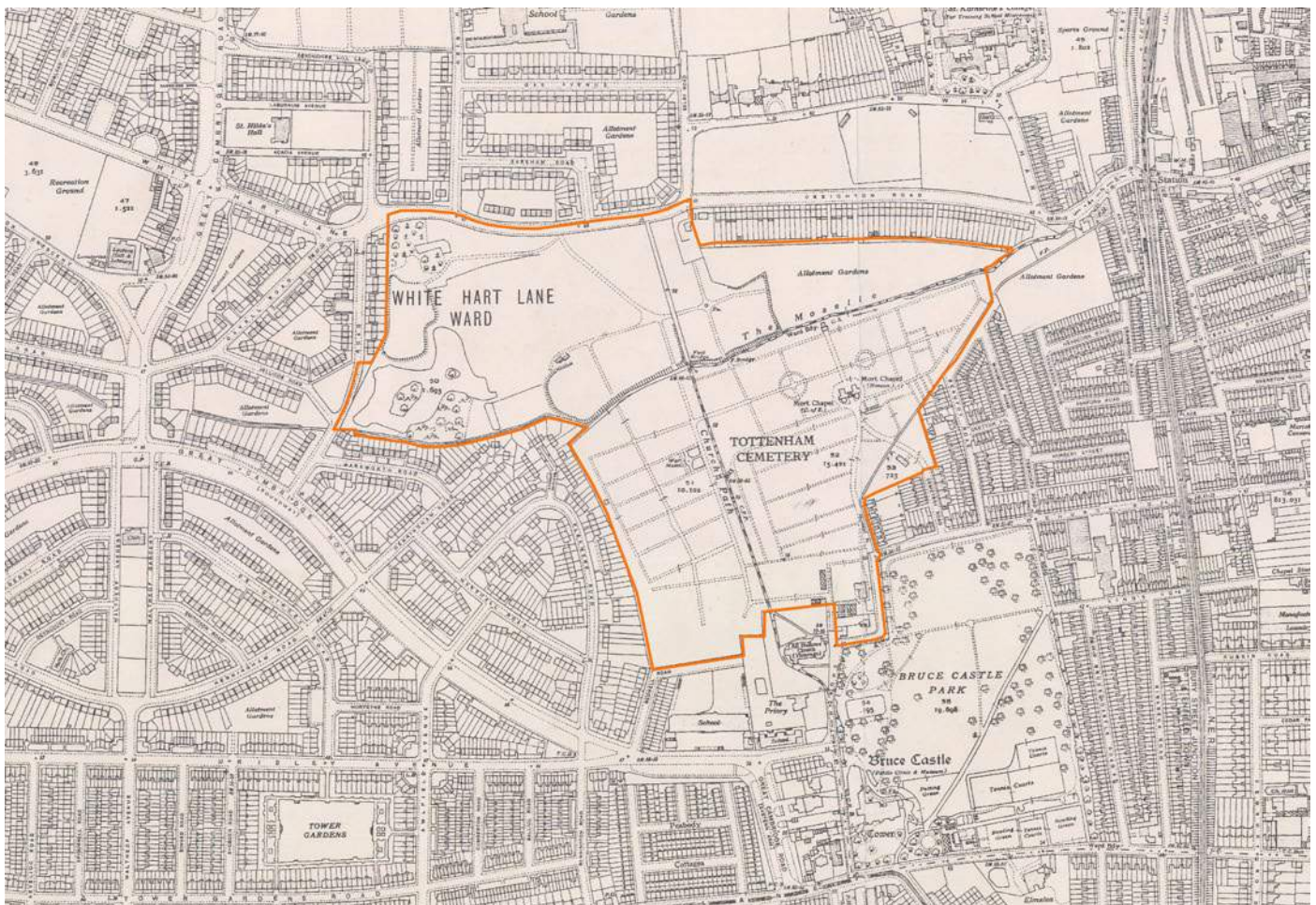


The area in 1894





The area in 1913



The area in 1935



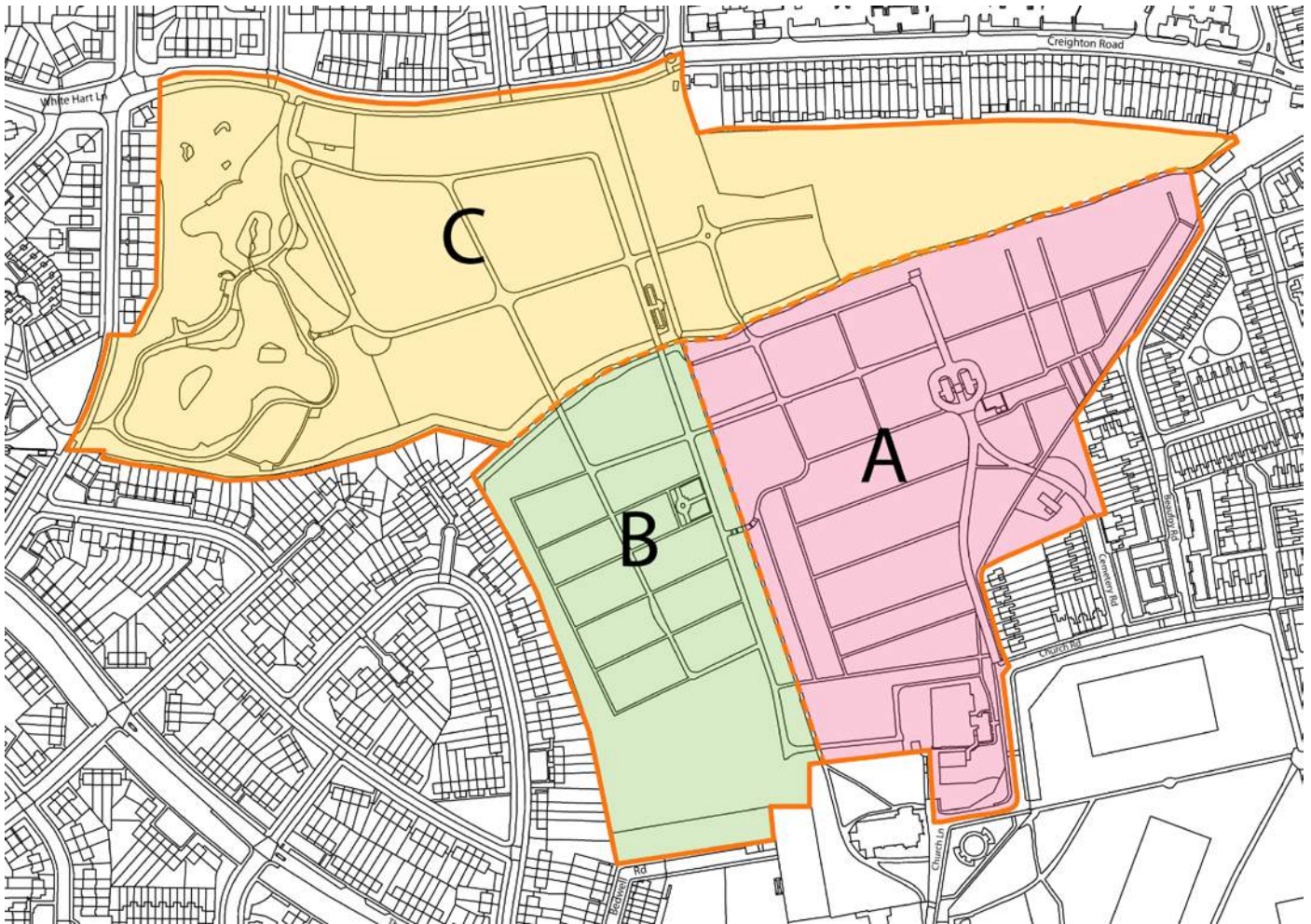
## 1.5 Architectural Quality and Built Form

### 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. They are also a useful means of identifying the differences in townscape character of parts of the same conservation area.

1.5.2. Tottenham Cemetery Conservation Area consists of the following character sub-areas:

- ➔ **Sub Area A:** The area to the south of Moselle Brook and to the east of Church path
- ➔ **Sub Area B:** The area to the south of Moselle Brook and to the west of Church Path
- ➔ **Sub Area C:** The area to the north of Moselle Brook.



### Character sub-areas

#### General Introduction

1.5.3. The layout of the first generation of Victorian cemeteries was influenced by the work of John Claudius Loudon, whose treatise On the laying out, planting and management of cemeteries was published in 1843. Loudon set out to create a distinctive cemetery landscape which satisfied both aesthetic and functional requirements. Loudon's ideal cemetery had a grid plan, to make it easier to find and deal with graves. He also advocated the planting of evergreen trees planted as

single specimens rather than in clumps which would obstruct the space for burials.

#### CHARACTER SUB AREA A:

The area to the south of Moselle Brook and to the east of Church Path

1.5.4. This sub-area includes the original part of the cemetery with its twin chapels. Originally the chapels would have been approached across a field from the north end of Cemetery Road. An imposing entrance screen, consisting of four stone piers in ragstone with



ashlar dressings, with a central carriage entrance and two side pedestrian gates, flanked by cast-iron railings, was an integral part of the symmetrical design of the chapels.

**1.5.5.** It is possible that the original gate piers were relocated to the north end of Cemetery Road on the cemetery's expansion, as they appear identical to those featured in the early photographs.

**1.5.6.** The cemetery is now approached principally from Church Road through an entrance adjacent to Prospect Place.



**Victorian view of original entrance, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service**



**Entrance gates and gatepiers, Cemetery Road**

**1.5.7.** The chapels are designed in a simple Decorated Gothic style, built in Kentish ragstone with ashlar dressings, and have fish scale slate roofs with iron crestings. The Anglican and nonconformist chapels are linked by a shared bellcote structure over a central arched carriageway. The chapels are identical, each consisting of three bays with a lower, angled apse and with a porch each side that gives a strong cross-axis

to the composition. The windows and bellcote have cusped decorated tracery, the smaller windows in the apse with square heads and with reticulated tracery in the liturgical 'west' window. The carriage arch is vaulted, with stone ribs and bosses. The former nonconformist chapel is used for burial services, while the former Anglican chapel is used for storage. The chapels have a suitably austere air to them, fitting for their purpose as mortuary chapels.



**The cemetery chapels from the south**



**The Anglican chapel from the west**



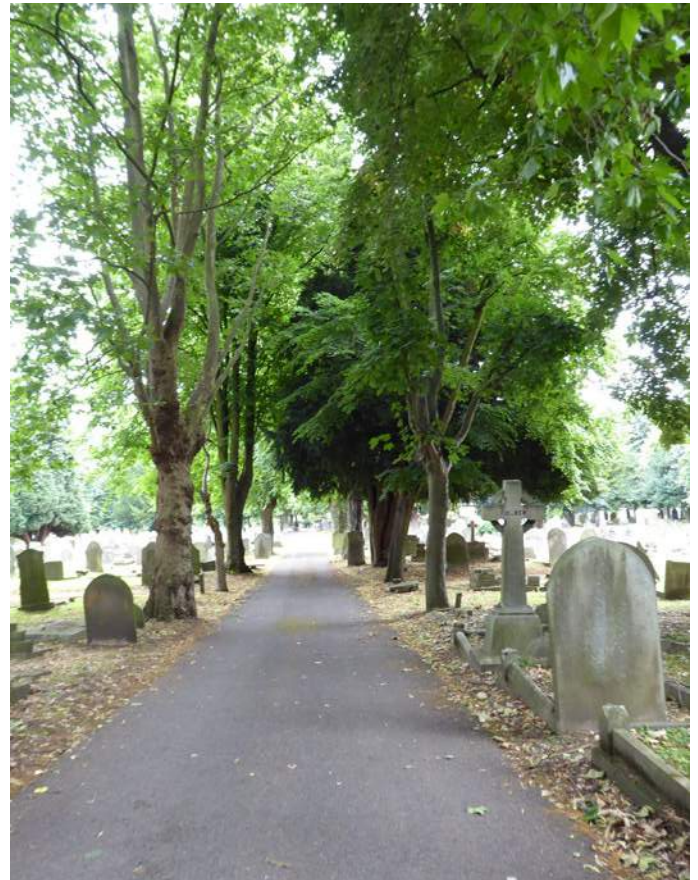


**Yew tree close to the chapels**



**The Moselle brook**

**1.5.8.** The Moselle brook forms the northern boundary of this part of the cemetery. The rectangular grid layout of the original cemetery gives long east-west views along the main tree lined paths with some specimen trees such as a large yew tree close to the chapels. There are few large monuments and little funerary sculpture typical of some other Victorian cemeteries. Particularly in the oldest part of the cemetery the appearance is one of abandoned decay. This character continues in the south-western part of the cemetery, added in 1883. One of the principal north-south paths leads to William Butterfield's resting place adjacent to a gate leading to Church Path. In contrast to the use of polychromy in his churches, Butterfield designed his own memorial in the form of a simple medieval stone coffin with a sculpted relief cross on top. A very similar monument lies immediately next to it and is believed to be that of Butterfield's sister's family, although the inscription is no longer legible; a third is located just to the north.



**Main east-west path in the original cemetery**





**William Butterfield's tomb**



**View along Church Path**

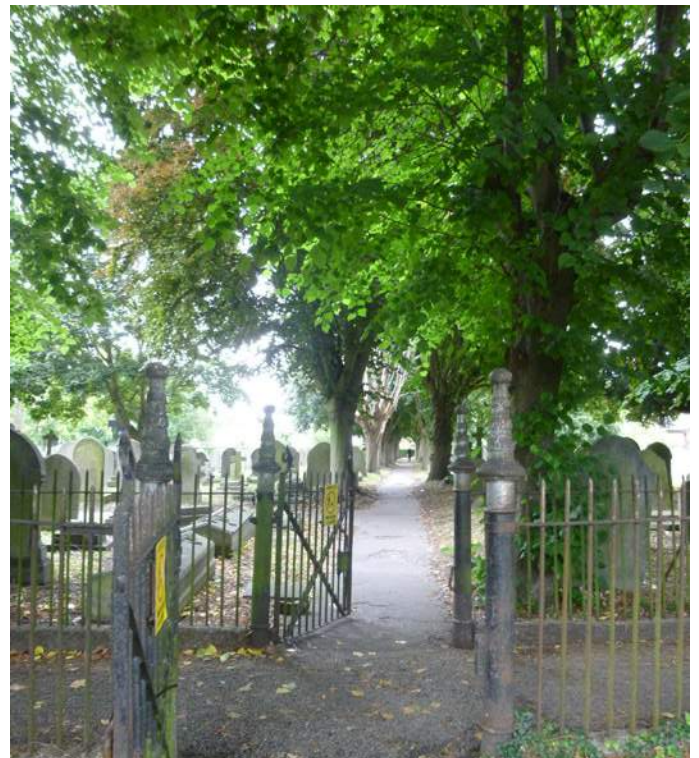
**1.5.9.** Church Path is a historic footpath that runs right through the cemetery from All Hallows churchyard northward to White Hart Lane. Only a fragment remains of the Victorian decorative iron entrance overthrow that marked the southern entrance to the extended cemetery of 1883, as shown in old photographs. Just to the north of this is a pair of gates on either side of Church Path, each with Victorian cast-iron gate piers with decorative finials. Further north along Church Path, next to the footbridge over the Moselle brook, a pair of stone gate piers mark what was the northern access point to the cemetery before the inter-war extension. The iron railings which enclose Church Path, consisting of simple spikes on a concrete plinth, are later in date.



**Remains of 1880s ironwork to former entrance gateway in Church path**



**Victorian postcard view of the southern entrance to the 1880s cemetery extension, Church Path**



**Cast-iron gatepiers in Church Path**





View along Church Path



The tunnel beneath Church Path

#### Gatepiers at former northern cemetery entrance

**1.5.10.** The southern part of Church Path (within the Victorian part of the cemetery) is lined with trees on both sides and is an attractive and interesting feature of the cemetery, although there are instances of uncontrolled plant growth and weeds at the path edge. The tunnel joining the two parts of the cemetery, roughly halfway along its length, is an intriguing feature, consisting of two flights of stone steps and a segmental stone arch supporting a rock-faced stone wall with a stepped coping, with a plaque bearing a trefoil and the date (1883).

**1.5.11.** On the west side of Church Lane, the former cemetery lodge of 1926-7, now Haringey Mortuary, is a good example of late arts-and-crafts influence built in yellow stock brick with deep slate roofs, a tile-hung gable and hood-moulded doorways sheltering recessed porches picked out in dressed stone. A modern extension has been successfully added to the north side of the building which sits behind a fine screen of cast-iron railings set upon a stone wall with a chamfered coping. The mortuary yard to the south is enclosed by a red-brick wall of inter-war appearance, laid in English bond inset with openwork panels of overlapping tiles.





The Lodge (now Haringey Mortuary)



Railings to The Lodge

1.5.12. The wrought-iron entrance gates to the cemetery entrance at the north end of Church Lane are flanked by handsome stone gate piers carved with coats of arms.



Entrance gates and gatepiers, Church Lane

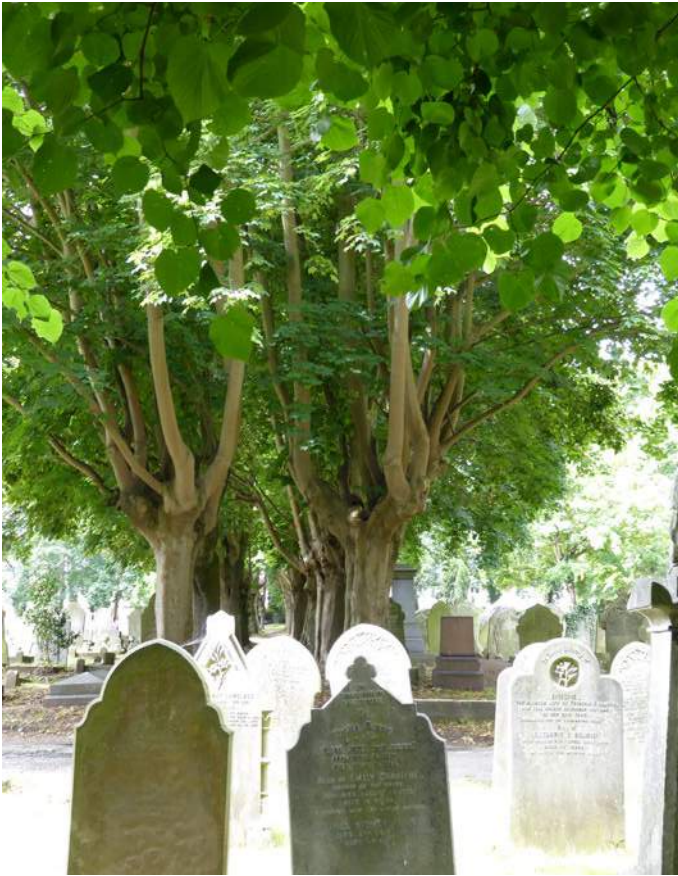
1.5.13. The boundary to the 1883 north-eastern section of the cemetery along Beaufoy Road consists of a low grey stock-brick wall with stone copings and piers with pyramidal stone caps. The wrought-iron railings, largely concealed by ivy, are in poor condition.

## CHARACTER SUB AREA B:

The area to the south of Moselle Brook and to the west of Church Path

1.5.14. This part of the cemetery has the same general character as the earlier section to the east of Church Path, but it also contains a more formal area within which the war memorial forms the centrepiece. A closely planted east-west avenue of trees forms a significant natural feature just to the north of the war memorial which is dedicated to the men of Tottenham who gave their lives in the Great War. The design is the 'Cross of Sacrifice' devised in 1919 by Sir Reginald Blomfield for the Imperial (now Commonwealth) War Graves Commission (CWGC) for war cemeteries abroad but widely adopted in Britain. It consists of a Portland stone cross overlaid with a bronze sword, on an octagonal stepped plinth. Behind is a curved stone screen wall bearing the names of those buried within the cemetery, which was restored to commemorate the centenary of WW1.





Avenue of trees to the west of Church Path



Commonwealth War Graves



War memorial

1.5.15. The cemetery also contains over two hundred Commonwealth war graves of those killed in WW2, including a small, well-mown plot of graves opposite the WW1 memorial, adjacent to Church path and enclosed by a hedge. Another memorial is dedicated to members of the Tottenham Fire Brigade who died in service. The southernmost part of the cemetery, backing onto Bedwell Road, has no path layout and here the gravestones are simply set in rows in the grass.



Fire Brigade memorial



Cemetery entrance, Bedwell Road



## CHARACTER SUB AREA C:

The area to the north of Moselle brook.

**1.5.16.** The Moselle brook is a natural feature forming the boundary between the earlier Victorian cemetery and the later inter-war addition. The northern addition has a much more open aspect with fewer paths; the gravestones are set within larger areas of grass.

**1.5.17.** Also in this part of the cemetery is a memorial to civilians who lost their lives in the WW2. It is built in brick with a moulded stone coping. The back wall bears a stone panel with an inscription while the canted side walls each carry a metal plaque inscribed with names.



**Civilian memorial WW2**

**1.5.18.** The Garden of Peace is a complete change of character from the rest of the cemetery. It is based around the pond or lake of the former Tottenham Park Estate and it follows in the English landscape tradition with its informality and a cultivated natural appearance. In part, it has the air of a municipal park but the best views feature the serpentine lake surrounded by mature trees including several large weeping willows. To the north-west of the lake is a raised landscaped area, accessed by steps, enclosed by low, curving stone columbarium walls inset with niches for cremation ashes.



**Garden of Peace: lake**



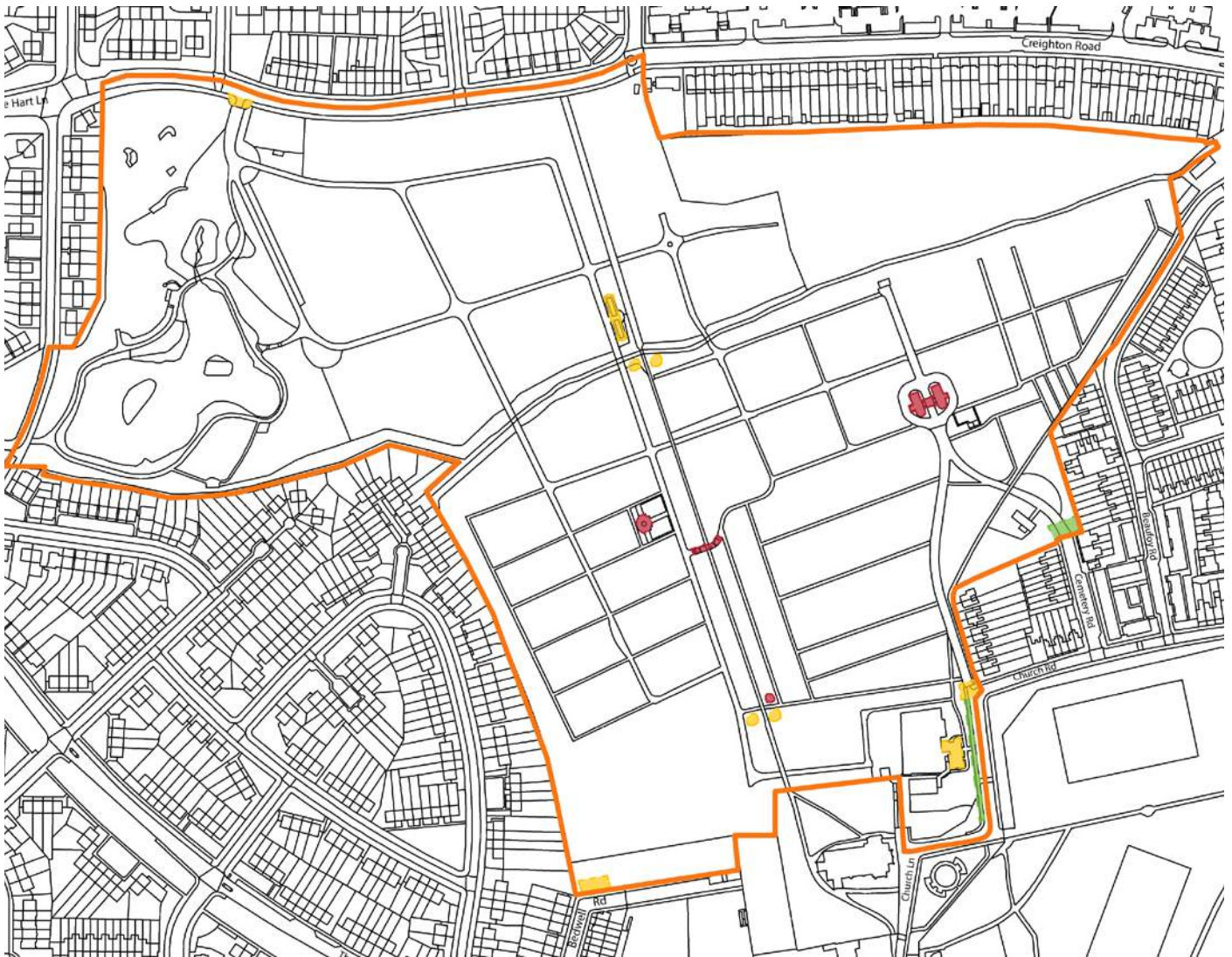
**Garden of Peace: columbarium area**

**1.5.19.** The northern cemetery boundary along White Hart Lane consists of simple spiked railings on a low brick wall with a stone coping; the entrance to Church Path is flanked by gate piers with gabled caps. The entrance to the Garden of Peace, dating from 1952, comprises a brick quadrant wall with a Portland stone frieze inscribed GARDEN OF PEACE, with rusticated gate piers with stone ball finials, and wrought-iron gates.



**Entrance to Garden of Peace, White Hart Lane**





- |  |  |  |
|--|--|--|
| <span style="color: red;">■</span> Statutory Listed Building | <span style="color: pink;">■</span> Historic Park or Gardens | <span style="color: blue;">■</span> Negative Contributor         |
| <span style="color: green;">■</span> Locally Listed Building | <span style="color: purple;">■</span> Neutral                | <span style="color: orange;">■</span> Conservation Area Boundary |
| <span style="color: yellow;">■</span> Positive Contributor   |  |  |

#### Positive and Negative contributors map

## 1.6 Condition

1.6.1. With the exception of the Garden of Peace and the war memorial areas, the latter maintained by the CWGC, the general appearance throughout much of the cemetery is one of abandoned decay. This is a problem common to very many older cemeteries since families, who are responsible for the upkeep of their monuments, have often dispersed.

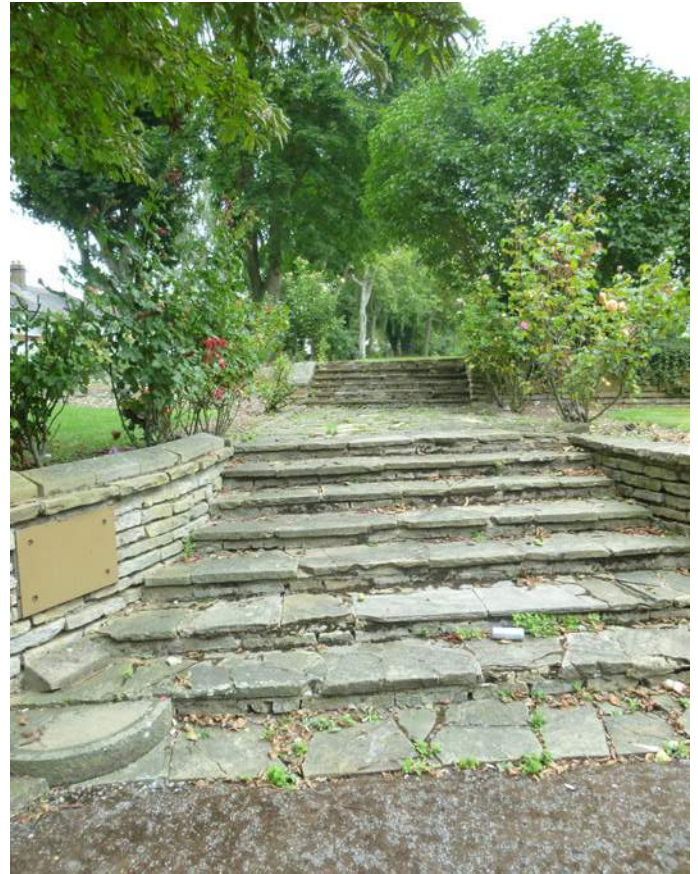
1.6.2. Whilst the principal features of the Victorian

cemetery remain and the overall layout is still intact, within this landscape sit many monuments that are slowly decaying. Although this romantic decay adds to the character of the area, many of the monuments are now at serious risk of being damaged or becoming lost to future generations. Many of the tarmac paths are in need of resurfacing.





**Abandoned decay**



**Garden of Peace; stone steps in poor condition**

Church Path has an unkempt appearance due to invasive buddleia and sycamore growth and rusting ironwork along its border. Graffiti detracts from the appearance of the Grade II listed tunnel beneath the pathway. The boundary railings to the cemetery generally are in need of repair and maintenance.



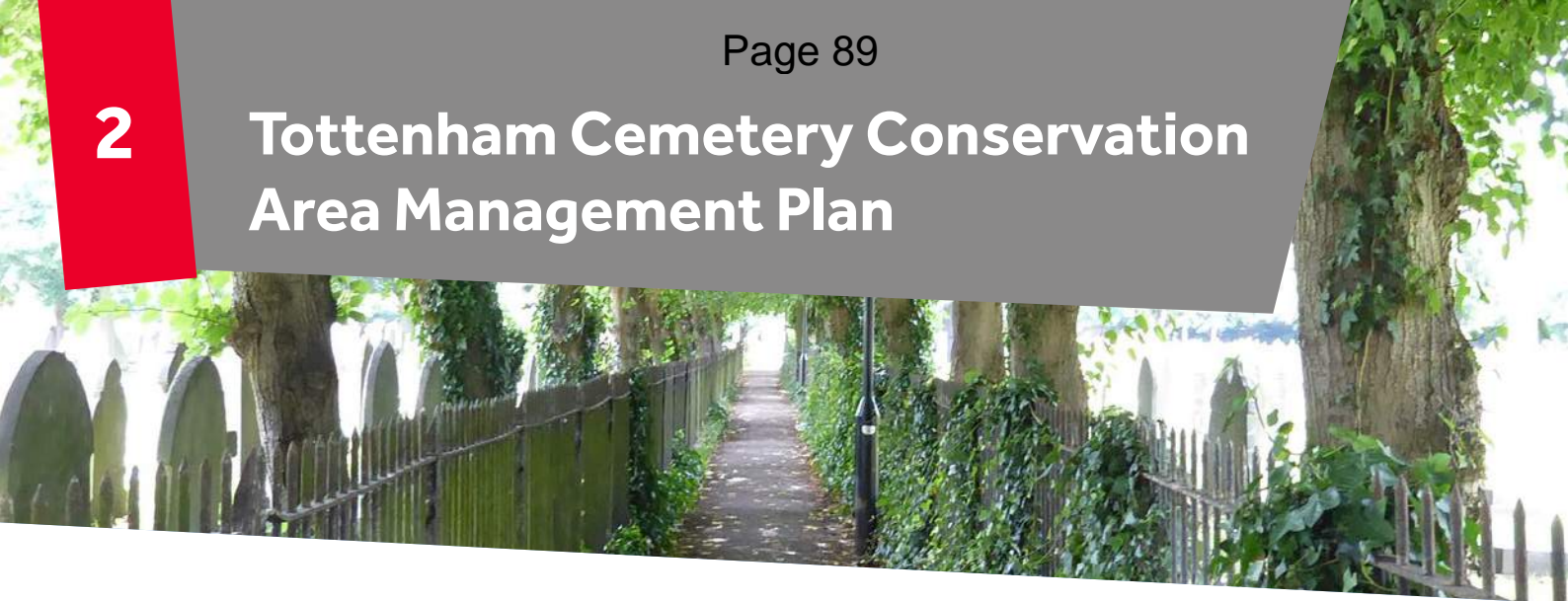
**Damaged graves**



**Invasive plant growth, Church Path**



# Tottenham Cemetery 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 115m<sup>3</sup> 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 1.5m<sup>2</sup> 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. 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.** Advertisements 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.** Notices under Section 215 of the Town and Country Planning Act (1990) have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate on a case-by-case basis and in accordance 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 considered to be unacceptable, the Council may seek to prosecute those responsible and/or serve a listed building enforcement notice.

## 2.5 Quality of Planning Applications

**2.5.1.** Applications should provide sufficient information to enable the Council to assess the impact of 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 will not normally be accepted. 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
- ➔ detailed 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 Statements

**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.** There are two Archaeological Priority areas that fall partly or within the boundary of the Conservation area. Any proposals, including maintenance works, 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 or preparation of Management Plans.

## 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 work.

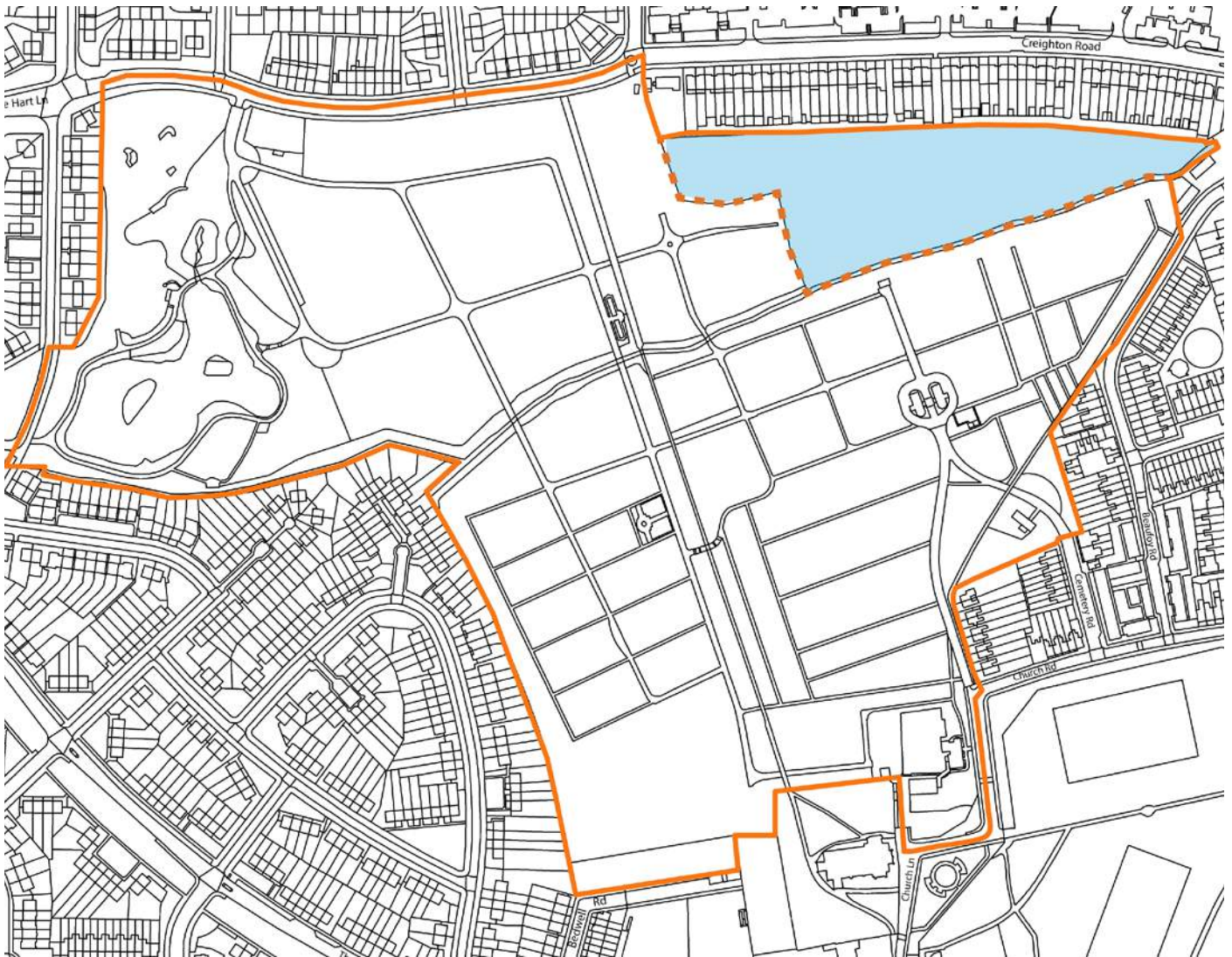
## 2.6 Recommended Steps

- ➔ A dated photographic survey of the more significant elements of the conservation area is recommended as an aid to monitoring changes. It may be possible to engage local volunteers in this exercise
- ➔ A detailed conservation management plan is strongly recommended in order to provide a basis for the future maintenance of the cemetery's historic and ecological interest, and for enhancing its potential as a local amenity and educational resource. The condition of several of the monuments, headstones and pathways is considered precarious and appropriate steps should be taken to repair them. The potential for Heritage Lottery funding should also be explored
- ➔ It is important to ensure that close liaison is maintained between the Council's Planning Department and the cemetery management company (Dignity UK). This should include a consultation process for those categories of work which may fall outside planning controls but which may potentially affect the conservation area's character.

## 2.7 The Conservation Area Boundary

**2.7.1.** Consideration should be given to the exclusion of the allotments to the north-east of the cemetery. While the tree planting around the periphery of the allotment contributes to the setting of the cemetery, the area does not itself possess the special architectural or historic interest to warrant conservation area designation. It is however protected by its status as Metropolitan Open Land.





- |  |  |  |
|--|--|--|
| <span style="color: red;">■</span> Statutory Listed Building | <span style="color: pink;">■</span> Historic Park or Gardens | <span style="color: blue;">■</span> Negative Contributor         |
| <span style="color: green;">■</span> Locally Listed Building | <span style="color: purple;">■</span> Neutral                | <span style="color: orange;">■</span> Conservation Area Boundary |
| <span style="color: yellow;">■</span> Positive Contributor   |  |  |

Positive and Negative contributors map

## 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.

## Preserving and Enhancing the Conservation Area



The following guidance applies to all buildings and structures within the conservation area and reflects what the Council considers 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 Cemetery Conservation Management Plan

**3.1.1.** The Cemetery's landscaping and layout as well as several memorials, monuments and other structures contribute to the special character of the area. The Council and Cemetery Management Company (Dignity UK) are responsible for the overall maintenance and management of the grounds. As recommended in section 2.5, a detailed Management Plan for the regular repair and maintenance of these structures and the landscaping should be prepared in collaboratively by the two organisations. This should address the following issues:

- ➔ Boundary walls, railings, shelters, gates and piers should be maintained and repaired. Where these are in poor condition, they should be carefully rebuilt rather than dismantled. Where original detailing is missing and good historic evidence of this exists, this should be reinstated in traditional materials when the opportunity arises.
- ➔ The variety of memorials and monuments within the Conservation Area are a significant part of the

cemetery's aesthetic and historic interest. Provision should be made for the regular maintenance of these structures including regular grass cutting and removal of vegetation, and the management of trees within the cemetery.

- ➔ All relevant structures within the cemetery should be tested for safety. If a memorial, monument or tombstone is in danger of falling over then it is recommended, in line with guidance from Historic England, to raise the monument and then rebury it deeper in the soil making sure that as much of the inscription is legible as possible. This approach ensures that the memorial is both safe and still in its original position.
- ➔ The Cemetery is an important open green space within Tottenham. The trees and pathways within the cemetery are an important historic feature and define the landscape. There is a need to safeguard important avenues and historic pathways. Some have drainage problems and others have been churned up by mechanical diggers. Routine arboriculture maintenance and pathway improvement, as well as minor woodland management work should be considered in any future plans.

### 3.2 When is Permission Needed?

**3.2.1.** Although the area does not contain many buildings within it, 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 [www.planningportal.co.uk](http://www.planningportal.co.uk).

## Maintenance and Repairs

**3.2.2.** Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

## Windows and Doors

**3.2.3.** Planning permission is needed for replacement of, or alteration to windows and external doors on flats, or non-residential buildings.

## Rendering and Cladding

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

## Boundaries and Gardens

**3.2.5.** 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

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

## Demolition

**3.2.7.** 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 offence to carry out such works without consent. If in doubt, please consult the Council's conservation team.

## Trees

**3.2.8.** There is special provision for trees within a Conservation Area that are not the subject of a Tree Preservation Order. Anyone proposing to carry out works to a tree in a Conservation Area is required to

give the Local Planning Authority six weeks prior notice. Work to trees that are dead, dying or dangerous is exempt from this requirement, as is work carried out by or on behalf of the Local Planning Authority.

## Listed Buildings

**3.2.9.** 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, external alterations, works to boundary walls, buildings within the curtilage, or structures attached to the listed building. It is an offence 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.

## Change of Use

**3.2.10.** 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) requires planning permission within the conservation area.

# 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.** Decisions must be based on an assessment of the significance of the building in accordance with Historic England guidance. 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. Buildings that lie within the curtilage of a listed building and objects fixed to the building are also subject to listed building control

even if they are not specifically mentioned in the list description.

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

**3.3.4.** 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 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 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.

## 3.4 General Maintenance and Improvements

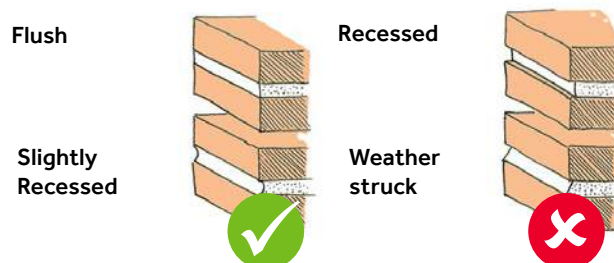
### Masonry and brickwork

**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 appearance of the building or group, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted. 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.

**3.4.2.** 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.

**3.4.3.** 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. This is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.



**A flush or slightly recessed mortar joint is the most appropriate.**

### Roofs

**3.4.4.** The form, structure and materials of historic roofs are almost always of interest. Where original roofs survive, there will be a presumption will be in favour of their retention.

**3.4.5.** 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.



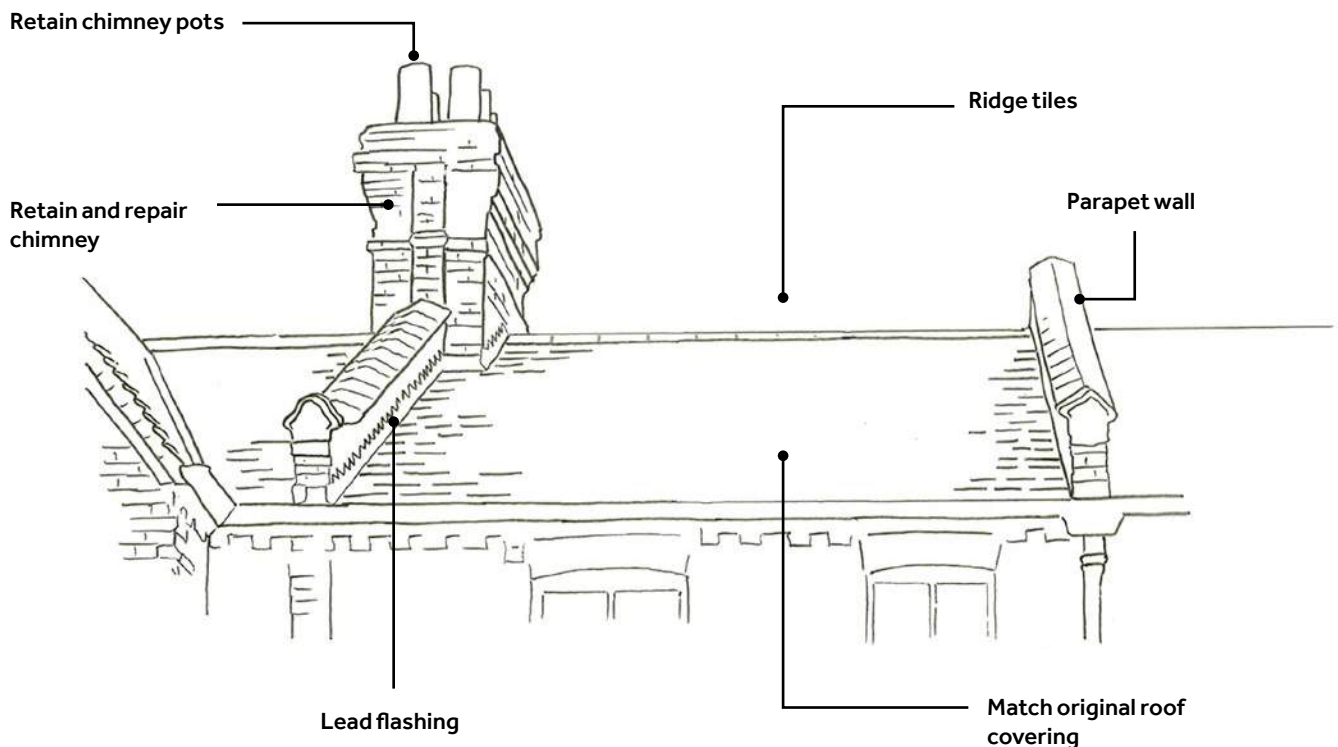
Features such as parapet walls, ridge tiles and flashing should be retained or restored.

**3.4.6.** 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 the most appropriate material for the building type) should be used. 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.

**3.4.7.** Where additional ventilation is required, this 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.

**3.4.8.** Chimney stacks are important features of the roofscape 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.



**Roof features including chimneys should be retained or reinstated when doing work to the roof.**

## Windows and Doors

**3.4.9.** 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. 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.

## Materials and detailing

**3.4.10.** The materials used in the construction of historic buildings and monuments within the conservation area are usually natural materials such as slate and stone, or traditionally manufactured ones such as brick, stucco and glass. Traditional techniques and fabrication methods result in a finish that is typical of traditional building materials. The imperfections and markings in natural stone, wrinkles in hand made bricks, and the natural process of ageing and weathering, contribute to the character of the buildings and monuments. As far as possible these features should be preserved.

**3.4.11.** Repairs to decorative features should usually be

carried out by an appropriately skilled craftsperson or conservator.

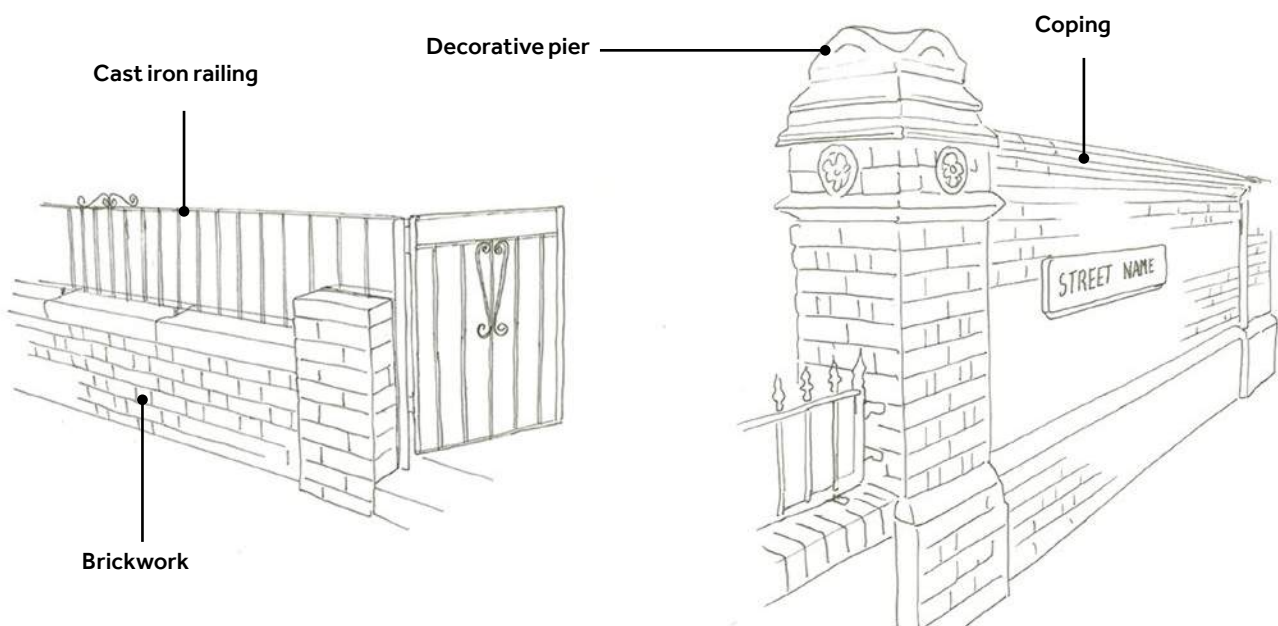
**3.4.12.** Where architectural features, inscriptions, or decorative details have been lost, or replaced with poor-quality substitutes, the Council will strongly encourage their reinstatement (if there is clear evidence of their original appearance.)

## Boundary Walls, Front Gardens and Parking

**3.4.13.** The Cemetery has several sections of historic cast iron railings including railings around some memorials and monuments. Walls, fences and other

boundary treatments 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.

**3.4.14.** Where boundary walls or railings are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt to reflect the original appearance. In many cases, the railings have rusted, sections have become loose, finials have been lost, and the surround and kerbing have become detached. Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork.



**Boundary walls make an important contribution to character and should be retained and restored where possible.**

## 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 the impact on appearance. 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.

**3.4.16.** Roof plant should be avoided if at all possible. It may be possible to locate it within the envelope of

the building. If not, it must be concealed in views from ground level.

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



## 3.5 Extensions

**3.5.1.** In many cases historic buildings can be extended without damage to 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.

**3.5.2.** 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.

**3.5.3.** 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.

## 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. It is possible to reduce energy loss in traditionally built buildings without compromising their historic and architectural character. However, some interventions may be unsuitable in certain types of historic building. 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/](http://www.historicengland.org.uk/advice/your-home/saving-energy/)**

**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, its construction, condition and performance are appropriately understood. Traditionally constructed buildings perform differently to modern

buildings. 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.

**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 will generally improve efficiency without harming 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 as 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 is usually 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 rear roof slopes may be appropriate.

## 3.7 Demolition

**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.
- ➔ 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 did not reflect than the condition and constraints of the existing historic building.

**3.7.3.** 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 often that for which it was originally designed. 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 loss of character and is consistent with national and local policies. 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



## 4

## Appendices



## 4.1 Appendix A - 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.

Tottenham Cemetery	Grade
Cemetery Chapels	II
Tomb of William Butterfield	II
Tunnel connecting east and west portions of cemetery	II
War memorial	II

## LOCALLY LISTED BUILDINGS

**Cemetery Road**

Cemetery gates, piers, walls & railings

**Church Lane**

Iron railings to The Lodge (Haringey Mortuary)

## BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

### Bedwell Road

Cemetery gates, piers, walls & railings

### Church Lane

The Lodge (Haringey Mortuary)

Cemetery gates and piers

Church Path

Two pairs of cast-iron gate piers on east and west sides of Church Path

Pair of gate piers adjacent to footbridge over Moselle

### White Hart Lane

Entrance gates and gate piers to the Garden of Peace

## 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. It also sets out policies for the protection of Metropolitan Open Land.

→ **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 Local Plan: Strategic Policies (2013)** is the principal statutory plan for the development of the Borough up to 2026. Section 6.2 (SP12) relates to the historic environment. Section 6.3.11 (SP13) relates to Metropolitan Open Land.

→ **The Development Management DPD** (adopted July 2017) sets out detailed development policies. DPD Policy DM9 relates to the management of the historic environment. Policy DM20 relates to open space.

→ **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 And Guidance Links

### National

Planning (Listed Buildings and Conservation Areas) Act 1990

[www.legislation.gov.uk/ukpga/1990/9/contents](http://www.legislation.gov.uk/ukpga/1990/9/contents)

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)

[www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](http://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 (2016).

**<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 Plan: Strategic Policies

**[www.haringey.gov.uk/sites/haringeygovuk/files/final\\_haringey\\_local\\_plan\\_2017\\_online.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_local_plan_2017_online.pdf)**

Haringey Development Management DPD

**[www.haringey.gov.uk/sites/haringeygovuk/files/final\\_haringey\\_dmp\\_dtp\\_online.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_dmp_dtp_online.pdf)**

Haringey Streetscape Manual

**[www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape](http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape)**

## 4.4 Appendix D Sources

### Bibliographic

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)

Hugh Meller and Brian Parsons, London Cemeteries: an Illustrated Gazetteer (2005)

Christine Protz, Tottenham: A History (2009)

Historic England Historians' file: HAR/27

### Maps

Thomas Clay's map of Tottenham (1619)

John Rocque's Map of the County of Middlesex (1757)

Wyburd's map of Tottenham (1798)

Tottenham Parish Tithe Map (1844)

Ordnance Survey: Middlesex XII 3 1864, 1894, 1913, 1935

### Websites

London Parks and Gardens Trust Inventory of London's Green Spaces of Local Historic Interest  
**[www.londongardensonline.org.uk/gardens-online-record.php?ID=HGY039](http://www.londongardensonline.org.uk/gardens-online-record.php?ID=HGY039) accessed on 25 August 2017**

Commonwealth War Graves Commission  
**[www.cwgc.org/find-a-emetery/cemetery/42212/TOTTENHAM%20CEMETERY](http://www.cwgc.org/find-a-emetery/cemetery/42212/TOTTENHAM%20CEMETERY) accessed on 4 October 2017.**

Historic England, Caring for Historic Graveyard and Cemetery Monuments (2011)  
**<https://content.historicengland.org.uk/images-books/publications/caring-historic-graveyard-cemetery-monuments/caring-historic-graveyard-cemetery-mon.pdf/> accessed on 8 October 2017**

## 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 flat, semi-circular, segmental (a section of a circle) or pointed

**Band** an un moulded, 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

**Capital** the head of a column or pilaster, often ornamented

**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** a 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 façade

**Pier** a solid masonry support as distinct from a column, often flanking openings

**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 eg. to window and surrounds

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











**Peabody Cottages Conservation Area  
Appraisal and Conservation Area  
Management Plan  
Consultation Draft**



# Foreword

I am pleased to present the draft Peabody Cottages Conservation Area Appraisal and Management Plan for public consultation. We hope this document will play a significant role in the positive future management of Peabody Cottages Conservation Area and be a guide for residents, the Council, and all those with an interest in the history of the area.

Peabody Cottages is an important early example of a charitably funded suburban housing estate. It was built by the Peabody Trust to provide new, high quality and affordable housing for the working classes, and is still managed by the Trust. The attractive, modestly sized brick cottages give the estate a unique character and sense of place. It has considerable historic significance and value to residents and the local community.

As a Council, we are committed to preserving and enhancing this valuable asset. This document will be an important tool in achieving this, providing a clear explanation of the significance of the area that can be used to inform future management. It includes simple design guidelines for the area, and will be taken in to account when the Council is considering applications. The appraisal was prepared by independent heritage consultants, and is based on detailed site surveys and observation work.

Good heritage management is only possible with the support and involvement of the local community, and I encourage everyone to read and comment on the appraisal. This public consultation is an opportunity for local residents and businesses to have their say on this important new document.



# Contents

## GENERAL INTRODUCTION

### 1. PEABODY COTTAGES CONSERVATION AREA APPRAISAL

- 1.1 The purpose of conservation area appraisals
- 1.2 Summary of special interest
- 1.3 Location and setting
- 1.4 Historical development and archaeology
- 1.5 Architectural quality and built form
- 1.6 Public realm
- 1.7 Condition and development pressures

### 2. PEABODY COTTAGES CONSERVATION AREA MANAGEMENT PLAN

- 2.1 The purpose of conservation area management plans
- 2.2 Summary of the implications of conservation area designation
- 2.3 Managing change in the conservation area: Key principles
- 2.4 Enforcement
- 2.5 The quality of planning applications
- 2.6 Recommended steps
- 2.7 The conservation area boundary
- 2.8 Monitoring and review

### 3. APPENDICES

- 3.1 Appendix A - Audit
- 3.2 Appendix B - Planning policy context
- 3.3 Appendix C - Planning policy and guidance links
- 3.4 Appendix D - Sources
- 3.5 Appendix E - Glossary



# General Introduction



Conservation areas were introduced in 1967 and 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 28 conservation areas. Peabody Cottages Conservation Area was designated in 1991. The majority of properties in the conservation area are still owned and managed by Peabody, but in recent years several have been sold to

private owners as a means of raising funds for the repair of the estate. In 2007, following a detailed survey of the estate which indicated that unsympathetic changes were taking place, in particular to owner-occupied properties, an Article 4 Direction was made restricting certain permitted development rights within the conservation area.

This document is comprised of two parts: Part I Peabody Cottages 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 Peabody Cottages 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 the best practice guidance set out in Historic England's Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2016).

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

## 1

# Peabody Cottages 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

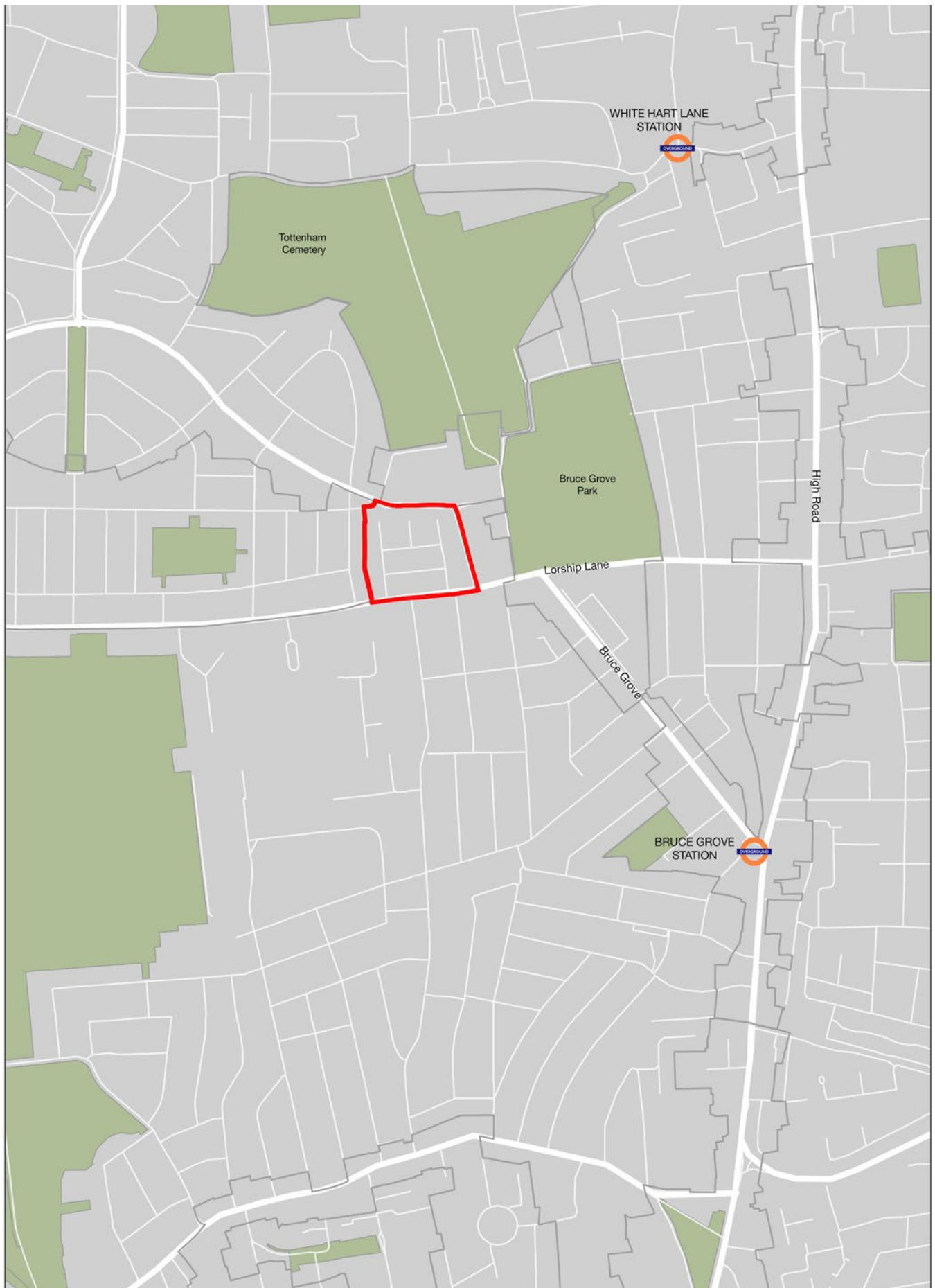
1.1.2. Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

## 1.2 Summary of Special Interest

1.2.1. Peabody Cottages is an important surviving example of a charitably funded suburban development of the early twentieth century, providing new and affordable housing for working-class people, providing an interesting comparison to the adjoining contemporary LCC White Hart Lane estate. It is interesting in a regional context as the only Peabody estate to consist entirely of cottages.

1.2.2. Although the design of the individual terraces is unremarkable for its time, it is the consistency and coherence provided by the repetition of simple elements and the co-ordinated street frontage, together with its generally good state of preservation, that positively contribute to the highly attractive character of this small enclave. It also has historic interest in a regional context as one of only two cottage estates to be built by Peabody Trust, one of London's oldest and largest providers of social housing.





Produced by Haringey Council  
© Crown copyright. All rights reserved 100019199 (2018)

**Location map - Pea Cottages conservation area**

## 1.3 Location and Setting

### Location

1.3.1. Peabody Cottages Conservation Area is located to the north of the historic parish of Tottenham and to the south-west of the medieval parish church of All Hallows. Tottenham lies to the north-east of the former County of Middlesex and in the eastern part of the modern London Borough of Haringey.

### Topography and geology

1.3.2. The area is virtually flat, consisting predominantly of London clay. The Moselle stream, whose names derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran northwards at the present boundary between the White Hart Lane (Tower Gardens) and Peabody Cottages estates. The stream was culverted when the estates were built.

### The setting of the conservation area

1.3.3. With the exception of the southern boundary, where the houses face directly onto Lordship Lane, the estate is entirely enclosed and inward looking; the only two access points are from the south in Lordship Lane. On the west side, the rear gardens of the houses back directly onto those of Bennington Road (part of the White Hart Lane Estate, within Tower Gardens Conservation Area). On the north and east sides the estate is enclosed by the Roundway, but screened from the busy highway by walls and fences, and by grass verges on the Roundway planted with trees and shrubs.

### Trees and open spaces

1.3.4. There are no open spaces within the conservation area. All the streets are planted with trees, mainly pollarded limes.

### Views

1.3.5. The principal external views into the estate are from the north across the Roundway, where the roofline is visible though a low screen of trees along the grass verge, and along the two north-south streets (Streets A and B) connecting with Lordship Lane. Risley

Road School terminates the views looking north along Streets B and E; otherwise, views are contained within the grid of streets.



View from the Roundway

## 1.4 Historical Development and Archaeology

1.4.1. The Peabody Trust was established in 1862 when the American-born London banker and philanthropist George Peabody (1794-1869) set up a private trust with the sum of £150,000 to 'ameliorate the condition of the poor and needy of this great metropolis'. The Trust resolved to use the money for housing and would play a significant role in slum clearance in inner London, providing respectable but austere 'block dwellings' - ie. blocks of flats - which mostly survive today, for example Peabody Square, Islington.

1.4.2. The late-19th century expansion of London's railway network with reduced workmen's fares, and the introduction of tram services, meant that the suburbs, where land and buildings costs were cheaper, were now viable for working-class rehousing schemes. The London County Council's ambitious suburban cottage estates of the early 20th century provided exemplars of high-quality, lower density housing, and in 1901 the Council commenced the first phase of its White Hart Lane estate in Tottenham.

1.4.3. The Peabody Trust, or Peabody Donation Fund as it was properly known after a Royal Charter of 1900, also began to explore the potential of suburban development, starting with a mixed scheme of flats and cottages at Rosendale Road, Herne Hill (1902). In 1903

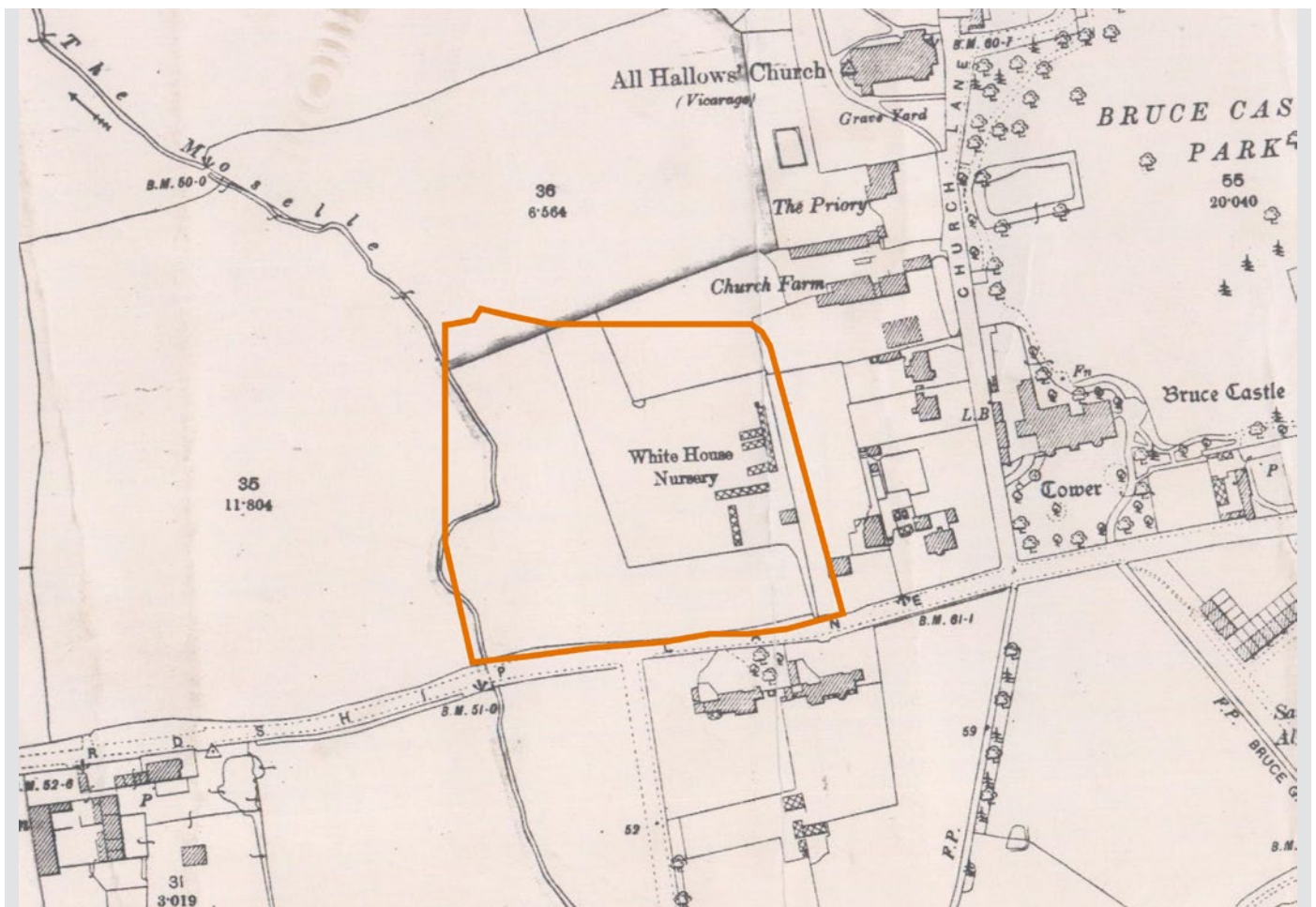


the Trust purchased land in Tottenham adjacent to the LCC's emerging White Hart Lane Estate site, bounded on the south side by Lordship Lane. The five-acre plot, previously occupied by White House nurseries, was purchased from a Mr Snelling at a cost of £8,354. A separate deal was carried out with the LCC to straighten out the western boundary of the plot which followed the course of the Moselle stream.

**1.4.4.** The Tottenham estate was the first and only Peabody development to consist solely of cottages. It was designed by William E. Wallis, surveyor to the Trust, and built by the contractor William Cubitt & Co. The contract, for the construction 154 cottages at a cost of £63,795, was entered into on 10 August 1905 and the estate was completed in 1907. Each cottage was two

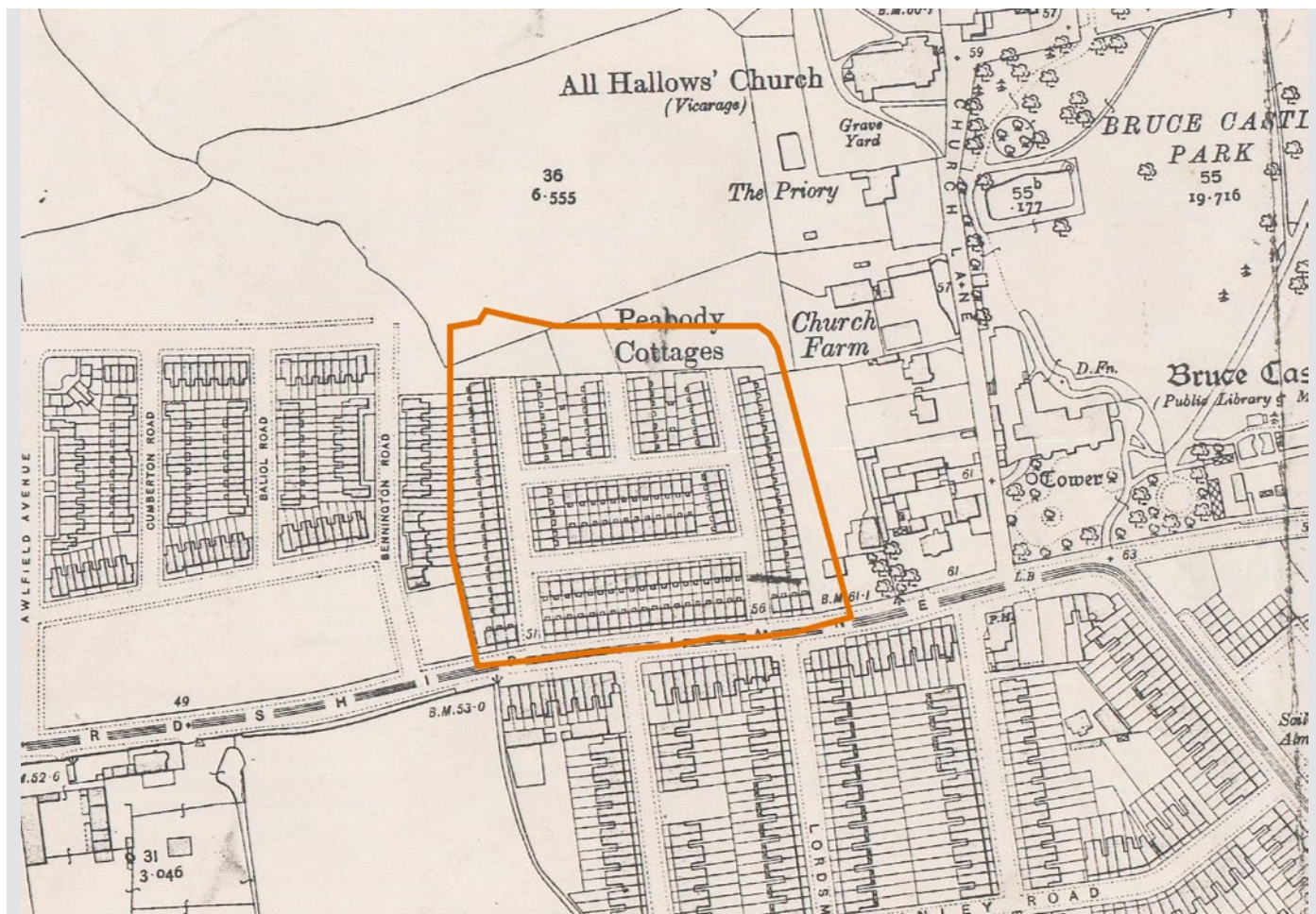
rooms deep with a scullery in a rear projection, which also contained a bath. At the north end of the eastern terrace (Street B), on the site of the present No. 1a, was a small workshop.

**1.4.5.** Eleven cottages were destroyed as a result of air-raids in October 1940 and January 1941, comprising Nos. 11-13; 48-51 and 137-140. These were replaced in the early 1950s by a combination of flats and larger cottages, as a result of which the street numbers 13 and 51 no longer exist. The cottages fronting Lordship Lane (originally Nos. 20-42 and 152-154 Peabody Cottages) were re-numbered as 88-130 Lordship Lane. An estate office (No.1a), described as 'new' on a 1995 Peabody plan, occupies the site of the workshop, and No. 98 was extended on the north side.

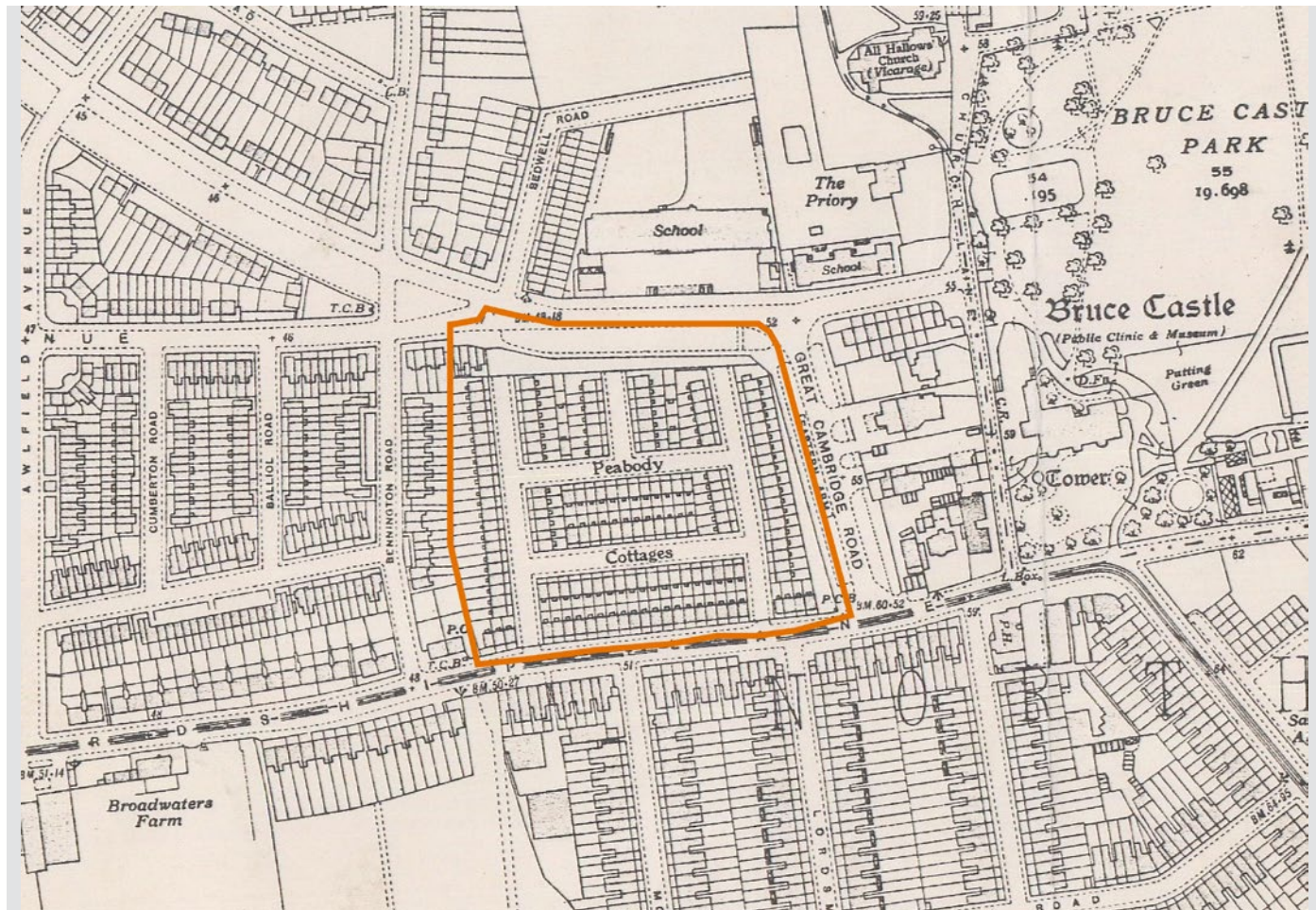


The area in 1894





The area in 1915



The area in 1935



## Archaeology

1.4.6. The estate does not fall within an Archaeological Priority Area

## 1.5 Architectural Quality and Built Form

1.5.1. Peabody Cottages is a small estate of two-storey terraces laid out on a simple grid plan consisting of five streets: two running north-south with access to Lordship Lane, connected by two east-west streets, and a shorter north-south street bisecting the northern section of the estate. This section also has four single cottages between the opposing rear gardens of the terraces (the two northern cottages accessed via a path). The streets within the grid do not have names, and are referred to for the purposes of this appraisal as streets A, B, C, D and E.

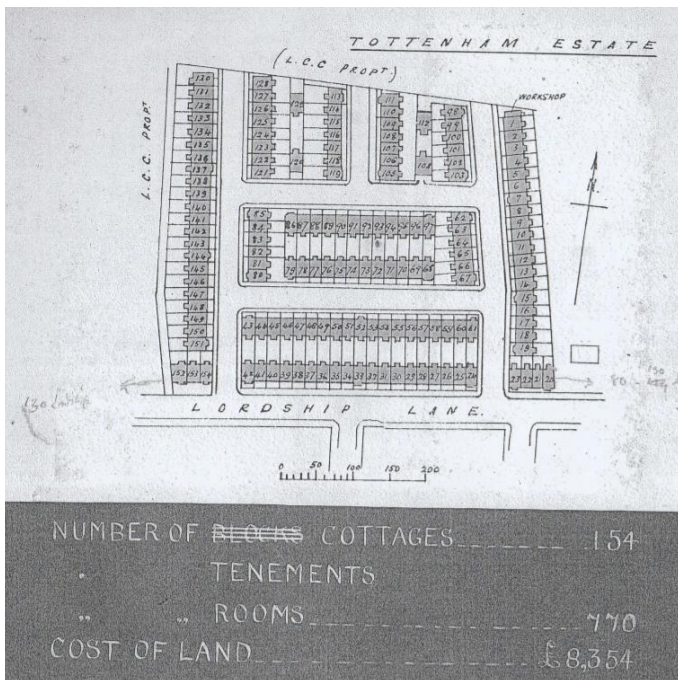


Street plan

1.5.2. The terraces are formed of a repetitive house type, built in stock brick with orange-red brick dressings to the windows and doors, dentilled string-courses and corbelled party-wall gables. The original red brickwork has unfortunately been picked out in bright red paint on a number of houses.

1.5.3. Each cottage has a narrow front garden and a small rear garden.

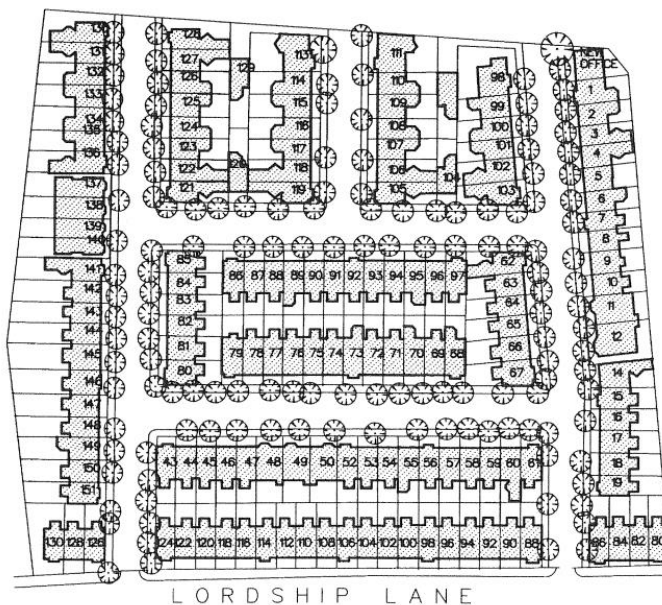
1.5.4. The end houses have a gable with timber bargeboards and a single-storey bay window and porch beneath a pentice roof on timber brackets, features which reoccur at intervals on the longer terraces.



Plan of estate c1907. © Peabody



Early 20th-century photograph of Lordship Lane frontage showing original entrance gates into the estate. © Peabody



Plan of estate 1995. © Peabody



relieving the uniformity of the terrace. The ground-floor windows have segmental arches and tripartite sash windows. The original windows consist of multi-pane timber sashes and casements to the bay windows, but these have largely been replaced, in some instances in uPVC, the majority with double-glazed timber units. The front doors mainly follow the original design with glazed nine-pane upper sections, but many are recent replacements. The entrances have narrow three-light fanlights, some replaced in plain glass. Most terraces retain original cast-iron downpipes and hopper-heads. Nos. 86 and 126 Lordship Lane carry a cast-iron plaque inscribed 'PEABODY TRUST TOTTENHAM ESTATE'.

**1.5.5.** The roofscape of the estate has survived particularly well, retaining a consistent slate covering, terracotta ridge cresting ornament and chimneystacks. The terrace ends are blind with later 20th-century pebbledash render; the facades of the two southern detached cottages in Street C have been similarly rendered.

**1.5.6.** The front gardens were originally enclosed by boarded timber fences. These have been replaced with timber picket fences with concrete posts, set on a red-brick plinth with engineering-brick copings, to a largely consistent pattern.

**1.5.7.** The 1950s rebuilt sections are in yellow stock brick with full-height canted bay windows to the end houses, enclosed by red-brick walls rather than fences. While of limited intrinsic merit, they maintain the cohesion of the streetscape in terms of their proportion and use of details such as string-courses and ridge cresting. The original steel Crittall casement windows have been replaced in uPVC. The former estate office (No. 1a) at the north end of Street B, now a house replicates the original terraces in its design and materials.



**Street A west side – 1950s rebuilt section to right**



**Street B looking north with view of Risley Road School**



**Street B (east side)**



**Street C looking east**



**Street A: east side looking south**





Street C north side: detached cottages, facades now rendered



Lordship Lane – cast-iron plaque



Street D looking east



Detail of typical end-of terrace house



Street E looking north



Street E east side

## 1.6 Public Realm

**1.6.1.** The public realm is limited to the streets as there are no open spaces within the conservation area. The present surface materials consist of tarmac roads and pavements with narrow granite kerbs. Street lighting consists of modern steel lamp columns with Victorian-style lanterns. Some lanterns are mounted on the gable-ends of terraces. The picket fences enclosing the front gardens provide consistency to the streetscape.

**1.6.2.** Vehicular access and exit points are confined to Lordship Lane, and parking restrictions apply within the estate. This has meant relatively little signage clutter and limited opportunities for rat-running which contribute to the estate's peaceful ambience.

## 1.7

## Condition and Development Pressures

**1.7.1.** The built fabric is generally well maintained and, with the exception of the cottages destroyed in WWII, at first sight the estate retains much of its original integrity. This is due to the controls historically exercised by the Peabody Trust since the estate was built. However, on closer inspection it is clear that there has been a number of piecemeal alterations to individual properties, including:

- ➔ Replacement of timber sash or casement windows with uPVC or timber double-glazed units that do not accurately replicate the originals
- ➔ Replacement of original glazed timber front doors
- ➔ Painting of brickwork
- ➔ Satellite dishes on front elevations

**1.7.2.** While some of these alterations were identified in the Council's 2006 survey, and predate the Article 4 Direction issued in 2007, but it is evident that further changes have taken place since that time, affecting both private and Peabody-owned properties. Notably, the Council's 2006 survey established that 92% of the original timber windows survived; however the majority have since been replaced with timber double-glazed units that do not accurately replicate the originals. It is also notable that some of the properties facing Lordship Lane that were sold by Peabody are in poorer condition than the rest of the estate within the enclosed street grid.



Painting of brickwork



Satellite dish and replacement windows



# Peabody Cottages 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 115m<sup>3</sup> 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 1.5m<sup>2</sup> 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.

**2.2.4.** Peabody Cottages Gardens Conservation Area is subject to an Article 4 Direction which means that planning permission will be required for certain changes that would otherwise be considered as 'permitted development' (see link provided below). Advice should always be sought from the Council on what works are likely to require planning permission.

**2.2.5.** 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

2.3.1. In considering development proposals in the conservation area, the Council will apply the relevant national, regional and local policies and guidance

2.3.2. 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 below

2.3.3. The Council recommends that pre-application advice be sought from the Planning Services

2.3.4. 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. Advertisements 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. Notices under Section 215 of the Town and Country Planning Act (1990) have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate on a case-by-case basis and in accordance with the provisions of the legislation.

## 2.5 Quality of Planning Applications

2.5.1. Applications should provide sufficient information to enable the Council to assess the impact of 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 will not normally be accepted. 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
- ➔ detailed 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 Statements

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 work.

2.6.1. A dated photographic survey of the conservation area is strongly recommended as an aid to monitoring changes, the efficacy of the Management Plan and Article 4 Direction, and to support enforcement action. It may be possible to engage local volunteers in this exercise.

2.6.2. It is recommended that the implementation of existing planning powers within the conservation area should be reviewed to ensure that these controls are effectively and consistently applied. This can be helped by promoting public awareness of the special character of the area, but also by maintaining close links with Peabody regarding the sensitive management of the estate in the future.

2.6.3. It is recommended that detailed guidance on the management of the estate including the Article 4 direction, and repairs and maintenance, should be issued.

## 2.7 The Conservation Area Boundary

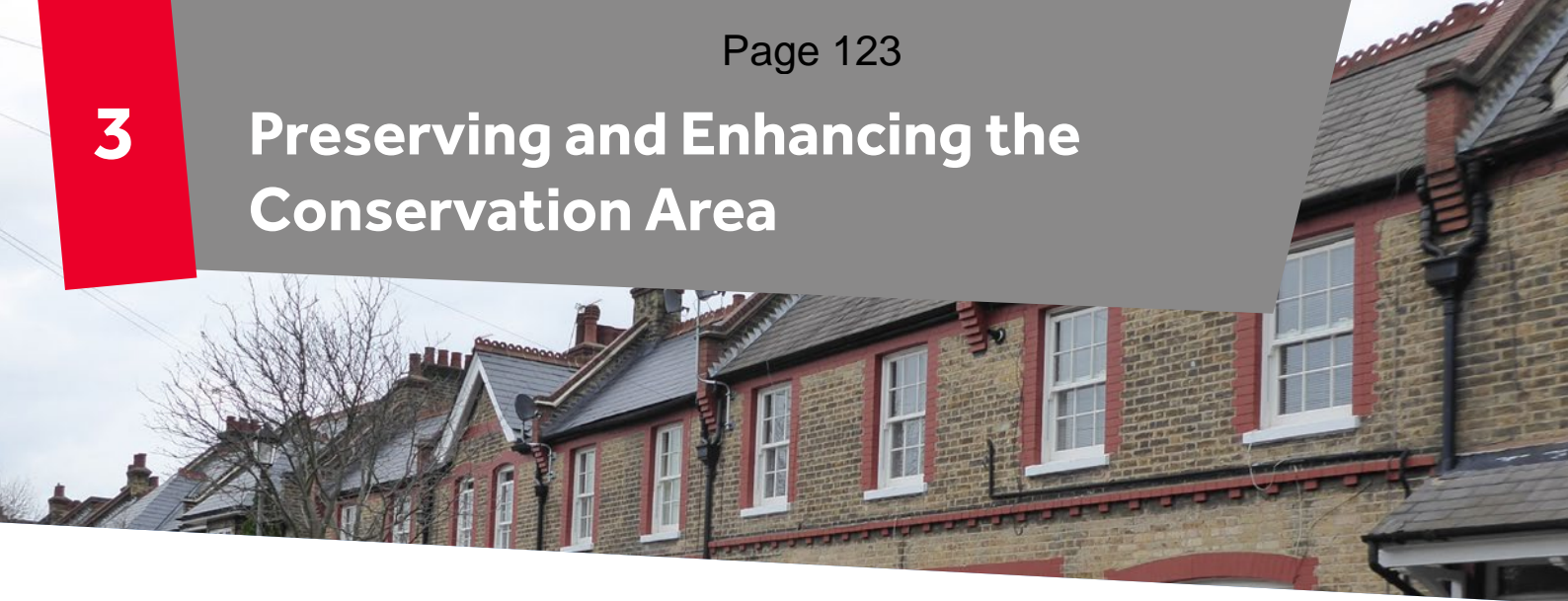
2.7.1.. No alterations are recommended.

## 2.8 Monitoring and Review

2.7.2 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.

## 2.6 Recommended Steps

## Preserving and Enhancing the Conservation Area



The following guidance applies to all buildings within the conservation area and reflects what the Council considers to be the best approach to preserving and enhancing the character of the conservation area. Applicants for planning permission 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. There is an Article 4 Direction in place in the Peabody Cottages Conservation Area, which restricts alterations to the front of properties. This means that changes that would ordinarily be considered 'permitted development' will require planning permission. 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.** Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

#### Windows and Doors

**3.1.3.** Planning permission is usually needed for replacement of, or alteration to windows and external doors.

#### Rendering and Cladding and Painting

**3.1.4.** Rendering, cladding or painting of brickwork is not considered permitted development, and will require planning consent. Maintenance of existing finishes does not require permission, provided that this is like for like.

#### Extensions

**3.1.5.** Single storey rear extensions to private dwelling houses of up to 3 metres in depth are considered 'permitted development' and do not require consent, provided that the design and materials match the existing building. Most other extensions including extensions and alterations to roofs will require planning consent.

#### Boundaries and Gardens

**3.1.6.** Planning permission is usually required for the construction, alteration or demolition of a boundary wall or fence.

#### Vents, Satellite Dishes and Solar Panels

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

#### Demolition

**3.1.8.** 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

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

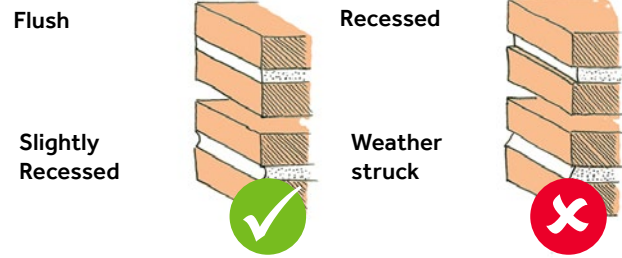
## 3.2 General Maintenance and Improvements

### Masonry And Brickwork

3.2.1. Brickwork and other original facing materials should not be painted, rendered, or covered. This can affect the appearance of the building or group, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted. Where inappropriate painting 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.

3.2.2. 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.

3.2.3. 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. This is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.



A flush or slightly recessed mortar joint is the most appropriate

### Roofs

3.2.4. The form, materials and detailing of the original roofs in Peabody Cottages make an important contribution to the area's character.

3.2.5. Where repairs or reroofing is required, this should be done in materials to match the original. This will usually be natural slate. Where possible, the original slates should be retained and reused. Features such as parapet walls, ridge tiles, and flashing should be retained or restored.

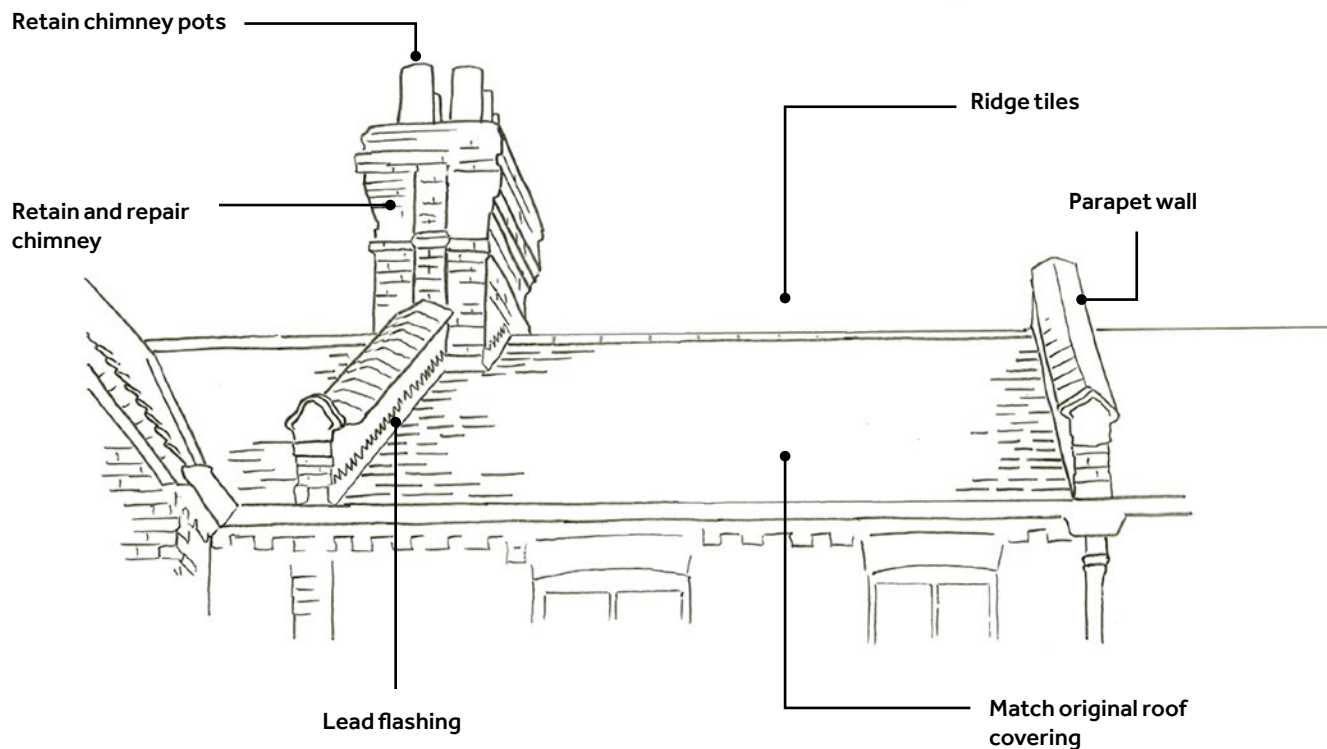
3.2.6. Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original slate, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to be replaced, the original material should be reinstated used. Ridge tiles, finials and other details should always be retained and reused where possible.

3.2.7. Where additional ventilation is required, this 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.

3.2.8. Chimney stacks are important features of the roofscape and should never be removed or altered. Repairs may be necessary to stabilise the chimney, but the Council recommends that the height is not reduced and pots are not removed.

### Windows and Doors

3.2.9. 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 and wider area.



**Roof features including chimneys should be retained or reinstated when doing work to the roof.**

**3.2.10.** 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.

**3.2.11.** 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 on the same street.

**3.2.12.** The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds.

**3.2.13.** 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 in some cases - usually on rear elevations that are not visible from the street. Windows in the Peabody Cottages Conservation Area are a mix of sliding sash and casement windows. Most are separated into small

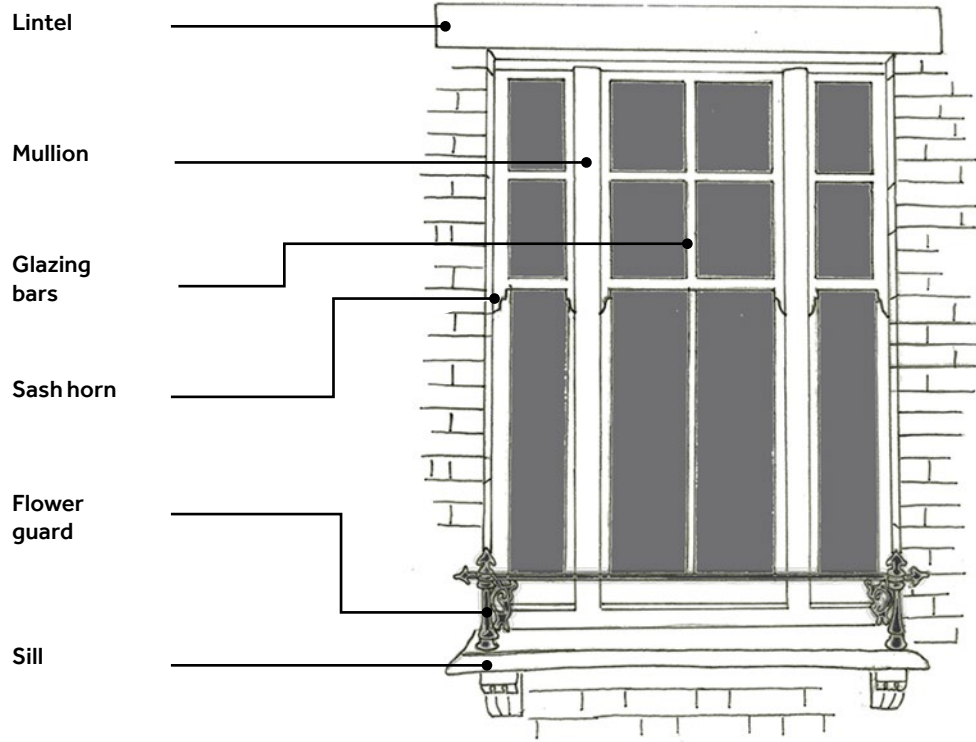
panes with glazing bars. The opening mechanism, and position and profile of glazing bars should always be carefully replicated.

**3.2.14.** 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.

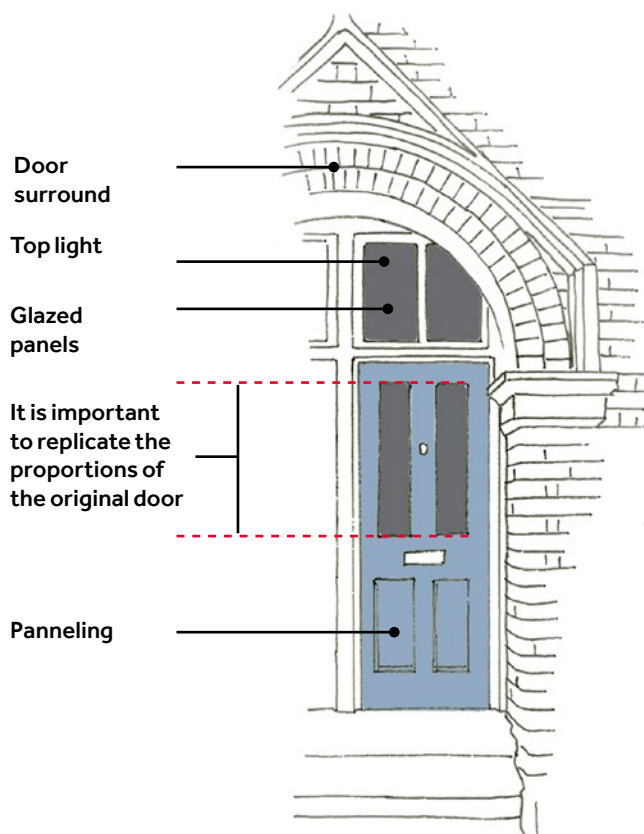
**3.2.15.** It is never appropriate to alter the original configuration of windows, the size and proportions of window and door openings, or details such as lintels, brick arches and sills. The depth to which window frames are set back from the face of the building should not be altered.

**3.2.16.** 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.





The features of a historic sash window, which should be carefully replicated if new windows are installed.



It is important to replicate the design and proportion of the original door, and to retain surrounding features such as top lights.

### Architectural Features and Detailing

**3.2.17.** Original architectural features and decoration should be retained as far as possible. Including projecting porches, brick arches, decorative brickwork, gables and barge boards.

**3.2.18.** Repairs to decorative features should usually be carried out by an appropriately skilled craftsperson or conservator.

**3.2.19.** Where architectural features or decorative details have been lost or replaced with poor-quality substitutes, and there is clear evidence of their original appearance, the Council will strongly encourage their reinstatement.

**3.2.20.** It is always best to retain the original porch arrangement which is often an integral part of the design of the house. Open porches should not be enclosed. New 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, Front Gardens And Parking

**3.2.21.** The original timber fencing enclosing gardens in Peabody Cottages has been replaced with picket fences on concrete posts, set on red brick coping. This treatment is consistent throughout the Conservation Area. Its removal, or the addition of a boundary treatment of a different height or type will not usually be considered appropriate.

**3.2.22.** Where boundary treatments are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt in a manner consistent with the rest of the estate.

## External Services and Fitting

**3.2.23.** External services such as satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimise the impact on appearance. Satellite dishes will only be acceptable where they cannot be easily seen from the street or other public areas - usually at the rear of the property below the level of the roof ridge, or on hidden roof slopes.

## 3.3 Extensions

**3.3.1.** Houses in Peabody Cottages area modestly proportioned and it will often be difficult to extend them without causing harm to the character of the building.

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

**3.3.3.** 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. The design might reflect the style of the original building, but understated modern designs which complement (and do not compete with) the original building might also be acceptable.

## Dormers and Roof Extensions

**3.3.4.** Roof extensions will not usually be considered acceptable in Peabody Cottages. Roofs are modestly sized and very consistent. Dormer extensions creating additional living space would not usually be subordinate to the original roof and would harm the consistency of the terrace.

**3.3.5.** 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.

## 3.4 Energy efficiency in historic buildings

**3.4.1.** The Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. It is possible to reduce energy loss in traditionally built buildings without compromising their historic and architectural character. However, some interventions may be unsuitable in certain types of historic building. 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/](http://www.historicengland.org.uk/advice/your-home/saving-energy/)

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

**3.4.3.** It is important that when proposing any works to modify an older building, its construction, condition and performance are appropriately understood. Traditionally constructed buildings perform differently to modern buildings. 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.

**3.4.4.** 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 will generally improve efficiency without harming the building's character.



## Insulation

**3.4.5.** 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 as 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.

**3.4.6.** 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.

**3.4.7.** External wall insulation will usually be harmful to the character of the building and will not be considered acceptable.

**3.4.8.** 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.

## Micro-Generation Equipment

**3.4.9.** 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 rear roof slopes may be appropriate.

## 3.7 Demolition

**3.7.1.** There is a presumption in favour of the retention of all 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.



## 4.1 Appendix A - Audit

### BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

#### Peabody Cottages

No. 1b  
 Nos. 1-10  
 Nos. 14-19  
 Nos. 43-47  
 Nos. 52-61  
 Nos. 62-67  
 Nos. 68-79  
 Nos. 80-85  
 Nos. 86-97  
 Nos. 98-103  
 No. 104  
 Nos. 105-111  
 No. 112  
 Nos. 113-119  
 No. 120  
 Nos. 121-128  
 No. 129  
 Nos. 130-136  
 Nos. 141-151

#### Lordship Lane

Nos. 80-130

### BUILDINGS MAKING NEUTRAL CONTRIBUTION TO THE CONSERVATION AREA

No. 1a

Nos. 11 and 12

Nos. 48-50

Nos. 137-140

## 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 Local Plan: Strategic Policies (2013)** is the principal statutory plan for the development of the Borough up to 2026. Section 6.2 (SP12) relates to the historic environment.
- **The Development Management DPD (adopted July 2017)** sets out detailed development policies. DPD Policy DM9 relates to the management of the historic environment.
- **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 And 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](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 (2016). <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/>

accessed on 7 December 2017

Historic England View Finder

**<http://viewfinder.english-heritage.org.uk/search/reference>**.

## Local

- Haringey Local Plan: Strategic Policies  
**[www.haringey.gov.uk/sites/haringeygovuk/files/final\\_haringey\\_local\\_plan\\_2017\\_online.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_local_plan_2017_online.pdf)**
- Haringey Development Management DPD  
**[www.haringey.gov.uk/sites/haringeygovuk/files/final\\_haringey\\_dmp\\_dtp\\_online.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_dmp_dtp_online.pdf)**
- Haringey Streetscape Manual  
**[www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape](http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape)**
- Article 4 Direction:  
**[www.haringey.gov.uk/sites/haringeygovuk/files/article\\_42\\_direction\\_-\\_peabody\\_cottages\\_for\\_pasc\\_260207.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/article_42_direction_-_peabody_cottages_for_pasc_260207.pdf)**

## 4.4 Appendix D Sources

### Bibliographic

JN Tarn, The Peabody Donation Fund, Architectural Association Quarterly (Winter 1968/69)

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)

Christine Protz, Tottenham: A History (2009)

### Maps

Ordnance Survey 1:2500: Middlesex XII 3 1894, 1913, 1935

### Websites

Peabody  
**[www.peabody.org.uk/about-us/who-we-are/our-heritage/history-of-our-estates#tottenham](http://www.peabody.org.uk/about-us/who-we-are/our-heritage/history-of-our-estates#tottenham)**

## Archives

Peabody (with thanks to Christine Wagg, Archivist)

## 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 flat, 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

**Battlement** a parapet with alternating higher and lower parts

**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

**Bond** the arrangement of facing brickwork in courses of headers and/or stretchers

**Capital** the head of a column or pilaster, often ornamented

**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 beam, arch, parapet etc.

**Creasing tiles** thin clay tiles laid horizontally beneath a wall coping, often used decoratively in Arts-and-Crafts architecture

**Cresting** a 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

**Gable** a small gable, usually superimposed on a hipped 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

**Kneeler** A shaped block, often set at the junction of an eaves and gable

**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 triangular or segmental gable above a portico, opening or façade

**Perpendicular style** Gothic style of the late-15th and early-16th centuries

**Pier** a solid masonry support as distinct from a column, often flanking openings

**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

**Quoin** a dressed stone at the angle of a building usually laid so that their faces are alternately short and long

**Render** plaster or stucco applied to an external wall surface. Roughcast (or pebbledash) is mixed with gravel

**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









# **Tower Gardens Conservation Area Appraisal and Conservation Area Management Plan Consultation Draft**



# Foreword

I am pleased to present the draft Tower Gardens Conservation Area Appraisal and Management Plan for public consultation. We hope this document will play a significant role in the positive future management of Tower Gardens Conservation Area and be a guide for residents, the Council, and all those with an interest in the area.

Tower Gardens estate was built by the London County Council at the start of the 20th century to provide new housing for the working classes in a healthy, high quality environment. It is an important exemplar of the pioneering social policies and aesthetic ambition of the LCC at that time. The use of Arts and Crafts and vernacular styles, high quality materials and craftsmanship, and garden suburb planning principles give this estate a distinctive character. It has considerable historic significance and value to residents and the local community.

As a council, we are committed to preserving and enhancing this valuable asset. This document will be an important tool in achieving this, providing a clear explanation of the significance of the area that can be used to inform future management. It includes simple design guidelines for the area, and will be taken in to account when the Council is considering applications. The appraisal was prepared by independent heritage consultants, and is based on detailed site surveys and observation work.

Good heritage management is only possible with the support and involvement of the local community, and I encourage everyone to read and comment on the appraisal. This public consultation is an opportunity for local residents and businesses to have their say on this important new document.



# Contents

## GENERAL INTRODUCTION

### 1. TOWER GARDENS CONSERVATION AREA APPRAISAL

- 1.1 The purpose of conservation area appraisals
- 1.2 Summary of special interest
- 1.3 Location and setting
- 1.4 Historical development and archaeology
- 1.5 Architectural quality and built form
- 1.6 Public realm
- 1.7 Condition and development pressures

### 2. TOWER GARDENS CONSERVATION AREA MANAGEMENT PLAN

- 2.1 The purpose of conservation area management plans
- 2.2 Summary of the implications of conservation area designation
- 2.3 Managing change in the conservation area: Key principles
- 2.4 Enforcement
- 2.5 The quality of planning applications
- 2.6 Recommended steps
- 2.7 The conservation area boundary
- 2.8 Monitoring and review

### 3. APPENDICES

- 3.1 Appendix A - Audit
- 3.2 Appendix B - Planning policy context
- 3.3 Appendix C - Planning policy and guidance links
- 3.4 Appendix D - Sources
- 3.5 Appendix E - Glossary



# 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 28 conservation areas. Tottenham Cemetery Conservation Area was designated in 1976.

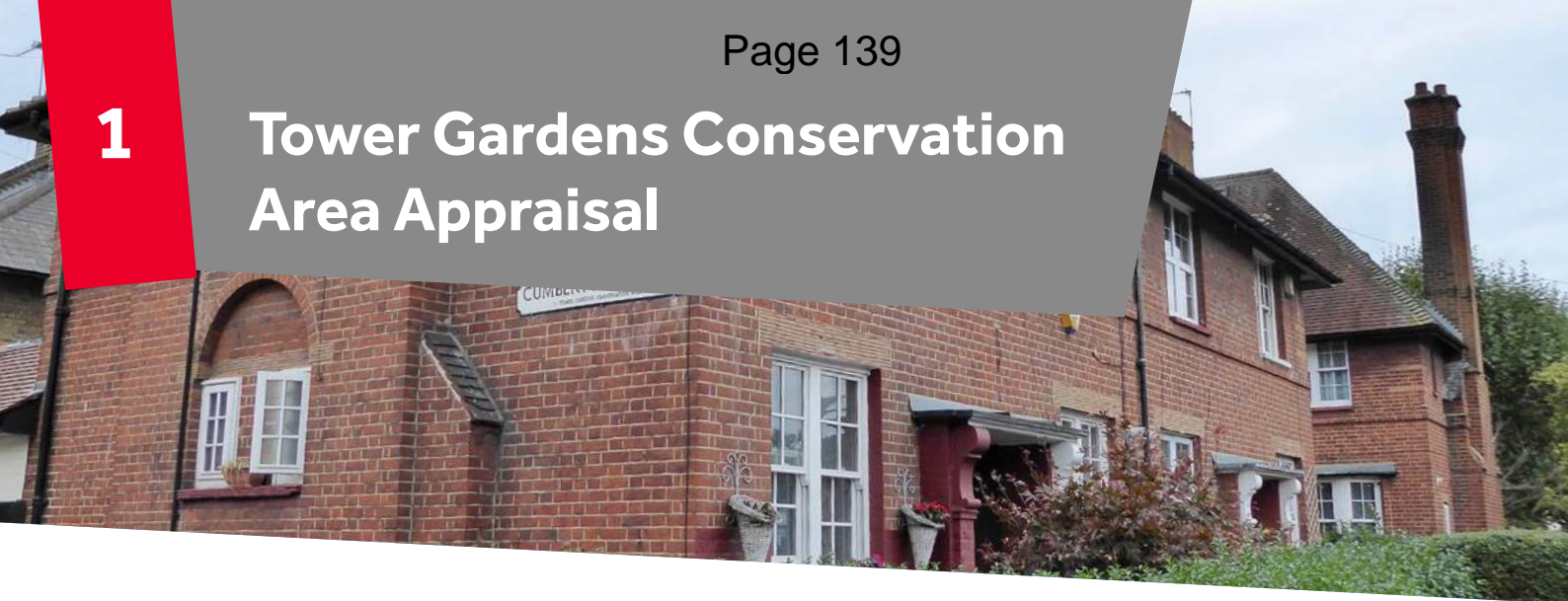
This document comprises three parts: Part I Tottenham Cemetery Conservation Area Appraisal which sets out the conservation area’s special interest, highlighting those elements which contribute to or detract from its character, Part II Tottenham Cemetery Conservation Area Management Plan, a strategy for managing change in the conservation area and Part III Preserving and Enhancing the Conservation Area, which provides more detailed guidance for development within the conservation area.

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 (2016).

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

## 1

# Tower Gardens Conservation Area Appraisal



## 1.1 The Purpose of Conservation Area Appraisals

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

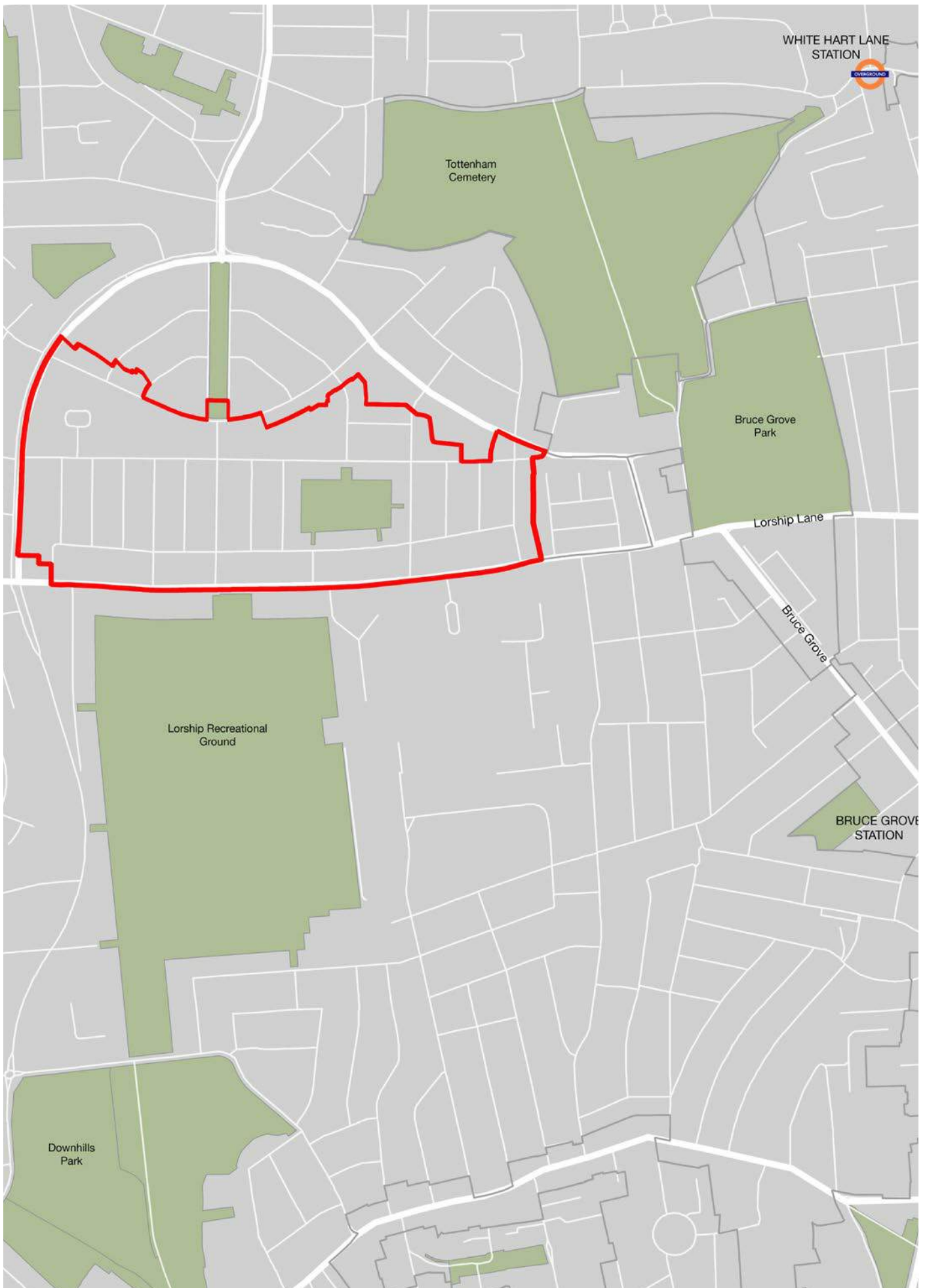
Tower Gardens is widely recognised as an important pioneering housing estate and as one of the three seminal London County Council suburban cottage estates of the pre-First World War period.

It is of special interest :

- ➔ as an exemplar of the pioneering social policies of the LCC in the early years of the 20th century, and of the work of the LCC's renowned Architects' Department
- ➔ for the gradual introduction of garden suburb planning principles
- ➔ for the use of Arts-and-Crafts and vernacular architectural features in its design, combined with a high degree of craftsmanship and good quality materials.

The White Hart Lane Estate was one of the first of the LCC's new suburban estates for the working class, contemporary with those at Totterdown Fields in Tooting, and the Old Oak Common Estate in Hammersmith. Its distinctive character owes much to the combination of social commitment with aesthetic ambition that was to characterise the LCC's housing developments over the ensuing half century.





Location map - Tower Gardens conservation area

The various phases of the estate illustrate the increasing use of garden suburb planning principles within the street layout, moving from the simple terrace form to the creation of a more varied street scene through the variation in building line to create set back garden frontages (for example on the later phases of Risley Avenue and Tower Gardens Road), and the design of the four corner blocks at the junction of Risley Avenue and Awlfield Road (showing the influence of Parker and Unwin's work at Letchworth and Hampstead Garden Suburb).

The grid square of streets between Risley Avenue and Tower Gardens Road forms a simple but coherent layout, demonstrating the architect's intention to achieve 'variety within unity' by treating each terrace differently to achieve the maximum variation of design by the imaginative mix of Arts- and-Crafts and vernacular materials and detailing, including the prominent use of gables and tall chimney stacks.

In summary, the key characteristics of the conservation area are:

- ➔ The underlying structure and discipline of the street layout, and the similar massing and eaves level of the terraces
- ➔ The high-quality design of the individual terraces including the use of Arts-and-Crafts and vernacular details and materials
- ➔ The good quality of the street scene especially where surviving privet hedges maintain a continuous green frontage to the individual terraces.

## 1.3 Location and Setting

### Location

Tower Gardens Conservation Area is located to the north of the historic parish of Tottenham and to the south-west of the medieval parish church of All Hallows. Tottenham lies to the north-east of the former County of Middlesex and in the eastern part of the modern London Borough of Haringey.

### Topography and geology

The area is virtually flat, consisting predominantly of London clay. The Moselle stream, whose names derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran northwards at the boundary of the Tower Gardens and Peabody Cottages estates areas. It was culverted when the estates were built.

### The setting of the conservation area

The conservation area is bounded on the west side by the Roundway and to the north by the 1920s section of the White Hart Lane Estate. To the east is the Peabody Cottages estate of 1907, also designated as a conservation area, the two estates constituting a significant - and contrasting - grouping of early-20th century working-class housing. The southern boundary is formed by Lordship Lane which is lined mainly with Edwardian terraces and is not within a conservation area.

### Trees and open spaces

The principal public open space in the conservation area is Tower Gardens Recreation Ground,

which is enclosed by houses on four sides, providing a secluded and tranquil character. The main entrance in Risley Avenue has brick gatepiers with stone ball finials and iron gates with a roundel pattern. There is a similar, smaller entrance to the south-east in Tower Gardens Road; a third to the south-west has been blocked. The gardens are enclosed by grey brick walls with red-brick



copings, which also form the rear garden walls of the surrounding houses.

The gardens were originally laid out to a formal design, with a perimeter walk with a balustrade and steps led down to the central grass area; an early photograph also shows a pergola. (Other images 4). The ground has been re-landscaped into undulations with informal shrub planting and a series of interconnecting circular raised beds near a flagpole just inside the entrance. The perimeter trees on the north, east and west sides are alternate London plane and lime trees, and may date from the original planting. Tower Gardens is designated by Haringey as Significant Local Open Land (SLOL), and is included in the London Parks and Gardens Trust Inventory of London's Green Spaces of Local Historic Interest. (P1020817)

Street trees are limited to the broader avenues of the pre-war estate, of which Risley Avenue has the most complete streetscape of mature plane trees, with recent planting in Tower Gardens Road. Mature street trees occur throughout the post-war sections, complemented by recent planting initiatives. The estate's green character is further enhanced by grass verges (where terraces are set back from the building line), and by the privet hedges that enclose the majority of front gardens.

The tree-planted green at the junction of Waltheof Gardens, Gospatrick Road and Henningham Road, complemented by the greens at the intersections with Waltheof Avenue, form an attractive focal point within the post-war estate.

The conservation area also includes the green spaces at the junction of Risley Avenue, Benningham Road and the Roundway, which terminates the green corridor running along the south side of the Roundway. This belongs to the post-war development, but provides a pleasant introduction to the more tightly planned streets of the conservation area, although marred by street signage clutter.

## Views

The pre-war section of the conservation area is enclosed by terraces and views are largely contained within the grid of streets, with longer views through the conservation area confined to the roads that cross the main grid (Waltheof Avenue, Kevelioc Road and Awlfield Avenue), and along Risley Avenue and Tower Gardens Road.

## 1.4 Historical Development and Archaeology

The Tower Gardens Conservation Area consists of the first phase of the White Hart Lane Estate, developed by the LCC from 1903-15, and a section of the post-WWI phase built 1919-26.

The Housing of the Working Classes Act (1890), a milestone in social housing provision, empowered local authorities to redevelop land from slum clearance with new housing. An amendment of 1900 enabled the LCC to purchase land for housing outside the metropolitan boundary, and in 1901 the Council purchased 225 acres of farmland in north-west Tottenham for £90,225, the bulk of which (177 acres) was situated between White Hart Lane and Lordship Lane.

The first development phase of White Hart Lane Estate was carried out under the direction of William Edward Riley, Architect to the LCC from 1899-1919 who led a team of talented young architects imbued with the ideals of the leading Arts- and-Crafts architects of the day, with a dedicated Housing of the Working Classes branch. The estate was planned as a conventional grid of streets running north-south between two new east-west roads: Risley Avenue and Tower Gardens Road. A southern frontage on Lordship Lane, intended for shops with flats above, was deferred as the road was due to be widened for a tramway which opened in 1905.

The housing consisted of three, four and five-room dwellings with different typologies depending on room layout and position (e.g. end of terrace). Development began in 1903-4 with two blocks at the west end of the site between Teynton Terrace and Wateville Road. Initial

take-up by tenants was slow, although the new houses were then isolated amid fields with no school and few shops, and the next contract was consequently delayed.

In 1903 a donation of £10,000 was offered to the LCC by Sir Samuel Montagu, a Jewish philanthropist and banker and former Liberal MP for Whitechapel, which would be used for the 25 acres to the east of the planned north-south axial road, Waltheof Avenue. Montagu stipulated that his grant support the rehousing of the working-class residents of Whitechapel 'without distinction of race or creed'. The subsidy would enable housing to be built at a slightly lower density and the provision of a public garden, named Tower Gardens in recognition of Montagu's success in opening the gardens near the Tower of London to the public.

A change of LCC administration from Progressives to Moderates in 1907 led to debates about the cost effectiveness of the White Hart Lane scheme and to proposals to sell off some of the land, but construction continued and by 1911 all the blocks within the grid were complete.

By the mid-1900s, garden suburb planning ideals, promulgated by Ebenezer Howard and realised at Letchworth Garden City and Hampstead Garden Suburb under the architectural partnership of Barry Parker and Raymond Unwin, had begun to influence the LCC Architects' Department which designed its third cottage estate, Old Oak Common, Hammersmith, on these principles. In 1912 the LCC resolved to complete White Hart Lane as a garden suburb with sections of private housing. Aspects of garden suburb planning are evident in later parts of the pre-war phase at White Hart Lane, but the intervention of war and new housing priorities meant that this project was never realised.

When construction ceased in spring 1915, 963 homes had been built on about 40 acres of land. Risley Avenue School had opened in 1912 to serve the expanding population. Although there had been some initial local resistance to the rehousing of people from inner London, the earliest residents of White Hart Lane Estate came mainly from the locality; by 1914 however

the balance had shifted. As with other LCC estates the tenants were mostly from the skilled working classes who could afford the relatively high rents and rates.

The area between Tower Gardens Road and the Roundway was built 1920-1927 under George Topham Forrest, who succeeded Riley as Architect to the LCC in 1919. A new scheme was drawn up on very different lines from the pre-war phase, its layout influenced by the need to accommodate a new arterial route from London to the north of which the Roundway forms part. Flats were introduced, beginning with Topham Square built to rehouse those displaced by slum clearance in Shoreditch (1924), and rows of 'cottage flats' fronting Lordship Lane (1925-6).

The land north of White Hart Lane was not developed by the LCC, and parts of the southern

section were sold to Tottenham and Wood Green councils for housing, which form part of the wider White Hart Lane Estate.

The estate is now roughly 50% owner occupier and 50% Council owned, the latter managed by social landlords, principally Homes for Haringey.

## Historical context of White Hart Lane Estate

The estate was the second of the LCC's suburban cottage estates for the working class after Totterdown Fields, Tooting (1901-11), followed by Old Oak Common, Hammersmith (begun 1911). It was also contemporary with private initiatives, including the later phases of the Noel Park Estate in Wood Green, built by the Artizans, Labourers and General Dwellings Company (1881-1927). This was laid out in a grid plan typical of bye-law housing, although here the houses were designed in the Gothic Revival style popular at that time; it was only the later section from the turn of the century that introduced some Arts and Crafts devices.

The grid layout of the White Hart Lane Estate, which was essential to achieve the LCC's required housing density, was no different in principle from much contemporary bye-law housing, but it was through

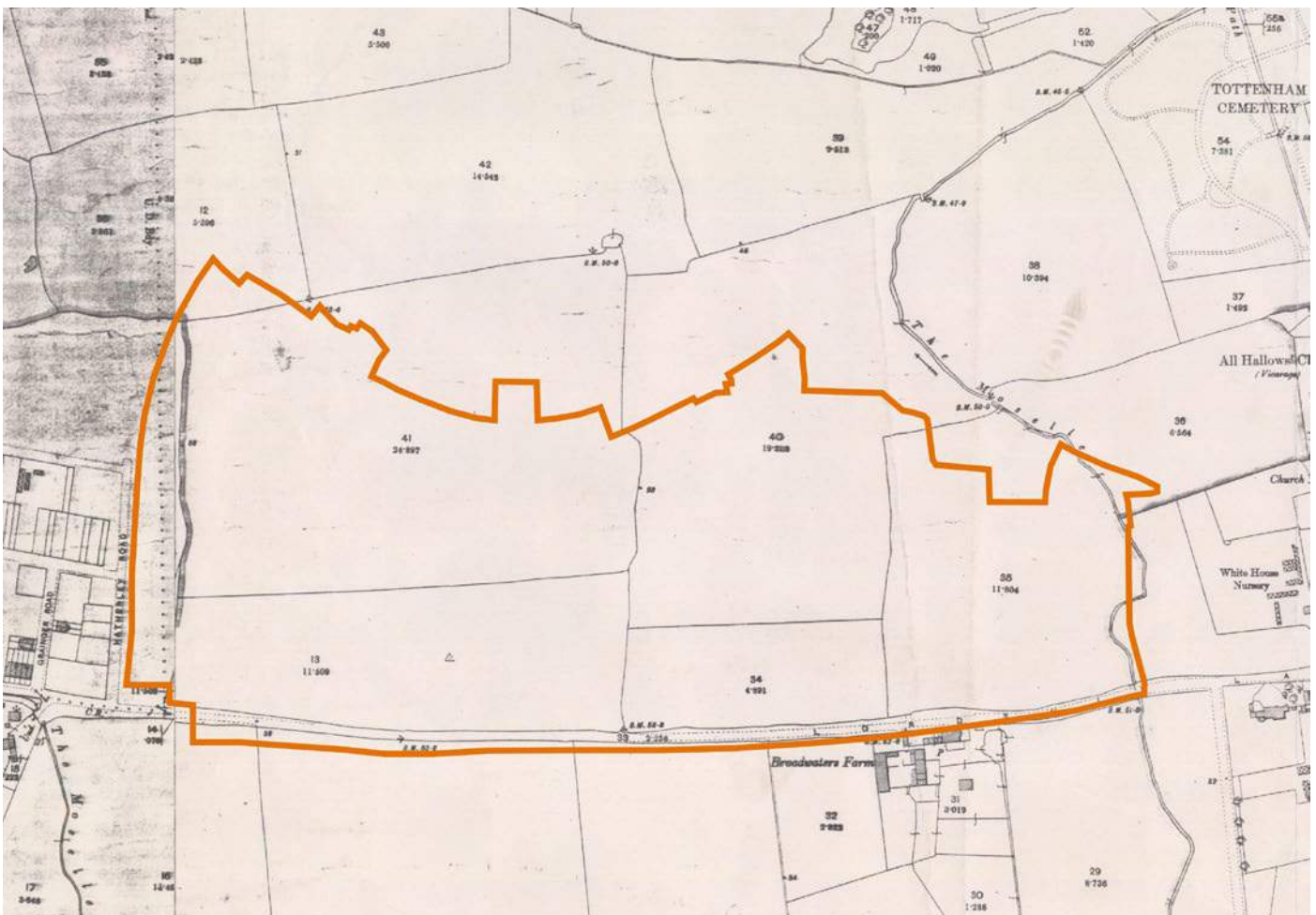


creative design and detailing that the estate became an innovator, achieving, in Riley's words, 'as much variation in design as the site will allow'.

While White Hart Lane Estate was sometimes described as an early garden city development, Ebenezer Howard objected to this description as it detracted from the true meaning of the garden city as a self-contained community of up 30,000 people, as seen in the pioneer garden city at Letchworth, Hertfordshire. In fact, rather than Letchworth it was Hampstead Garden Suburb that provided the inspiration for the LCC's suburban estates. However, the street grid offered only limited

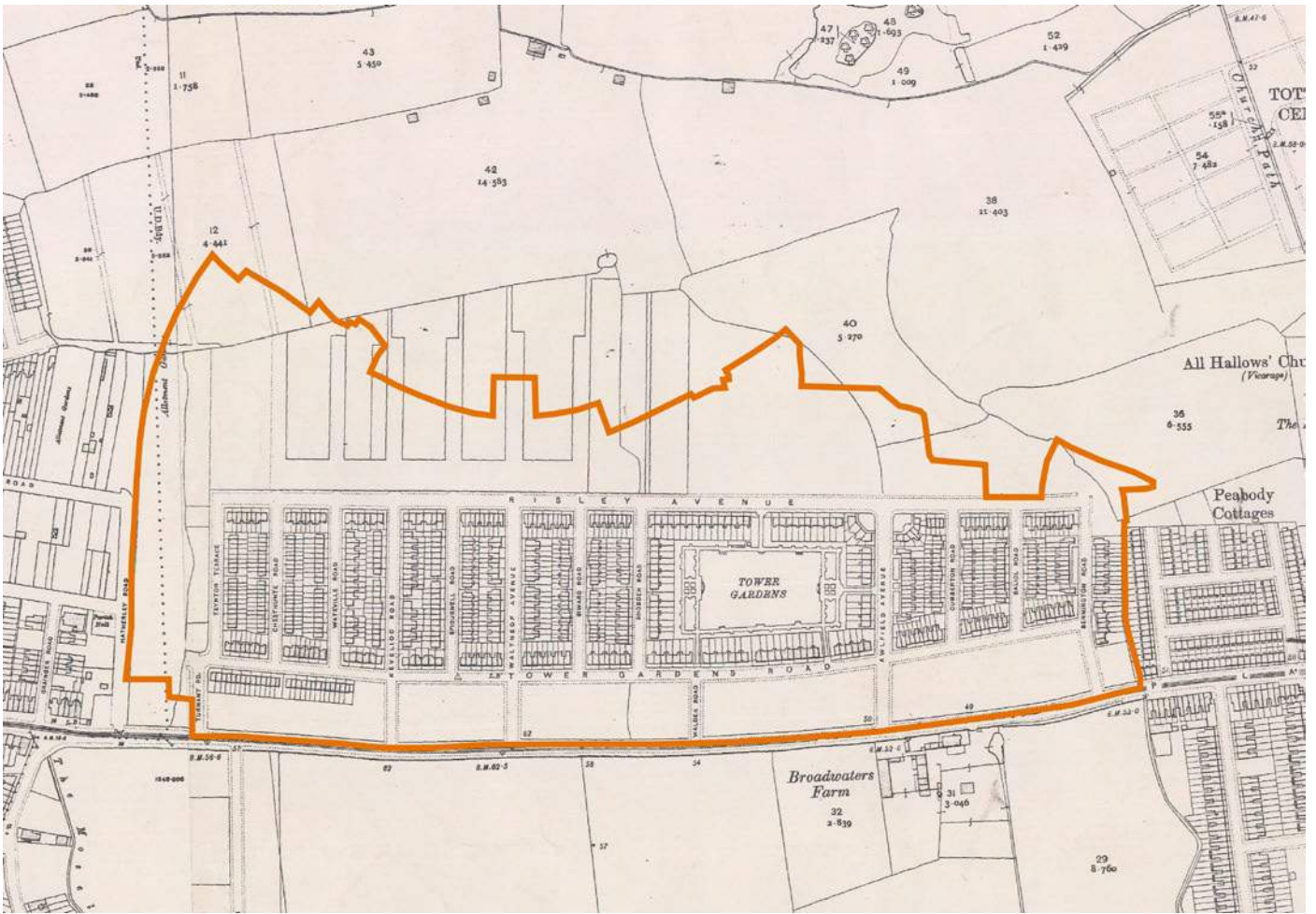
scope to vary the building line and achieve an interesting variety of spaces, for example by grouping some of the terraces around set-back garden rectangles or placing angled blocks at road junctions.

The estate's later phases adopted the informal layout of the true garden suburb and was lower in density with better facilities, reflecting improved accommodation standards, but the design and construction became more uniform and less Arts-and-Crafts inspired, a pattern seen in many council housing estates built throughout the UK from the 1920s through to the 1950s.

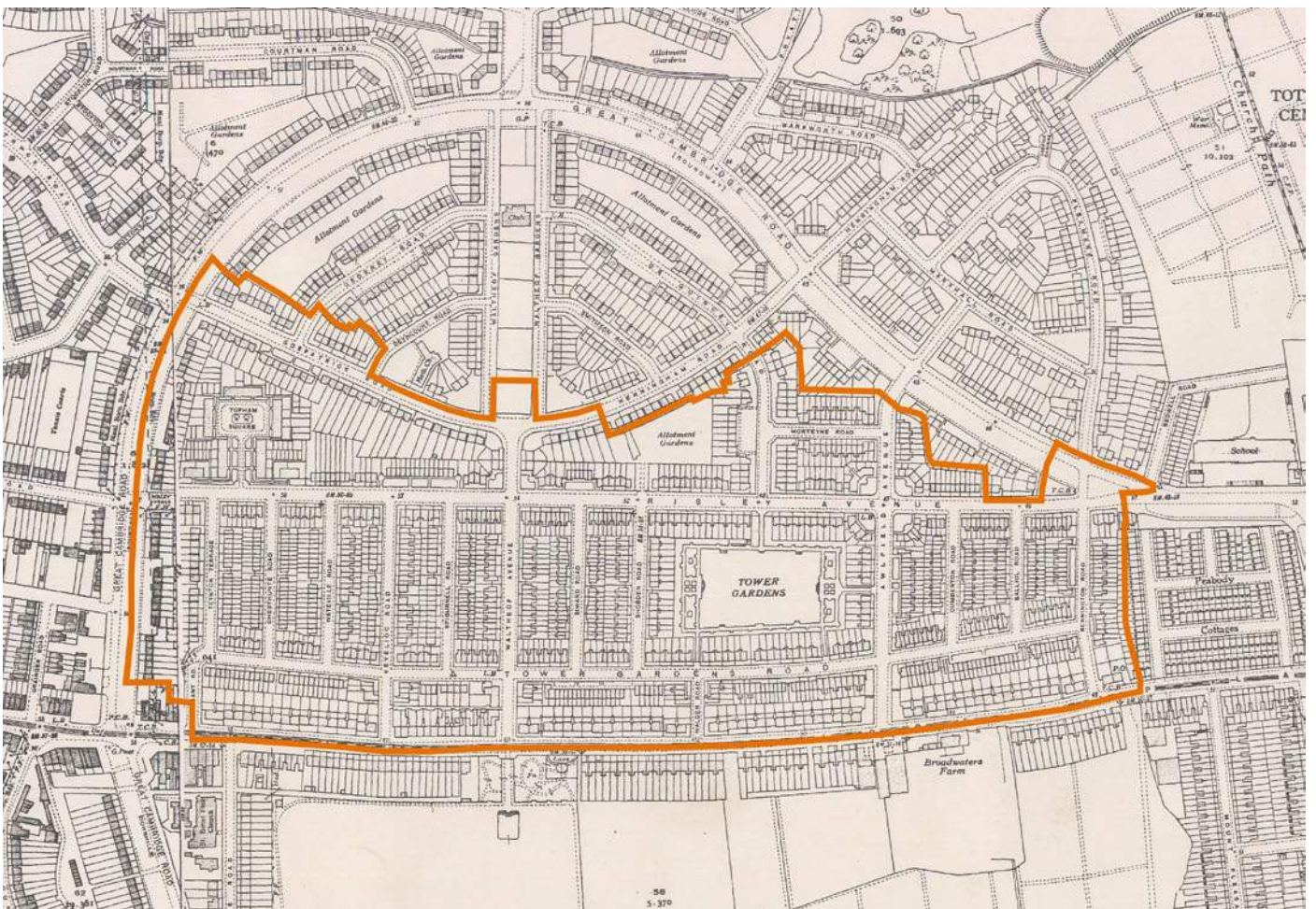


The area in 1894





The area in 1913



The area in 1935



**Tower Gardens Conservation Area: chronology**

The blocks within the main grid of street include the corresponding frontages on Risley Avenue (south side) and Tower Gardens Road (north side).

**1903-4** Teynton Terrace (east side), Chesthunte Road, Wateville Road (west side). Builder H Lovatt

**1906** Spigurnell Road (east side), Waltheof Avenue (west side). Builder GE Pulford

**1906-7** Waltheof Avenue (east side), Seward Road (west side). Builder GE Pulford Seward Road (east side), Shobden Road (west side). Builder GD Barnes

**1908-9** Shobden Road (east side), Awlfield Avenue (west side). Builder Rowley Bros.

**1909** Tower Gardens opened

**1909-10** Awlfield Avenue (east side), Cumberton Road, Balliol Road (west side). Builder Rowley Bros.

**1910** Wateville Road (east side), Kevelioc Road, Spigurnell Road (west side)

**1910-11** Balliol Road (east side), Benington Road. Builder Rowley Bros

**1913-14** Risley Avenue (north side) and Tower Gardens Road (south side) largely complete

**1914-15** De Quincey Road (south section), Morteyne Road, Awlfield Avenue (north section). Builder Rowley Bros., five shops (Nos.382-390 Lordship Lane)

**Post-war**

**1919-23** The Roundway, Gospatrick Road, Henningham Road, northern section of Waltheof Avenue; Nos. 29-31 and 26-30 de Quincey Road

**1924** Topham Square

**1925-26** Lordship Lane frontage, Nos 78-84 Tower Gardens Road

(Other images 1, 2 and 3)

**Archaeology**

The estate does not fall within an Archaeological Priority Area

## 1.5 Architectural Quality and Built Form

**Character sub-areas**

Character sub-areas are a helpful way of understanding conservation areas that contain development of more than one period. They are also a useful means of identifying the differences in townscape character of parts of the conservation area. Tower Gardens Conservation Area consists of the following character sub-areas:

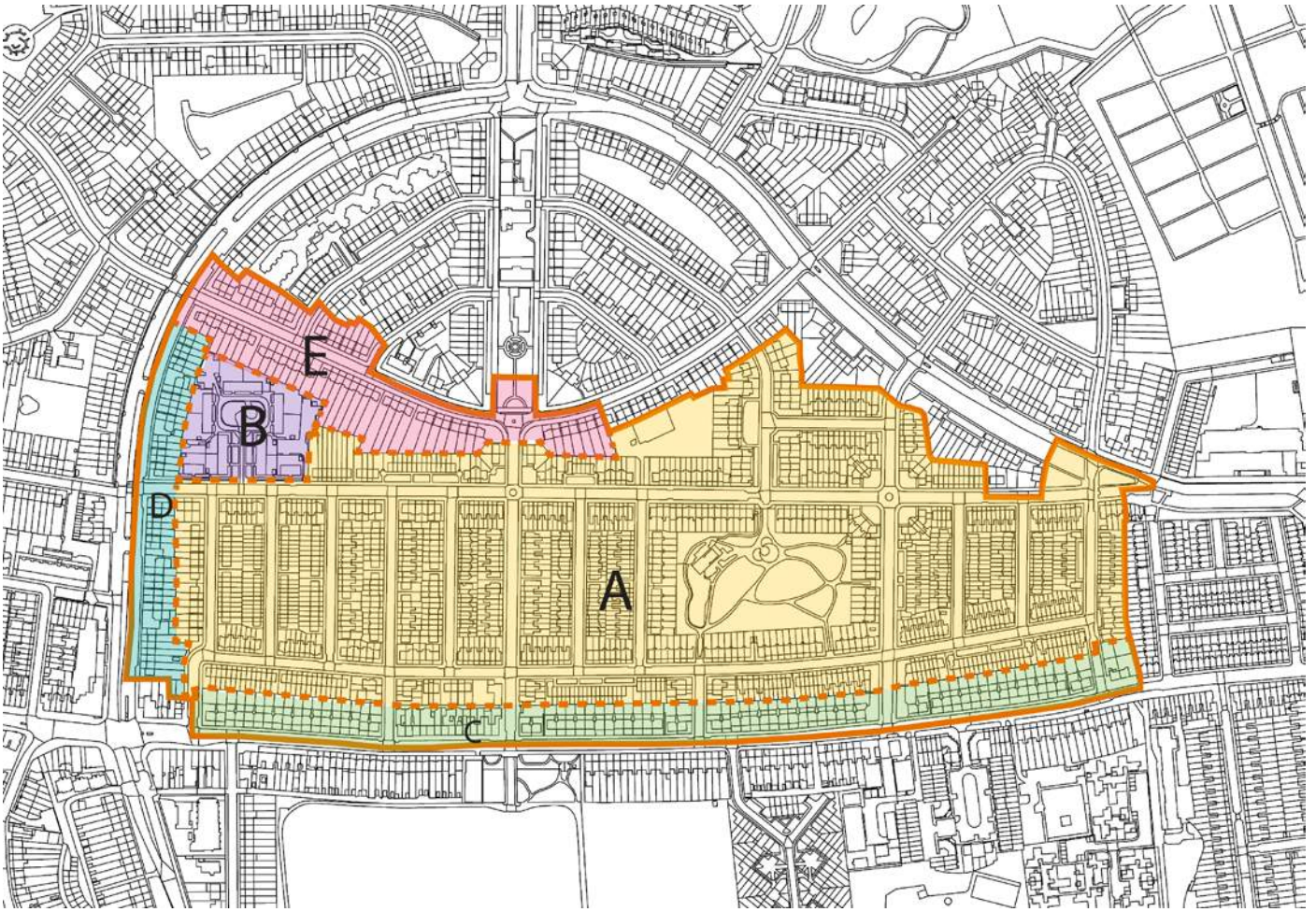
**Sub-area A:** The pre-WWI cottage estate development including the grid of streets between Tower Gardens Road and Risley Avenue, Tower Gardens Road (south side) and Risley Avenue (north side) including Monteyne Road, De Quincey Road and Awlfield Avenue (north).

**Sub-area B:** Topham Square

**Sub-area C:** The Lordship Lane frontage

**Sub-area D:** The Roundway.

**Sub-area E:** Gospatrick Road/Henningham Road



#### Character sub-areas

### CHARACTER SUB AREA A:

the pre-WWI cottage estate

#### Layout, Buildings and Materials

This appraisal aims to define the principal architectural and townscape characteristics of the sub-area and to illustrate these with examples. It is not intended as a detailed architectural record, but as an overview of the area's special character and an assessment of how the pre-First World War estate has fared over time.

The central grid of cross streets was built between 1903-1911. Tower Gardens (south side) and Risley Avenue (north side) were completed in 1913-14. This relatively long timescale is reflected in the variety of architectural treatment seen throughout the estate and in the changing building typology, including variations on the basic terrace theme and, especially, the introduction of garden suburb planning and details in the later phases. Although it is possible to identify some basic typologies within the terrace form, there are a large number of variations to each type seen throughout the estate.

All the houses are two storeys high, with broadly consistent eaves lines. The basic terrace form is varied by the selective use of different materials, roof forms, chimney stacks, gables, recessed and projecting porches and bay windows, together with a varied building line that each contributes to a different character.

The earliest blocks (1903-4) established the basic terrace form with paired porches and, in this case a pair of plain gables just breaking the roofline. (P1010420) Later variations (1906-7) on this simple terrace format introduced paired brick bays with hipped gables (P1010416), terraces with simple hipped end bays (P1010423) and more complex gable forms with extra decorative elements (P1010422) culminating in the mix of brick, render, plasterwork and a variety of porches by 1908-9. (P1010427).

The later phases of the estate introduced more obvious elements of garden suburb planning such as the use of angled 'butterfly' blocks to create a corner arrangement at road junctions (P1010429, P101043), and groups of terraces forming a carefully composed street front with the central houses set-back to create a garden space.





**Drawing of group of houses on Bennington Road c1910-11, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service**

The materials used include red or yellow brick, laid in Flemish bond, combined in certain groups with the use of roughcast rendering. Roofs are mainly tiled although slate is used on some terraces for both the roof and gable fronts, together with both tile and slate-hung elevations. Tall chimney stacks are prominent, particularly on end walls that also sometimes feature diapered brickwork. (P1020631, P1010493, P1010769.

Gables are used to break up the roofline, either at the ends or the centre of the terraces. The gables have a variety of forms, either single or double, some sweeping down to include first-floor windows. A variety of roof forms is also used on the return elevations of some of the end-of-terrace houses, including variations of gambrel, cat-slide, half-hips, gablets and crow-stepping.



**Shobden Road (west side); paired gables**



**Gable**



**Gable**



**Gable**





**Gable**

Bay windows are another device used to vary the terrace form, either single-storey or two-storey bays, some of which project above the horizontal eaves to effectively break the roofline.



**Bay window**



**Bay window**



**Bay window**



**Bay window**

Porches are also an effective device to introduce variety to the terrace form. The most common design feature is the recessed porch, usually a combined porch for two houses. The commonest porch type is a plain brick arched recess but other terraces also have porches with decorative, turned woodwork or simple hoods supported on brackets. There are also some terraces with projecting brick-built porches, some with tiled roofs.



**Porch detail**





Porch detail



Porch detail



Porch detail



Porch detail





Porch detail



Porch detail



Porch detail



Porch detail





**Seward Road porch detail**

Original front doors in both the pre and post-war estate are timber panelled with glazed multi-pane upper sections.

Front gardens throughout the estate are enclosed by very low brick walls, the majority are planted with privet hedges which provide consistency to the streetscape.



**Hedges**

### **Architectural character**

The west side of Teynton Terrace consists of two blocks

in stock brick with a string-course between the ground and first floor and hipped pantile roofs, and reflects the more sparsely detailed housing of the post-war development.

The east side, however, dates from the first phase of development in 1903 and consists of two terraces each of yellow brick with a roughcast rendered first floor. Paired gables break up the roofline. There are shared projecting porches with tiled roofs and shallow red-brick arches above the windows.



**Teynton Road (east side)**

Chesthunte Road has two similar terraces on each side, in yellow brick with shallow red brick arches over ground floor windows and slightly projecting end bays with gable fronts facing the street. The first floor is rendered and each pair of houses shares a recessed porch.



**Chesthunte Road**

The east side of Wateville Road (dating from c1910) is also in yellow brick, without the roughcast, but introduces the device of paired gables at the centre of the terrace with a sweeping roof enclosing a shared porch to each side.





**Wateville Road (east side)**

At the end of the street blocks a different terrace form faces both Tower Gardens Road and Risley Avenue, consisting of a red-brick ground floor, a roughcast rendered first floor, recessed paired porches and a two-storey angled bay at each end of the terrace that breaks through the eaves line.



**Tower Gardens Road (north side)**

This pattern of building continues, with the end terraces to north and south respectively repeating the forms used in the cross streets but with numerous variations. The west sides of Kevelioc Road and Sigurnell Road (c1910) use the same terrace form with a central pair of houses having projecting gables facing the street, shallow projecting bays and recessed shared porches. The east side of Kevelioc Road, however, is quite different being clad in slate with large central gables also slate hung with the two first floor windows separated by a decorative plastered panel. This type, also with slate cladding, is employed with variations in later phases.



**Kevelioc Road**

Siward Road and Shobden Road are similar, with a brick ground floor and a roughcast rendered first floor. The east side of Shobden Road has unusual tile hanging forming a catslide roof that encloses the ground floor porches. The central pair of houses in each terrace has paired, projecting gables facing the street. Shobden Road has recessed porches but in Siward Road the shared projecting porches are in brick with a dentil course detail beneath a simple cornice moulding.



**Siward Road**



**Shobden Road (porch cat slide roofs)**





**Porch detail**

East of Tower Gardens, the terraces date from 1909-11 and have more of a garden suburb character. The terrace on the east side of Awlfield Avenue is set back from the road to form a garden front, a device seen in the later terraces in Risley Avenue.



**Awlfield Avenue (west side)**

This layout is also seen in the attractive small terrace on Bennington Road that closes the view looking east along Tower Gardens Road.



**Original brick pavers**

Cumberton Road has identical terraces on each side of the street in yellow brick with hipped roofs, with a slate-hung double gable at the centre of each terrace.



**Gable**



**Cumberton Road**



Balliol Road has somewhat plainer fully rendered terraces again with recessed porches, but the slightly projecting end houses have a simple porch hood supported on brackets.



**Balliol Road**

The eastern section of Tower Gardens Road (mainly 1913-14) consists of red or yellow brick terraces set behind well preserved hedges, with some interesting variations including porches with glazed tiled columns.



**Tower Gardens Road (north side)**



**Tower Gardens Road (north side)**



**Tower Gardens Road (north side)**

The south side of the street consists mainly of red-brick terraces, one section set back to form a garden front, and with some interesting variations with stylised classical pilasters in brick.



**Tower Gardens Road (south side)**



**Tower Gardens Road (south side)**





**Tower Gardens Road (south side)**

At the junction of Tower Gardens Road with Kevelioc Road and Walden Road, the corner houses are arranged in an L-shape forming an attractive set-back front garden space with trees. (IMG\_0302.JPG)



**Junction of Tower Gardens Road and Kevelioc Road**

The corner houses are linked to the terraces facing Tower Gardens Road by red-brick screen walls with pitched tiled copings (seen also on the north side of Risley Road), confidently detailed in an arts and crafts manner including, on these later houses, details such as creasing tile window lintels and keystones to the brick arches. (IMG\_0305.JPG)



**Screen wall on Tower Gardens Road**

The former community hall at the corner of Waltheof Avenue, now a nursery, is a notable building, designed in a late-17th century domestic style with a steep hipped roof and dormers. The entrance has a deep concave surround in red rubbed brick with a heavy keystone. Anti-pigeon netting around the eaves disfigures its appearance, however.



**Former community hall, Tower Gardens Road**

Risley Avenue continues the theme of Tower Gardens Road, the south side generally repeating the same typologies as the contemporary cross streets.



**Risley Avenue (south side)**





**Bay window**

The north side of Risley Avenue consists of red-brick terraces from the 1913-14 phase of building, with a greater use of garden city planning and design features such as the set-back front garden areas and brick screen walls linking the corner house with the adjoining terrace. (IMG\_0272.JPG, P1010519.JPG, P1010511.JPG, P1020692.JPG)



**Risley Avenue (north side)**



**Risley Avenue (north side)**

At the junction of Risley Avenue and Awlfield Avenue the street layout replicates a typical garden suburb arrangement. Here the four corner blocks are arranged in what has been termed a 'butterfly junction' pioneered by Raymond Unwin at Letchworth Garden City. Each of the four corner arrangements is treated differently.



**Risley Avenue (north side)**



**Porch detail**



**Junction of Risley Avenue and Awlfield Avenue**





**Junction of Risley Avenue and Awlfield Avenue**



**Group of two pairs of cottages on Waltheof Avenue**



**Junction of Risley Avenue and Awlfield Avenue**

The group of streets comprising part of de Quincey Road, Morteyne Road and Awlfield Avenue (north), completed in 1915, was the first (and only) section of the proposed garden suburb scheme to be built. The houses are built in red brick in a cohesive neo-Georgian/Regency style. The three terraces on the west side of de Quincey Road, the central row behind a generous tree-planted verge, is of particular note, although the group has been badly affected by replacement uPVC windows. Uniquely on the estate, some of the end houses in this street have first-floor balconets with French windows. The corner houses are linked by screen walls.



**Junction of Risley Avenue and Awlfield Avenue**

The junction with Waltheof Avenue, on the north side, also has set-back corner houses leading to an attractive and well-preserved little group of four cottages (dating from the post-war period) with Westmorland green slate roofs laid in receding courses, forming a transition to the more open planning of the post-war phase of development.



**Junction of Morteyne Road/de Quincey Road**

The terraces in Morteyne Road are distinguished by pilastered central bays with parapet roofs. Also noteworthy is the group of four houses on Awlfield Avenue that is given a 'mansion' appearance with a pediment, effectively closing the view along Morteyne Road, although seen close up the integrity of the group has been compromised by alterations. (P1010505.JPG)

**Morteyne Road**

The stock-brick houses at the end of de Quincey Road form part of the 1920s Henningham Road development. Those on the west side are decorated with quoined panels.

## **CHARACTER SUB AREA B:**

### **Topham Square**

This group of seven blocks of flats was built in 1924 on a plot originally intended for a 'public building'. The style is derived from English 17th-century domestic architecture and the formal layout consists of five symmetrical blocks arranged on a T-plan, flanked by two shorter blocks facing Risley Avenue. The blocks are two storeys high plus a steep gambrel attic, faced in roughcast render with pantile roofs and tall brick stacks. The projecting full-height entrance bays have steep gables and round arched recessed porches. All the windows have been replaced with double-glazed casements. The narrow road leading to the square is lined with well-tended gardens enclosed by metal hoop railings, leading to a grassed courtyard.

**Topham Square****Topham Square: Risley Avenue elevation**

In increasing the height of this last section of Risley Road from two to three storeys, Topham Forrest (after whom the square is named) sought to 'enhance the architectural effect'. The cohesion of the street frontage is successfully maintained by a continuous eaves line with the pre-war cottages in the street.

## **CHARACTER SUB AREA C:**

### **Lordship Lane**

This frontage encloses the southern boundary of the White Hart Lane Estate and consists of four long terraces and small six-bay rows of 'cottage flats', plus a shopping parade.

The flats are designed in a consistent neo-Georgian style, faced in roughcast render with pantile roofs, the taller central bays of the long terraces accentuated by parapets rather than eaves, and pedimented dormers. Windows are multi-paned sashes with intermittent canted bay windows to the upper floors and tripartite windows at ground floor. Entrances are paired within arched recessed porches serving the upper floors, and single doors with timber pedimented surrounds and narrow fanlights. The flank elevations framing the road junctions combine a hipped roof with a gable supporting the chimney stack, a device used on the pre-war cottage estate. The easternmost block has two ground-floor shops, probably original but altered.





Lordship Lane: cottage flats

The shopping parade (Nos. 340-386) was built in two phases, the five eastern units completed by 1914 and the remainder in 1925-6, presenting an apparently seamless façade (the later phase lacks party-wall gables). This is a handsome red-brick composition inspired by the architecture of Sir Edwin Lutyens, consisting of two storeys and attic with a hipped tiled roof and deep eaves, the projecting end bays framed in rusticated pilasters. Most sash windows to upper floors and dormers survive, as do several of the geometrical fanlights to the flat entrances. The shops have simple pilasters and moulded cornices; at the west end are two original shop fronts with splayed lobbies and square transom lights.



Lordship Lane



Shopping parade Lordship Lane

## CHARACTER SUB AREAS D AND E

The buildings of these sub-areas date from 1919-23 and while retaining many of the essential cottage estate characteristics of the earlier phase, they have less variation and contrast in design, materials and decorative detail. The grouping of terraces in threes, with the central row set back behind a grass verge, is continued, providing variety to the streetscape.

Red brick is used on the Roundway frontage but elsewhere yellow London stock brick predominates; roofs are mainly hipped covered in clay pantiles, plain tiles or slate, but continuing the use of combined roof-forms to accentuate end houses, with the eaves carried on creasing-tile kneelers.

Windows are predominantly multi-pane sashes and many entrances have neo-Georgian timber pediments or flat door-hoods on scrolled brackets, combined in some terraces with round-arched through-passages.



Lordship Lane shop fronts



Series of original doors and fanlights in Lordship Lane

Stretcher bond brickwork replaces Flemish bond, indicating the use of cavity wall construction.

While the sub-areas are less distinctive overall than the pre-war section of the estate, and very similar to the contemporary streets to the north outside the conservation area, they provide an important visual boundary to the pre-war cottage estate.

## CHARACTER SUB AREA D:

### The Roundway

The Roundway frontage comprises two identical groups of three symmetrical terraces flanking the junction with Risley Avenue, the central terraces set back behind an open grass verge. The end bays of the flanking terraces break forward while those of the central row are set back. The ground floors have tripartite sash windows.



**The Roundway**

The house to the south of the junction with Risley Avenue has been extensively altered and detracts badly from the group.

## CHARACTER SUB AREA E:

### Gospatrick Road and Henningham Road

These roads form a long curve bisected by the north-south axis of Waltheof Avenue. The south side of the road consists of three terraces of eight and one terrace of four houses, which have paired or single gables interspersed with dormers breaking through the eaves. A small casement window lights the stair at mezzanine level. Each terrace is symmetrical; the central row of the group of three is set back behind an open grass verge.



**Gospatrick Road (south side)**

The terraces flanking the junction of Waltheof Avenue with Gospatrick Road and Henningham Road are identical compositions, the penultimate bays breaking forward, with canted bay windows to the ground floor and mezzanine casements. The through-passages are set in shallow recesses with brick-on-edge spandrels and dentilled heads.



**Henningham Road**

The north side commences with a group of three terraces which have dentilled string-courses and ground-floor windows set within recessed arches with



brick-on-edge spandrels; a similar terrace follows but lacking the window-arch detail. (P1030052)

much alteration, including the loss of hedges to create parking hardstandings, extensive window and door replacement, and an incongruous side extension.

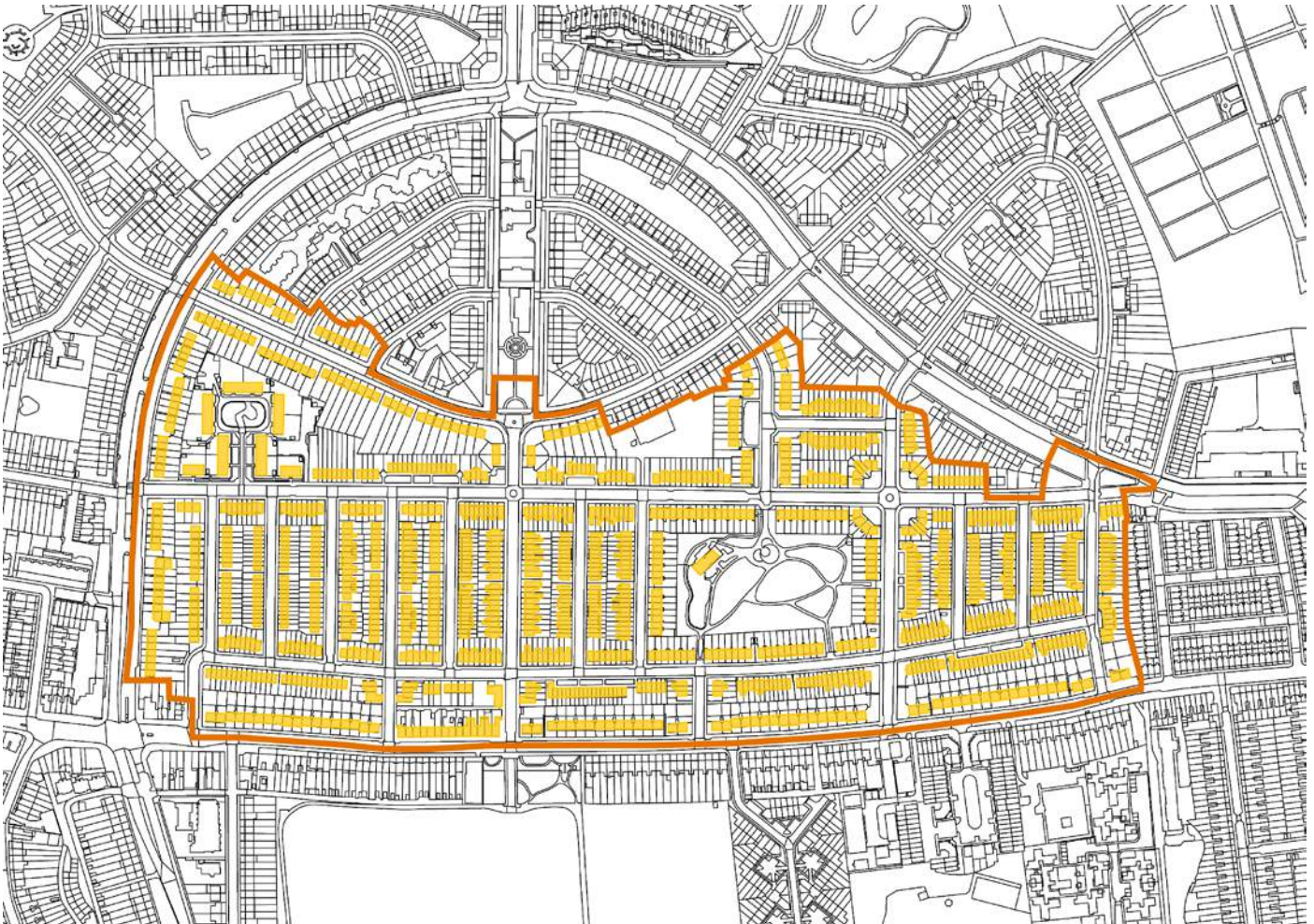


**Gospatrick Road (north side)**



**Parking hardstandings, Gospatrick Road**

On both sides of Gospatrick Road, the terraces near the junction with the Roundway have undergone



**Tower Gardens - positive and negative contributors map**

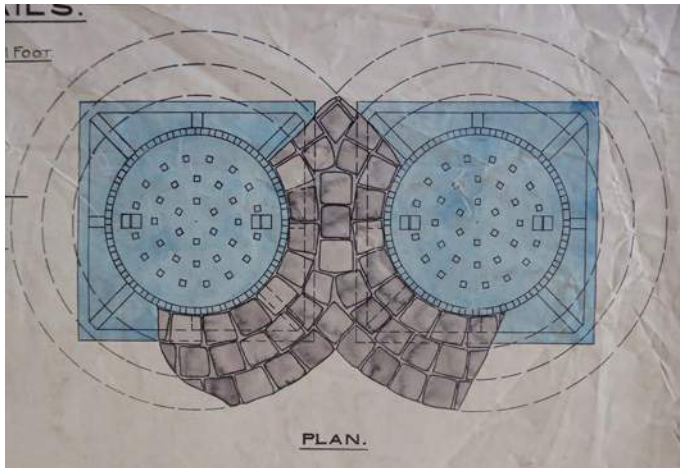


## 1.6

**Public Realm**

The principal public open space of Tower Gardens itself is largely concealed from the surrounding streets, but clearly noticeable from the tall trees visible above the roofline of the two-storey houses. The street grid therefore forms the main aspect of the public realm within the conservation area and a consistent feature is the survival of the privet hedges fronting the property boundaries.

The attention to detail evident in the design of the terraces was also reflected in the detailing of surface materials, as shown in the original drawing of the arrangement of granite setts around a manhole cover and in the use of red brick pavers and tiles on Risley Avenue.



**Manhole cover detail**



**Original brick pavers**

Generally, the present surface materials consist of tarmac roads and concrete paving for the footpaths with granite kerbs and, in many streets, granite setts lining the road gutters. Paving is generally in good condition although there are places where on-pavement parking has damaged the paving slabs. Some of the street furniture and signage is over-large and intrusive in the street scene, creating clutter at road junctions.





**Signage clutter**

Modern steel lamp standards are prevalent throughout the conservation area. These are utilitarian but unobtrusive.

**1.6****Condition and Development Pressures**

The built fabric, front gardens and privet hedges of the estate are generally well maintained, although there are some notable instances of unkempt frontages and overgrown hedges.

The post-war terraces fronting The Roundway and in Gospatrick Road, which are not within the Article 4 area, have suffered more extensively from alterations, particularly replacement windows and front doors, and replacement of clay tiles with concrete roof tiles. The Lordship Lane frontage (which is within the Article 4 area) has lost less of its original character although the original shopfronts have largely been changed.

The pre-1914 cottage estate, which is entirely covered by the Article 4 Direction, currently retains much of its historic and architectural integrity although this is gradually being undermined by a number of significant and detrimental changes.

Changes comprise:

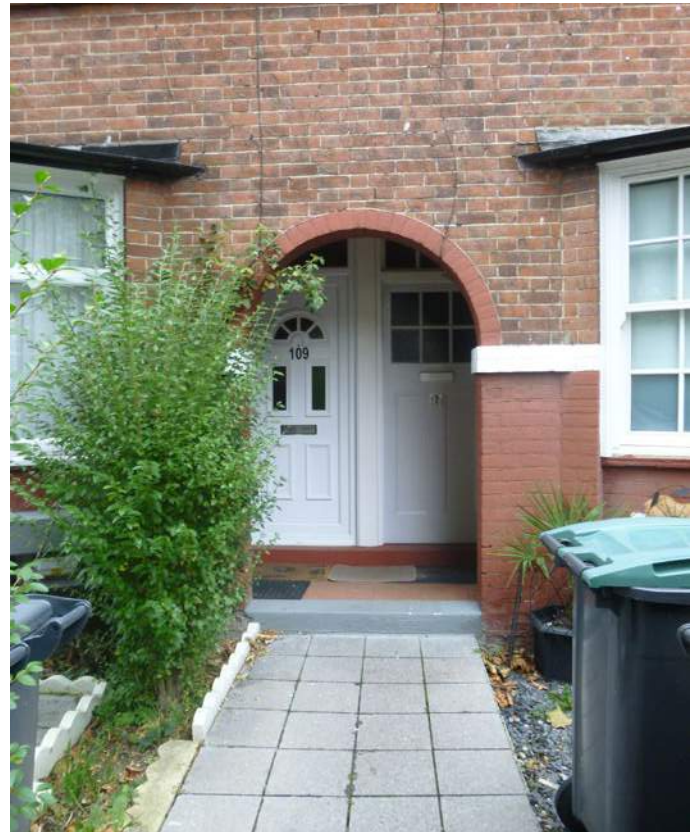
- ➔ Replacement of timber sash or casement windows in uPVC, aluminium, or timber units that do not replicate the originals
- ➔ Replacement of original glazed timber front doors
- ➔ Addition of porches, and the infilling of recessed porches
- ➔ Painting or rendering of brickwork
- ➔ Satellite dishes on front elevations
- ➔ Replacement of hedges with solid walls or fences, with some instances of parking hardstandings
- ➔ Poor quality shop fronts



**De Quincey Road (west side)**



**Window replacement**



**Replacement door (left) original door (right)**





Modern porch additions



Painted brickwork



Satellite dishes



Painted brickwork disrupts cohesion of this terrace



Satellite dishes



Replacement of hedges with mismatching walls and fences





**Parking hardstandings, Gospatrick Road**

Some of these changes may predate the Article 4 Direction issued in 1981 but it is evident that

negative changes have taken place since that time, affecting both private and Council-owned properties. In particular, there has been substantial replacement of timber sash or casement windows with poorly detailed timber double-glazed versions, in many instances apparently undertaken by social landlords with planning permission.

The cumulative effect of these changes over time is likely to have a serious impact on the appearance of the conservation area, leading to the erosion of its character and historic integrity.

# Tower Gardens Conservation Area Management Plan

## 2.1 The Purpose of Conservation Area Management Plans

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

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

- ➔ Demolition of buildings greater than 115m<sup>3</sup> 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 1.5m<sup>2</sup> 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.

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.

The majority of Tower Gardens Conservation Area is subject to an Article 4 Direction which means that planning permission will be required for certain changes that would otherwise be considered as 'permitted development'. These include extensions, changes to the roof, windows, front boundaries and painting of brickwork (see link provided below). Advice should always be sought from the Council on what works are likely to require planning permission.

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

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

Advertisements 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.

Notices under Section 215 of the Town and Country Planning Act (1990) have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate on a case-by-case basis and in accordance with the provisions of the legislation.

## 2.5 Quality of Planning Applications

Applications should provide sufficient information to enable the Council to assess the impact of 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 will not normally be accepted. 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

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
- ➔ detailed 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 Statements

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

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

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

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

## 2.6 Recommended Steps

- A dated photographic survey of the conservation area is strongly recommended as an aid to monitoring changes, the efficacy of the Management Plan and Article 4 Direction, and to support enforcement action. It may be possible to engage local volunteers in this exercise.
- It is recommended that the implementation of existing planning powers within the conservation area, particularly within the area covered by the Article 4 direction, should be reviewed to ensure that these controls are effectively and consistently applied. This can be helped by promoting public awareness of the special character of the area, but also by securing the participation and support of social landlords, including Homes for Haringey, in the sensitive management of the estate in the future.

- Consideration should be given to reviewing and, where appropriate, extending the scope of the Article 4 Direction in respect of works that are identified in the Appraisal as adversely affecting the character of the conservation area
- Consideration should be given to extending the Article 4 Direction to include the entire conservation area, and in particular the south side of Gospatrick Road and Henningham Road. The level of alteration to the excluded area is reaching a critical stage where their continuing inclusion in the conservation area may be difficult to justify.
- It is recommended that SPG 3.1, which contains excellent detailed guidance on the management of the estate including the Article 4 direction, repairs and maintenance, should be updated and reissued.
- It is also recommended that street furniture and signage should also be reviewed, in liaison with the relevant departments within the council, so that when replacement or changes take place the special character of the streetscape within the conservation area is recognised in the use of appropriate street furniture and materials.

## 2.7 The Conservation Area Boundary

No alterations are recommended.

## 2.8 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.



## Preserving and Enhancing the Conservation Area

The following guidance applies to all buildings within the conservation area and reflects what the Council considers to be the best approach to preserving and enhancing the character of the conservation area. Applicants for planning permission should ensure that all proposals are in line with the guidelines contained here.

### 3.1 When is Permission Needed?

Many common alterations will require planning permission. There is an Article 4 Direction in place covering most of the Tower Gardens Conservation Area, which restricts alterations to the front of properties. This means that changes which would ordinarily be considered 'permitted development' will require planning permission in Tower Gardens. Below is a brief guide to common projects requiring planning permission. More information is available at <https://www.planningportal.co.uk>.

#### Maintenance and Repairs

Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

#### Windows and Doors

Planning permission is usually needed for replacement of, or alteration to windows and external doors.

#### Rendering and Cladding and Painting

Rendering, cladding or painting of brickwork is not considered permitted development in a conservation area, and will require planning consent. Maintenance of existing finishes does not require permission, provided that this is like for like.

#### Extensions

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. Most other extensions including extensions and alterations to roofs will require planning consent.

#### Boundaries and Gardens

Planning permission is usually required for the construction, alteration or demolition of a boundary wall.

#### Vents, Satellite Dishes and Solar Panels

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

#### Demolition

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 offence to carry out such works without consent. If in doubt, please consult the Council's conservation team.

## Trees

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

## Change of Use

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) requires planning permission within the conservation area.

## Shop Fronts

Planning permission is required for any alterations or removals that affect the appearance of the shop front. This includes 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

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. More information about advertisement consent is available at [www.planningportal.co.uk](http://www.planningportal.co.uk).

## 3.3 General Maintenance and Improvements

### Masonry and Brickwork

Brickwork, hanging tiles, roughcast render, and other original facing materials should not be painted, rendered, or covered. This can affect the appearance of the building or group, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted. 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.

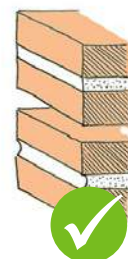
Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork. Any decorative features should be retained, and where necessary repaired or reinstated. Decayed bricks should be replaced with bricks of a similar quality and colour, and laid in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

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. This is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.

If roughcast repairs are required, the composition of the original work should be determined. All repair works should be made good to match the existing work. If repainting of roughcast facades is required where they have previously been painted, care should be taken to match the colour to existing paintwork in the terrace, and colour choice should be unobtrusive in the context of the street scene.

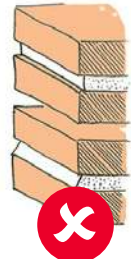
Flush

Slightly  
Recessed



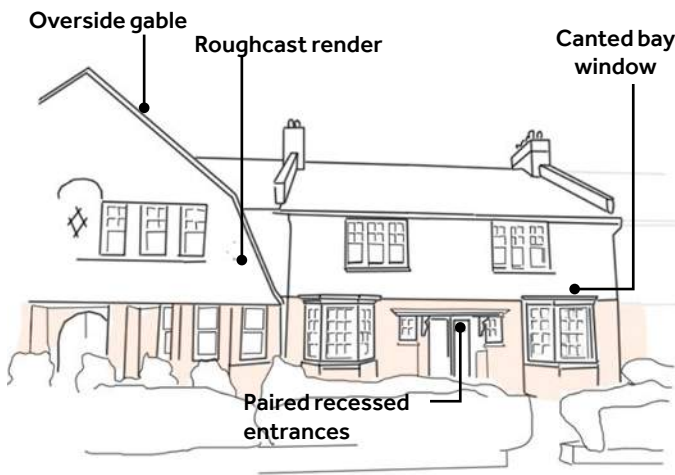
Recessed

Weather  
struck



**A flush or slightly recessed mortar joint is the most appropriate**





**A Typical façade in tower gardens featuring fair faced brickwork and rough cast render**

## Roofs

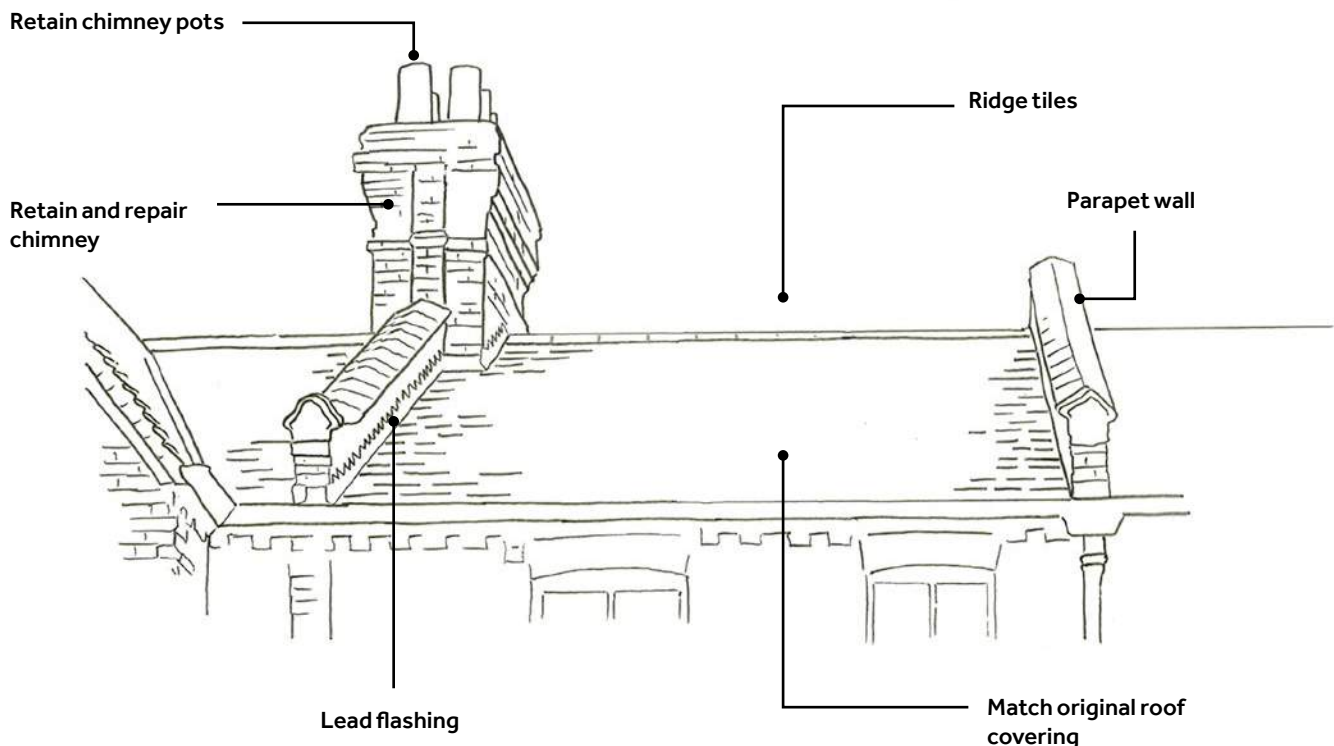
Where repairs or reroofing is required, this should be done in materials to match the original, in type, size and colour. This will usually be clay tile, or natural slate. Where possible, the original slates or tiles should be retained and reused. Features such as parapet walls,

ridge tiles, decorative tiling and flashing should be retained or restored.

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

Where additional ventilation is required, this 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.

Chimney stacks are important features of the roofscape 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.



**Roof features including chimneys should be retained or reinstated when doing work to the roof.**

## Windows and Doors

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

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.

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 usually be permitted where it can be accommodated without harm to the significance of the building interior.

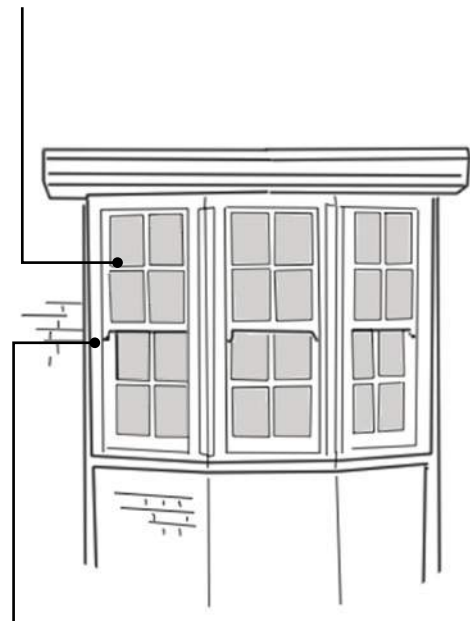
Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate in some cases on rear elevations that are not visible from the street. Windows in Tower Gardens are separated into small panes with glazing bars. These are an important feature and care should be taken to replicate their arrangement and profile.

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.

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 sills. The depth to which window frames are set back from the face of the building should not be altered.

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.

Glazing bars



Sash horns

A typical sliding sash window divided in to small pan



It is important to replicate the design and proportion of the original door, and to retain surrounding features such as top lights



## Architectural Features and Detailing

Original architectural features and decoration should be retained as far as possible. This includes features such as porches, hanging tiles, decorative tiles and brickwork, terracotta panels, gables and barge boards. 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, and there is clear evidence of their original appearance, the Council will strongly encourage their reinstatement.

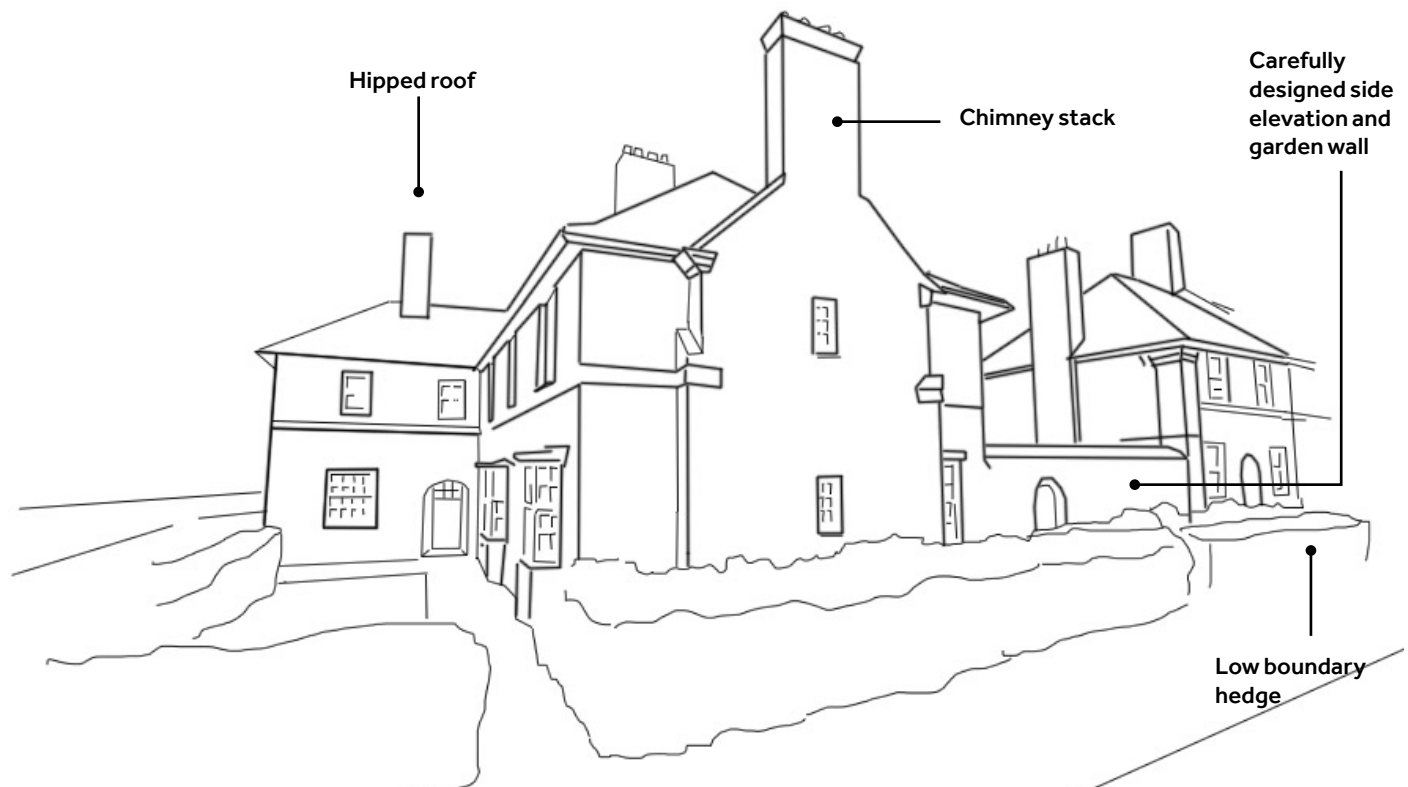
It is always best to retain the original porch arrangement which is often an integral part of the design of a building. Open porches should not be enclosed. Canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.

## Boundary Walls, Front Gardens And Parking

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. Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork.

Loss of front gardens and/or boundary treatments in order to create parking spaces will not be considered acceptable. The original boundary treatment should usually be retained. The Council encourage the retention of hedges at the front of properties, which make an important contribution to the character of the street.



**Corner plots have been carefully designed. Changes to boundary walls or side elevation should usually be avoided.**

## External Services and Fitting

External services such as satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimise the impact on appearance. Satellite dishes will only be acceptable where they cannot be easily seen

from the street or other public areas - usually at the rear of the property below the level of the roof ridge, or on hidden roof slopes.

### 3.4 Extensions

In some cases it will be possible to extend houses in Tower Gardens without damage to the building's character, subject to sensitive handling of scale and detail. However, where extensions would detract from the uniformity of a group of buildings or have a negative impact on views or the street scene, they will 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, but understated modern designs which complement (and do not compete with) the original building might also be acceptable.

#### Dormers and Roof Extensions

Roof extensions will not usually be considered acceptable in Tower Gardens. Terraces are formed in to symmetrically composed groups and alterations at roof level will be harmful to the uniformity of the group. Roofs are modestly sized and roof extensions creating additional living space would not be subordinate to the original roof.

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.

#### Rear and Side Extensions

Rear extensions should usually be one storey and should generally extend no more than 3m beyond the rear wall in terraced 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, and

should not obscure the original massing, footprint, and architectural details.

Side extensions will not usually be acceptable, unless it can be shown that the proposed design will not have a negative impact on the street scene or the composition of the terrace.

### 3.5 Energy efficiency in historic buildings

The Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. It is possible to reduce energy loss in traditionally built buildings without compromising their historic and architectural character. However, some interventions may be unsuitable in certain types of historic building. 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/](http://www.historicengland.org.uk/advice/your-home/saving-energy/)**

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

It is important that when proposing any works to modify an older building, its construction, condition and performance are appropriately understood. Traditionally constructed buildings perform differently to modern buildings. 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.

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 will generally improve efficiency without harming the building's character.

#### Insulation

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 as 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.

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.

External wall insulation will usually be harmful to the character of the building and will not usually be considered acceptable.

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.

### Micro-Generation Equipment

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 rear roof slopes may be appropriate.

## 3.7 Shop Fronts

High quality shop fronts make an important contribution to the character of an area. Some shop fronts in the conservation area have been extensively altered or are in poor repair. Nonetheless, original features remain and the Council will encourage shop owners to repair and restore shop fronts. Planning permission is required for most changes that will alter the appearance of the shop front, including for shutters and awnings.

Shop fronts should have regard to their context, so that the design complements the building as a whole. Each

design should relate to other shop fronts in the terrace, taking account of fascia lines, stall riser heights, transom height, bay width and materials. Individual shop fronts should not dominate the terrace.

Designs should incorporate the elements and proportions of traditional shop front design 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. New designs are encouraged, but these should also express the features and proportions of a traditional shop front.

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.

Designs must be simple and uncluttered. Shop owners are encouraged to reduce clutter such as unnecessary signage, electrical equipment, stickers and additional advertising. Any signs, lighting, security measures or canopies should be incorporated within the design and should not obscure architectural elements.

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. Retractable traditional straight canvas blinds accommodated within the cornice or architrave will usually be acceptable.

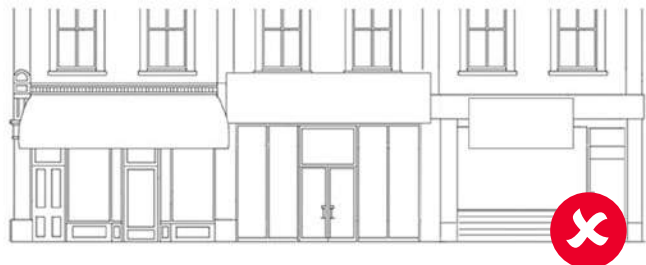
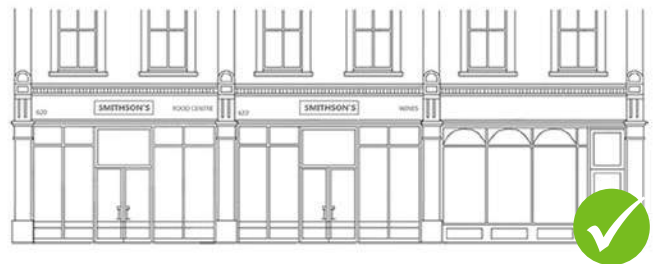
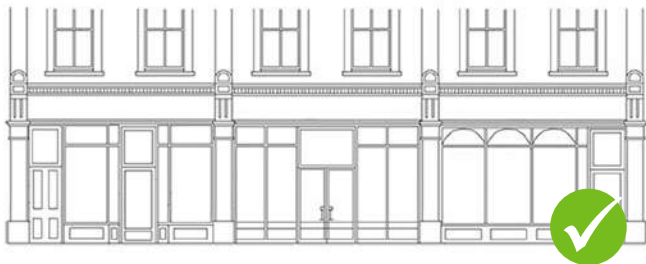
### Signage and Advertising

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.

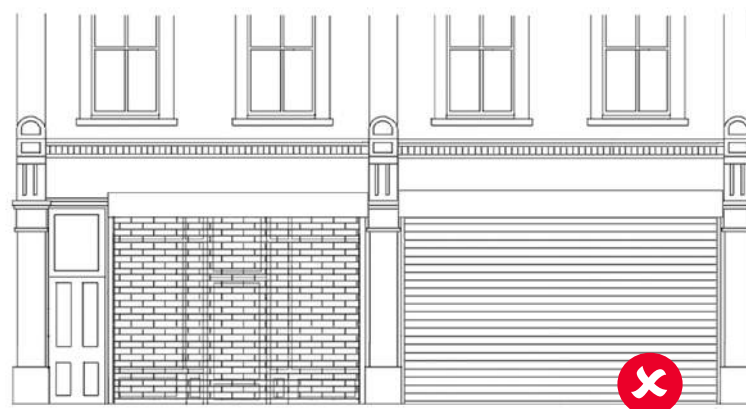
Fascia signs should not obscure architectural features, project forward of other features, extend unbroken over more than one shop unit, or impinge upon first floor windows. Box fascias and projecting box signs are not acceptable. Additional signs applied to the facade above fascia level or on upper storeys will not usually be permitted.

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



Shop fronts should relate to others in the area. Fascia signs should be in proportion, and not extend across multiple units.



**Solid external shutters are not acceptable**



## Shutters, Grills and Security

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.

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. 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).

## 3.7 Demolition

There is a presumption in favour of the retention of all 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.

## 4.1 Appendix A - Audit

### BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

#### Awlfield Avenue (west side)

Nos. 1-21

#### Awlfield Avenue (east side)

Nos. 2-46

#### Balliol Road (west side)

Nos. 1-29

#### Balliol Road (east side)

Nos. 2-28

#### Bennington Road (west side)

Nos. 1-23

#### Bennington Road (east side)

Nos. 6-44

#### Cesthunte Road (west side)

Nos. 1-43

#### Cesthunte Road (east side)

Nos. 2-44

#### Cumberton Road (west side)

Nos. 1-35

#### Cumberton Road (east side)

Nos. 2-32

#### De Quincey Road (west side)

Nos. 1-31

#### De Quincey Road (east side)

Nos. 2-30

#### Gospatrick Road (north side)

Nos. 18- 54

#### Gospatrick Road (south side)

Nos. 1-71

#### Henningham Road (south side)

Nos. 2-16

#### Kevelioc Road (west side)

Nos. 1-39

#### Kevelioc Road (east side)

Nos. 2-40

#### Lordship Lane

Nos. 132-458

#### Morteyne Road (north side)

Nos. 1-27

#### Morteyne Road (south side)

Nos. 2-28

#### Risley Avenue (north side)

Nos. 1-25

Nos. 1-60 Topham Square

Nos. 27-203

#### Risley Avenue (south side)

Nos. 2a-6a

Nos. 2-266

#### The Roundway (east side)

Nos. 2-90

#### Shobden Road (west side)

Nos. 1-43

#### Shobden Road (east side)

Nos. 2-30

#### Siward Road (west side)

Nos. 1-45

#### Siward Road (east side)

Nos. 2-46

#### Spigurnell Road (west side)

1-39

#### Spigurnell Road (east side)

Nos. 2-48

#### Teynton Terrace (west side)

Nos. 1-31

#### Teynton Terrace (east side)

Nos. 2-36

#### Topham Square (see Risley Avenue north side)





### **Tower Gardens Recreation Ground**

Gatepiers, gates and railings at entrances in Risley Avenue and Tower Gardens Road, and gatepiers to former south-west entrance in Tower Gardens Road

Boundary walls to north, south, east and west

#### **Tower Gardens Road (north side)**

Nos. 1-233

#### **Tower Gardens Road (south side)**

Nos. 2- 280

#### **Walden Road (west side)**

Nos. 1-7

#### **Walden Road (east side)**

Nos. 2-8

#### **Waltheof Avenue (west side)**

Nos.1-37

#### **Waltheof Avenue (east side)**

Nos. 2-36

#### **Wateville Road (west side)**

Nos. 1-39

#### **Wateville Road (east side)**

Nos. 2-28

## **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 Local Plan: Strategic Policies (2013)** is the principal statutory plan for the development of the Borough up to 2026. Section 6.2 (SP12) relates to the historic environment.
- **The Development Management DPD** (adopted July 2017) sets out detailed development policies. DPD Policy DM9 relates to the management of the historic environment.
- **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 And Guidance Links

### National

Planning (Listed Buildings and Conservation Areas) Act 1990

[www.legislation.gov.uk/ukpga/1990/9/contents](http://www.legislation.gov.uk/ukpga/1990/9/contents)

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)

[www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](http://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 (2016). <https://historicengland.org>.

[uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/](http://www.historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/)

### Regional

The London Plan

[www.london.gov.uk/priorities/planning/publications/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

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

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

[www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context](http://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 Plan: Strategic Policies

[www.haringey.gov.uk/sites/haringeygovuk/files/final\\_haringey\\_local\\_plan\\_2017\\_online.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_local_plan_2017_online.pdf)

Haringey Development Management DPD

[www.haringey.gov.uk/sites/haringeygovuk/files/final\\_haringey\\_dmp\\_dtp\\_online.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/final_haringey_dmp_dtp_online.pdf)

Haringey Streetscape Manual

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

Article 4 Direction: Tower Gardens Conservation Area (1981)

[www.haringey.gov.uk/sites/haringeygovuk/files/tower\\_gardens\\_article\\_4\\_direction\\_original\\_order.pdf](http://www.haringey.gov.uk/sites/haringeygovuk/files/tower_gardens_article_4_direction_original_order.pdf)

SPG 3.1 The Tower Gardens Estate Repair and Conservation Guide (1997)

[www.haringey.gov.uk/sites/haringeygovuk/files/spg\\_3.1\\_tower\\_gardens\\_estate\\_nov\\_1997](http://www.haringey.gov.uk/sites/haringeygovuk/files/spg_3.1_tower_gardens_estate_nov_1997).



## 4.4 Appendix D Sources

### Bibliographic

Victoria County History, History of the County of Middlesex, vol. 5 (1976)

Susan Beattie, A Revolution in London Housing (1980)

Robert Thorne, The White Hart Lane Estate: an LCC Venture in Suburban Development, The London Journal Vol 12 (1) 1986)

Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)

Christine Protz, Tottenham: A History (2009)

### Maps

Ordnance Survey 1:2500: Middlesex XII 3 1894, 1913, 1935

### Websites

London Parks and Gardens Trust Inventory of London's Green Spaces of Local Historic Interest

**[www.londongardensonline.org.uk/gardens-online-record.php?ID=HGY041](http://www.londongardensonline.org.uk/gardens-online-record.php?ID=HGY041) accessed on 28 November 2017**

### Archives

Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

Historic England Historians file HAR/14

London Metropolitan Archive

## 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 flat, 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

**Battlement** a parapet with alternating higher and lower parts

**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

**Bond** the arrangement of facing brickwork in courses of headers and/or stretchers

**Capital** the head of a column or pilaster, often ornamented

**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 beam, arch, parapet etc.

**Creasing tiles** thin clay tiles laid horizontally beneath a wall coping, often used decoratively in Arts-and-Crafts architecture

**Cresting** a 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

**Gable** a small gable, usually superimposed on a hipped 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

**Kneeler** A shaped block, often set at the junction of an eaves and gable

**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 triangular or segmental gable above a portico, opening or façade

**Perpendicular style** Gothic style of the late-15th and early-16th centuries

**Pier** a solid masonry support as distinct from a column, often flanking openings

**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

**Quoin** a dressed stone at the angle of a building usually laid so that their faces are alternately short and long

**Render** plaster or stucco applied to an external wall surface. Roughcast (or pebbledash) is mixed with gravel

**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











# Local Heritage List

## Consultation Draft



# Foreword

I am pleased to present the draft Local Heritage List for public consultation. We hope this document will highlight the quality and variety of our Borough's built heritage, and identify locally important heritage buildings that contribute to the character of our neighbourhoods and are valued by local communities.

Local Heritage Listing shouldn't prevent change to the built environment. It is our hope that it will add to our understanding of local heritage, so that opportunities to enhance the historic character of our neighbourhoods can be identified, and unnecessary harm or loss of these irreplaceable buildings can be avoided. The list should be a useful resource for owners and users of buildings, local communities, and anyone with an interest in local heritage.

The Local Heritage List is also an important tool in the planning process and will be taken in to account when the Council is considering applications for planning permission. The information in this document should clarify why these buildings are important, supporting good decision-making, and providing clarity to everyone involved.

I would like to thank Haringey's Conservation Area Advisory Committees, who have helped research and prepare the draft list, volunteering their time and invaluable local knowledge. Good heritage management is only possible with the support and involvement of the local community, and I encourage everyone to read and comment on the draft list. This public consultation is an opportunity for local residents and businesses to have their say on this important new document.



# Contents

1.	Introduction	4
1.1.	About the Local Heritage List	
1.2.	Why publish a Local Heritage List?	
1.3.	What is included on the list?	
2.	Decision making and the planning process	6
2.2.	Assessing the impact of proposals	
2.3.	General guidelines for changes affecting a locally listed building	
3.	Preparing the list	9
3.2.	Buildings removed from the list	
3.3.	Consultation	
4.	Selection criteria	10
4.2.	Interest	
4.3.	Significance	
5.	Draft List	14
5.1.	Neighbourhood Areas Overview	
5.2.	Alexandra Palace and Bounds Green	
5.4.	Crouch End	
5.5.	Harringay	
5.6.	Highgate	
5.7.	Muswell Hill	
5.8.	Hornsey	
5.9.	Noel Park and Lordship Lane	
5.10.	Stroud Green	
5.11.	Tottenham and St Ann's	
6.	Appendices	41
6.1.	Appendix 1 - List entries in alphabetical order by street	
6.2.	Appendix 2 - Buildings and structures recommended for removal from the list	



# 1. Introduction

## 1.1. About the Local Heritage List

**1.1.1.** Creating a local heritage list is a way for the Council and local communities to identify and celebrate historic buildings and other structures that enrich and enliven the Borough. Local heritage lists sit within a continuum of measures for identifying and protecting buildings and other heritage assets, which includes World Heritage Sites at the international level, national designations such as listed buildings, scheduled monuments and historic parks and gardens, and conservation areas.

**1.1.2.** The buildings identified on the local heritage list are considered 'non-designated heritage assets'. They are not included on the Statutory List (administered by Historic England) or protected by other national designations, but they have some heritage significance that is locally important and should be taken into consideration in the planning process.

**1.1.3.** The Government's National Planning Policy Framework recognises that heritage assets are an 'irreplaceable resource' and should be conserved 'in a manner appropriate to their significance'. This includes non-designated heritage assets.

## 1.3. Why publish a Local Heritage List?

**1.3.1.** The National Planning Policy Framework requires that local planning authorities set out 'a positive strategy for the conservation and enjoyment of the historic environment'. Preparing a Local Heritage List identifying non-designated assets is part of this. The Government's Planning Practice Guidance (paragraph 39) suggests that local authorities create locally administered lists of undesignated heritage assets. This is a clear, consistent and accountable way of identifying the sites, clarifying what it is about them that is significant, and ensuring this is given due consideration when changes affecting the historic environment are proposed. Recent guidance from Historic England supports this approach.

**1.3.2.** The list identifies non-designated heritage assets, setting out why they are included, and which parts of the structure are most significant. This information can help inform both strategic planning, and allows the Council to consider local heritage interest when deciding whether to grant planning permission for proposals affecting these buildings. It will also be a valuable source of information for residents, developers, the Council and the owners and users of buildings.

**1.3.3.** Preparation of the Local Heritage List is also an opportunity for the Council to work with local communities and gain a greater understanding of



how the borough's heritage is valued at a local level; to promote engagement with the borough's history and raise awareness of Haringey's rich cultural heritage. As well as having an important role in the Council's planning functions, this document is intended to be a source of information to those with an interest in our Local Heritage.

## 1.4. What is included on the list?

**1.4.1.** This Local Heritage List includes built structures (buildings, bridges and other infrastructure, street furniture, walls, statuary, etc.) and designed landscaping. It does not cover natural landscape features, habitats, trees, views (locally significant views are identified in the local plan) or open space. Local events or building uses are also not considered, although where a structure is linked to locally significant uses or past events, this can contribute to its significance.

**1.4.2.** Most street furniture located on public streets or spaces (bollards, signs, way markers, troughs, statues, etc.) is identified in Haringey's Historic Street Furniture Audit (2006) and is not covered here. There are some exceptions, such as when one of these structures is not located in the public realm. Parks and gardens are identified in the register of Public Parks, Gardens,

Squares, Cemeteries and Churchyards of Local Historic Interest, compiled by the London Historic Parks and Gardens Trust, and are not included here, although landscape features that are not parks or gardens (such as the new river aqueduct) are included here.

**1.4.3.** Assets that are covered by another designation (such as statutory listing) are not included here. Buildings that are in an area designated as conservation area may also be included on the Local Heritage List, where the building has some additional significance in its own right, notwithstanding its contribution to the character and appearance of the Conservation Area.



## 2.

## Decision making and the planning process



**2.1.1.** It is important to realise that local heritage listing is not a statutory designation and does not provide any additional legal protections or constraints on development. Listed Building Consent is not required when making changes to locally listed buildings and permitted development rights are not affected.

**2.1.2.** However, where planning permission is required, locally listed buildings will be treated as non –designated heritage assets. Proposals will be judged against Haringey’s Local Plan Policies relating to management of the historic environment. SP12 in Haringey’s Strategic Policies (2017) sets out the Council’s intention to ensure the conservation of the historic significance of Haringey’s heritage assets (including Locally Listed Buildings) and supports the use of the historic environment as a basis for heritage-led regeneration and as a basis for good design and positive change. DM9 Management of the Historic Environment, in Haringey’s Development Management DPD (2017) sets out in more detail the Borough’s approach to managing development affecting heritage assets. DM9 F refers specifically to Listed and Locally Listed buildings and sets out the Council’s intention to secure the future of these buildings.

**2.1.3.** The fact that a building or site is on a local heritage list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application. When deciding applications for planning permission that affect a locally listed heritage asset or its setting, the NPPF requires that the effect of an application on the significance of a non-designated

heritage asset should be considered. In weighing applications that directly or indirectly affect 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.

## 2.2. Assessing the impact of proposals

**2.2.1.** When preparing and assessing planning applications affecting local heritage assets, it is important to gain an understanding of the building’s significance. Significance is defined in the NPPF as “the value of a heritage asset to this and future generations because of its heritage interest.” The interest may be archaeological, architectural, artistic or historic.” There is more information on how to understand significance in section 4 ‘Selection Criteria’ below. The listing description is a good starting point, but it will often be appropriate to undertake a more detailed assessment of the building’s significance when developing proposals, and to submit the information in a heritage statement accompanying the application. Heritage statements are not required for Householder applications.

**2.2.2.** Inclusion on the Local Heritage List should not prevent change, and a good understanding of these buildings and their significance will clarify where there are opportunities for change. Carefully considered changes can often be made without having an adverse impact on significance. Parts of the building or its

## 2.3. General guidelines for changes affecting a locally listed building

setting might not contribute to significance, and may detract from it. Understanding significance will often highlight opportunities for beneficial change that enhances the asset. Locally listed buildings are considered less significant overall than statutory listed buildings, and in many cases, there will be more scope for change.

**2.2.3.** Where proposed changes will cause harm to the asset's significance, the Council will take a balanced approach. Total or substantial demolition, or changes that cause the significance to be substantially lost will not usually be acceptable. Every effort should be made to minimise harm. Unjustified or unnecessarily harmful changes that could be avoided will not be considered acceptable, even if the impact is small.

**2.2.4.** Where Proposals will deliver heritage benefits (for example by improving the setting, securing essential maintenance, or adapting a disused building to an appropriate new use), this will be weighed against any adverse impacts. Layout and access changes, extensions, updating servicing etc. will often be acceptable in order to secure the continued use of the building.

**2.2.5.** Where development proposals cause some harm to a locally listed building but deliver wider public benefits, the Council will take a balanced approach as required by the NPPF, taking in to account how significant the building is, and the scale of the harm caused. Local listing is not intended to prevent development that could benefit the borough in other ways. However, inclusion on the local list does ensure that the significance of the building is properly understood and given due consideration in the planning process.

**2.2.6.** The absence of any building from the published local heritage list does not necessarily mean that it has no heritage value. It may be the case that an asset is only identified when a planning application comes forward, in which case its significance can be assessed against the selection criteria included in this document.

**2.3.1.** There are a huge variety of buildings types included on the list, and each development proposal will be considered individually, having regard to the considerations above. It is impossible to provide definitive rules about what is and is not appropriate that will apply in every case. The following are general considerations that it will be helpful to keep in mind when proposing changes affecting a locally listed building or its setting. In all cases, advice should be sought at an early stage from appropriately experienced heritage professionals who will be able to provide more specific advice.

### 2.3.2. Opportunities for enhancement

- ➔ **Repair and restoration:** Many of the buildings on the Local Heritage List are in poor repair or have been altered in ways that harm their significance (e.g. UPVC windows, cluttered signage). Opportunities to undertake repairs, restoration of original features and removal of clutter should be considered.
- ➔ **Setting:** Often the setting of a building has changed over time and can detract from its significance. Consider opportunities to enhance or restore the setting (e.g. landscaping, reinstate building line).
- ➔ **Updating:** Improvements to accessibility, servicing, thermal performance, functionality, etc. can ensure the continued use of the building, and allow it to be enjoyed more easily.
- ➔ **Adaptive Reuse:** Finding appropriate new uses for disused buildings can secure their future, allow them to be enjoyed and appreciated more widely, and contribute to the vitality of the local area. This is especially true where the new use is publicly accessible, and the building can be enjoyed by the wider public.
- ➔ **Good quality design:** Alterations, extensions, adaptations and new buildings nearby that are



of high quality in their design and construction, and complement the locally listed building, will be considered an enhancement. Creative, contemporary design work that responds appropriately to the context is usually welcomed. Extensions and new buildings affecting a Local Heritage Asset are not required to replicate historic building styles.

### 2.3.3. Preserving significance

- ➔ Historical features and fabric should be retained and repaired, never removed. Where these are damaged or lost, it might be appropriate to reinstate them, replicating the original materials and techniques.
- ➔ Internal layout and interior features often contribute to the significance of the building and should be preserved where practicable.
- ➔ Care should be taken to use appropriate materials and techniques for the age of the building. For example, breathable lime-based materials are usually appropriate for older houses. Inappropriate use of materials can cause permanent harm to the fabric.
- ➔ Where replacement of windows, doors, roofing material, or other parts of the structure is required, this should usually be on a like for like basis. It will usually be acceptable to incorporate double glazing in replacement windows provided that the original material and design is replicated.
- ➔ Where possible, the original setting of the building should be preserved (including garden walls, soft and hard landscaping, relationship to neighbouring buildings and the street).
- ➔ Extensions should usually be subordinate in size and should be carefully designed to complement the original building.

### 2.3.4. Harmful changes to be avoided

- ➔ Rendering or painting of brickwork or other façade materials, or application of cladding or external insulation.
- ➔ Replacement windows and doors that don't match the original, especially UPVC.
- ➔ Demolition of part or all of the building.
- ➔ Removing or covering up architectural features such as shop front features, ironwork, chimneys, etc.
- ➔ Removing the original boundary wall or landscaping to provide hard surfacing for parking in front gardens.
- ➔ Most roof extensions.
- ➔ Excessive changes to internal layout, or loss of interior features and historic fabric: The layout of the interior of the building, features such as fireplaces, and the historic fabric including floorboards, plasterwork, etc. all contribute to the building's significance. 'Façade retention' is not usually an acceptable approach.
- ➔ Inappropriate change of use can be harmful, for example converting a local pub to residential flats will cause some loss of significance.
- ➔ New buildings or other changes nearby that negatively affect the setting of the building or views of the building.

## 3. Preparing the list

**3.1.1.** The Local Heritage List has been prepared following guidance in Historic England, Historic Environment Advice Note 7: Local Heritage Listing (2012) as well as other relevant guidance. This document is the outcome of a comprehensive review of Haringey's existing local list, which was first adopted in 1978. New selection criteria were developed (see section 4). Every entry on the existing list and 209 new suggestions were considered and assessed against the new selection criteria. The assessment process included site visits, and desk based and archival research

**3.1.2.** The draft list has been prepared in collaboration with Conservation Area Advisory Committees across the borough, who were invited to participate in reviewing existing entries and suggesting new ones in their area. Most of the new entries on the list have been suggested by these local groups who have specific knowledge of the area.

### 3.2. Buildings removed from the list

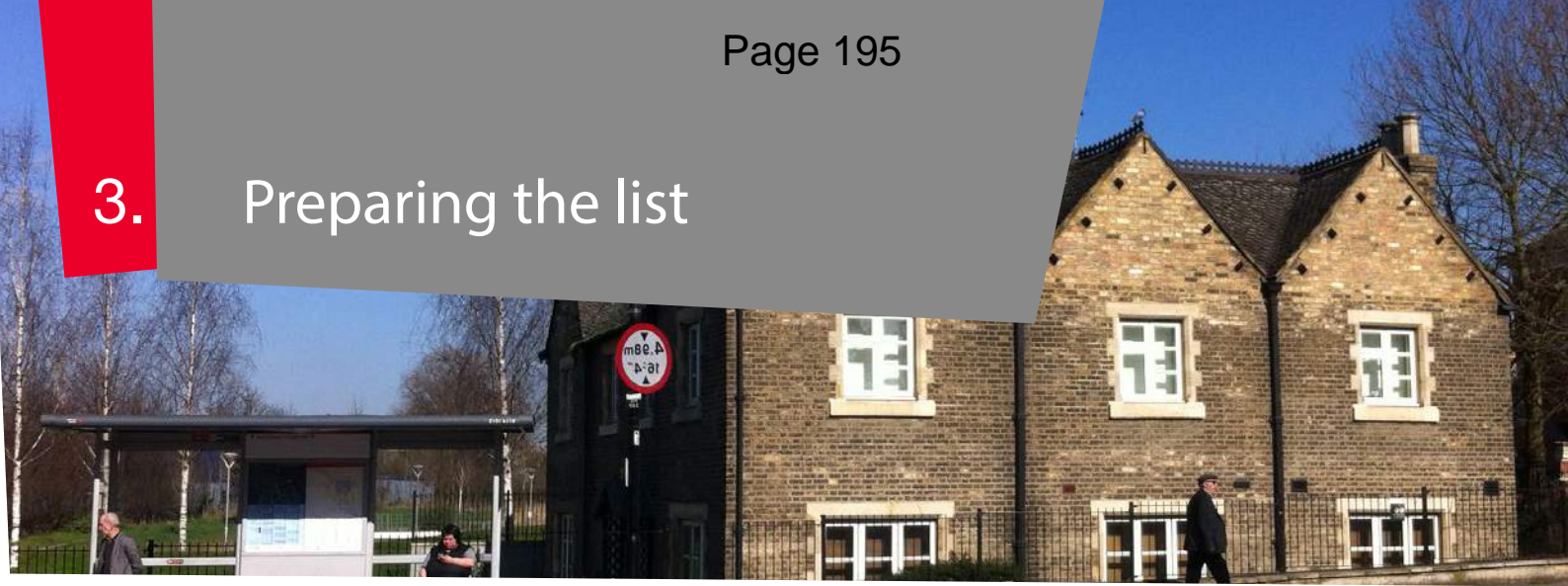
**3.2.1.** This document recommends that a number of buildings are removed from the list. These are listed in appendix 2, with a short explanation for each. Removal from the list does not mean that the building has no significance. In some cases, they are protected by another heritage designation: buildings that have been added to the statutory List have been removed.

**3.2.2.** Many are already part of a conservation area, and while they don't meet the criteria for inclusion on the local list or statutory list in their own right, it is important to note that most make a positive contribution to the conservation area, which is a designated heritage asset. In some cases, the building has been demolished, or is so altered or damaged that it has lost its significance.

### 3.3. Consultation

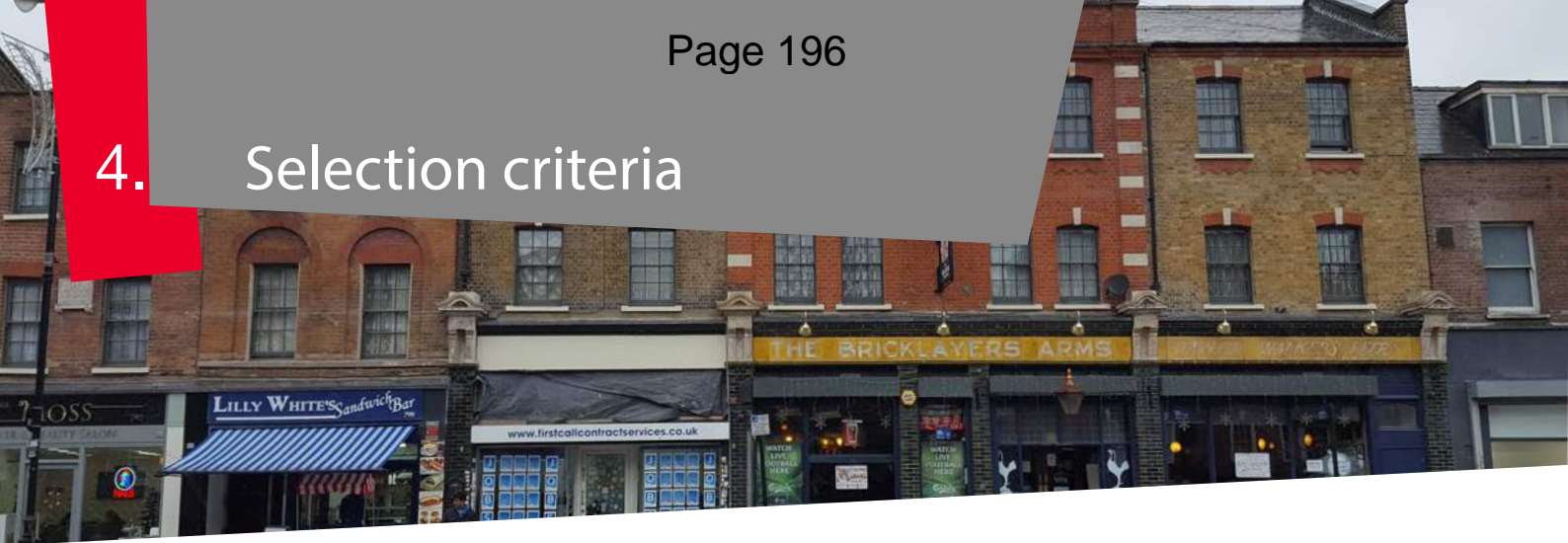
**3.3.1.** This draft list is being published for a six-week public consultation. This is an open consultation. Anyone can comment on the document. Comments can relate to the listing criteria and guidance, or to individual list entries.

**3.3.2.** All comments will be reviewed, and responses will be included in a consultation report. Where it is considered appropriate, the documents will be revised taking account of responses received, and the revised document submitted to the Cabinet for adoption. Responses to all comments will be included in a consultation report, which will be published when the revised document is referred to the Council for adoption.





## 4. Selection criteria



**4.1.1.** The selection criteria are based on the definition of significance in the NPPF, as well as the heritage values identified in Conservation Principles (2018) published by Historic England. These have been adapted in to four clear categories of interest listed below, that are easily understandable by all who may have an interest in the local heritage list or wish to contribute, and that are generally applicable to Haringey's Local heritage.

**4.1.2.** The Government's planning practice guidance on non-designated heritage assets notes that 'Only a minority of buildings have enough heritage interest for their significance to be a material consideration in the planning process. The five significance criteria have been included to ensure that only those buildings

that have enough heritage interest are included, and that the efficacy of the list is not compromised by the inclusion of buildings that lack any special significance. The criteria are designed to pick out those buildings that most significant locally and should be considered in their local context, so for example: a Victorian house which would be unremarkable in one part of the borough, might be considered a rare survival in a neighbourhood that has undergone more change over the years.

**4.1.3.** Nominated buildings or structures should meet at least one of the criteria from each column, and at least one additional criterion from either column.

### 1. HERITAGE INTEREST

To ensure that the list reflects recognised heritage values, nominations must have at least one of these qualities.

- ➔ Historical interest
- ➔ Social or community interest
- ➔ Architectural or urban design interest
- ➔ Aesthetic interest

### 2. DEGREE OF SIGNIFICANCE

To ensure that the list protects only the most important and significant examples, and that the designation is not devalued, nominations must meet at least one of these criteria.

- ➔ Rarity (in the local area)
- ➔ Representativeness
- ➔ Integrity
- ➔ Age
- ➔ Innovative or influential

## 4.2. Heritage Interest

### 4.2.1. Historical Interest

Historical associations, evidential or illustrative value: The structure is closely associated with historical people or events of local or wider interest, or it provides evidence about, or is illustrative of, the area's history, or regional/national history.

- ➔ Historical associations could mean that the building is the former home of a locally known historical figure or the place where locally significant events took place.
- ➔ Evidential or illustrative value means that the structure tells us something about the historical development of the area or shows us what the area was like in the past or how people used to live.

### 4.2.2. Social or Community interest

The structure is well known, makes a considerable contribution to sense of place, or is closely associated with particular functions, events, traditions or memories that are of inity as a whole.

- ➔ Structures in this category might be associated with a particular use such as a market hall, gathering place, school, or community space. It might be commemorative such as a statue or memorial. It might be something that people feel defines their local area or contributes to its unique character.



Historical Interest: The Marsh Lane Pumping Station in Tottenham is illustrative of an aspect of the area's history - the rapid development during the late Victorian era including important expansion of infrastructure.



Historical Interest: This building in Hornsey appears very unremarkable but was the original workshop of the renowned Lotus car company which was founded here in the 1950s. Much of the original fabric remains, hidden behind the builders merchant's signage.



Social or Community Interest: This historic water trough near the centre of Wood Green predates much of the surrounding townscape and is a local landmark, creating a connection with the area's past.

### 4.2.3. Architectural or urban design interest

Design, construction, craftsmanship, decoration, layout or urban form is of interest. The structure could be representative of a particular style, architect, pattern of development or technology, or it could be distinctive, innovative or of exceptional quality.

- ➔ Outstanding examples of architectural styles such as Modernism or the Arts and crafts style, or development influenced by the Garden Cities movement would meet this criterion. It could be that the brickwork or use of cast iron is of a particularly high quality. On the other hand, the structure might be significant because it is unique or innovative and differs from common types of building seen elsewhere.



## 4.3. Degree of Significance



**Architectural Interest:** This former Presbyterian Church in Highgate is an attractive example of church architecture in the Victorian Gothic style.

### 4.2.4. Aesthetic interest

The structure makes an important contribution to visual appeal, views, townscape or landscape (perhaps as a focal point or landmark) or is unusually attractive in appearance.

→ A building that makes an important contribution to the townscape would meet this criterion, even if the architectural qualities taken on their own are unremarkable. It might be a terrace of houses that defines the space of a street or public square, a building that frames or is the focal point of views, or a style of wall that defines a distinctive townscape. Visual landmarks that contribute to the legibility of the townscape might also be included, such as clock towers or station frontages.

→ Structures with unusual aesthetic qualities, perhaps as a result of many alterations and additions that have built up over time or because of their relationship with the landscape might also be included here.



**Aesthetic Interest:** This bridge over the disused railway in Alexandra Palace Park contributes to the distinctive landscape character.

### 4.3.1. Rarity (in the local area)

The building exemplifies a quality that is unique or unusual, or is one of few remaining examples where others have been lost.

→ This is often related to age, but may be a result of there having been only a few examples in the first place. Older buildings or structures tend to be rarer because it is more likely that over time other examples of the same kind will have been lost. The rarer the building or structure the more valuable it is.



**Rarity:** The Lodge at Woodside park is significant because of its unusual design and construction, not found elsewhere

### 4.3.2. Representativeness

The structure is a particularly fine example of a quality or type.

→ There may be a number of buildings of a particular style, In the Muswell Hill area, for example, there are many examples of buildings from the Edwardian era that reflect the architectural styles of the time, but only the finest examples should be included on the list.



Architectural Interest: This former Presbyterian Church in Highgate is an attractive example of church architecture in the Victorian Gothic style

#### 4.3.3. Integrity

It is unusually well-preserved or has coherence or completeness in composition, either in itself or as part of a group.

- ➔ A structure might be considered particularly significant because it hasn't changed much since it was first built, where other examples of the same type might have been extensively altered or fallen in to poor repair. This criterion might apply to groups of structures that relate to each other, for example a shopping parade, or a church with vicarage and church yard.



Integrity: This terrace of houses on Castle Yard in Highgate is unusually uniform and well preserved, with all of the original features

#### 4.3.4. Age

Of particular value because of its age, or dating from the earlier part of the borough's development.

- ➔ The older the building or structure is the more valuable it is likely to be. (Most buildings in original or largely unaltered condition which date from before 1840 are included in the national list.)



This building containing a small Bakery in Crouch end dates from 1850 - much earlier than its neighbours - and retains much of its original character.

#### 4.3.5. Innovative or influential

The first, or an early example of a particular quality, influencing future development in the area or more widely, or uses design or technology in a way not previously seen.

- ➔ Buildings that meet this criterion might be works of a well known architect which influenced other buildings from that time. It might make use of a new (at the time) technology.

Innovative or Influential: This prefabricated house (below) and the small garden house (above) in Highgate were built by the architect Walter Segal as prototypes for his later prefabricated self-build houses including Segal Close in Lewisham.





## 5. Draft List

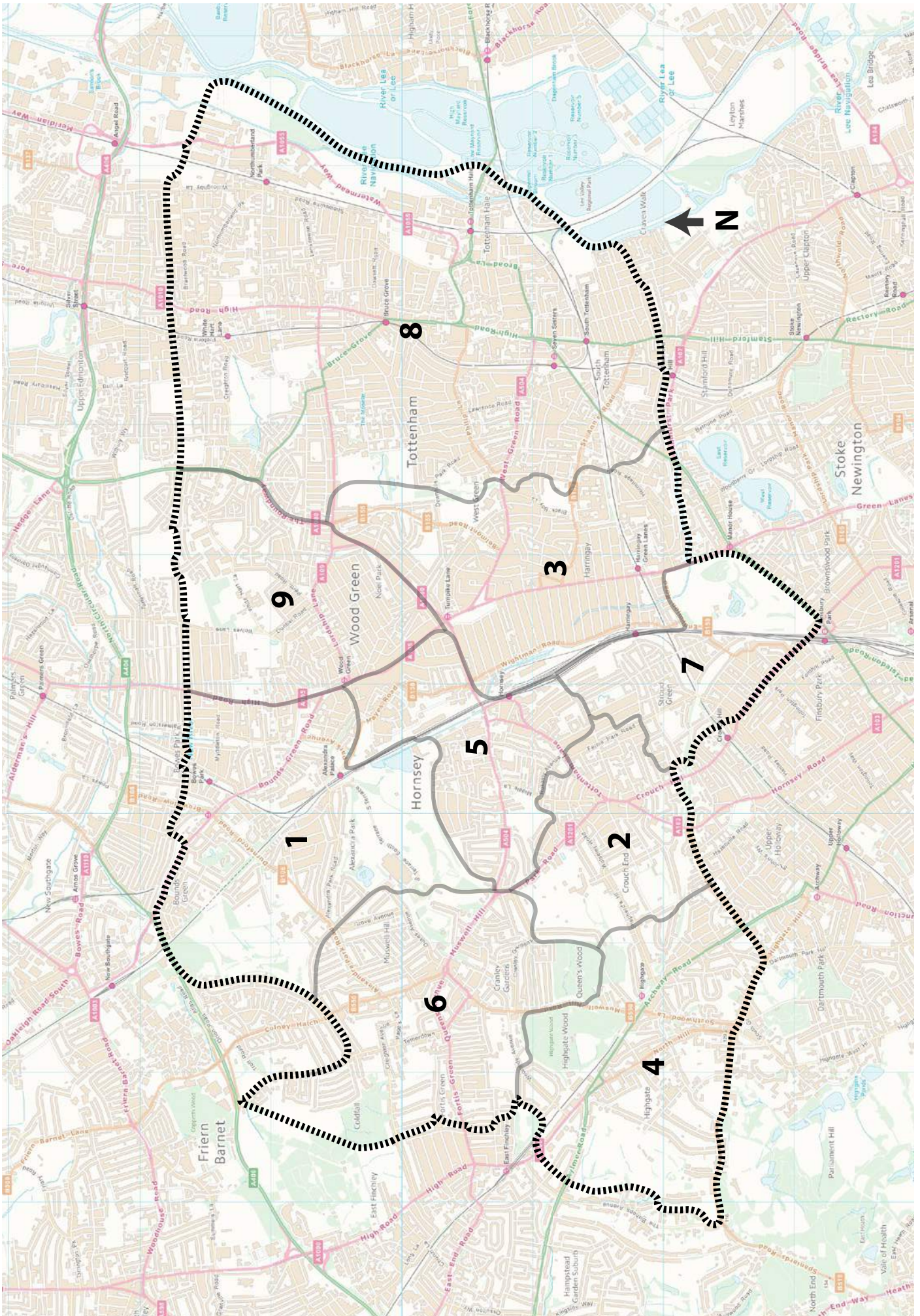


### 5.1. Neighbourhood Areas Overview

**5.1.1.** The draft list has been organised in to neighbourhood areas, based on neighbourhoods identified in Haringey's 2015 Urban Characterisation Study. This is principally for practical reasons as it allows the entries relating to each area to be reviewed easily and shown on a map. It also allowed local heritage groups who contributed to the drafting process to focus on their area of interest. New additions proposed here that were not previously included on the list are highlighted in yellow.

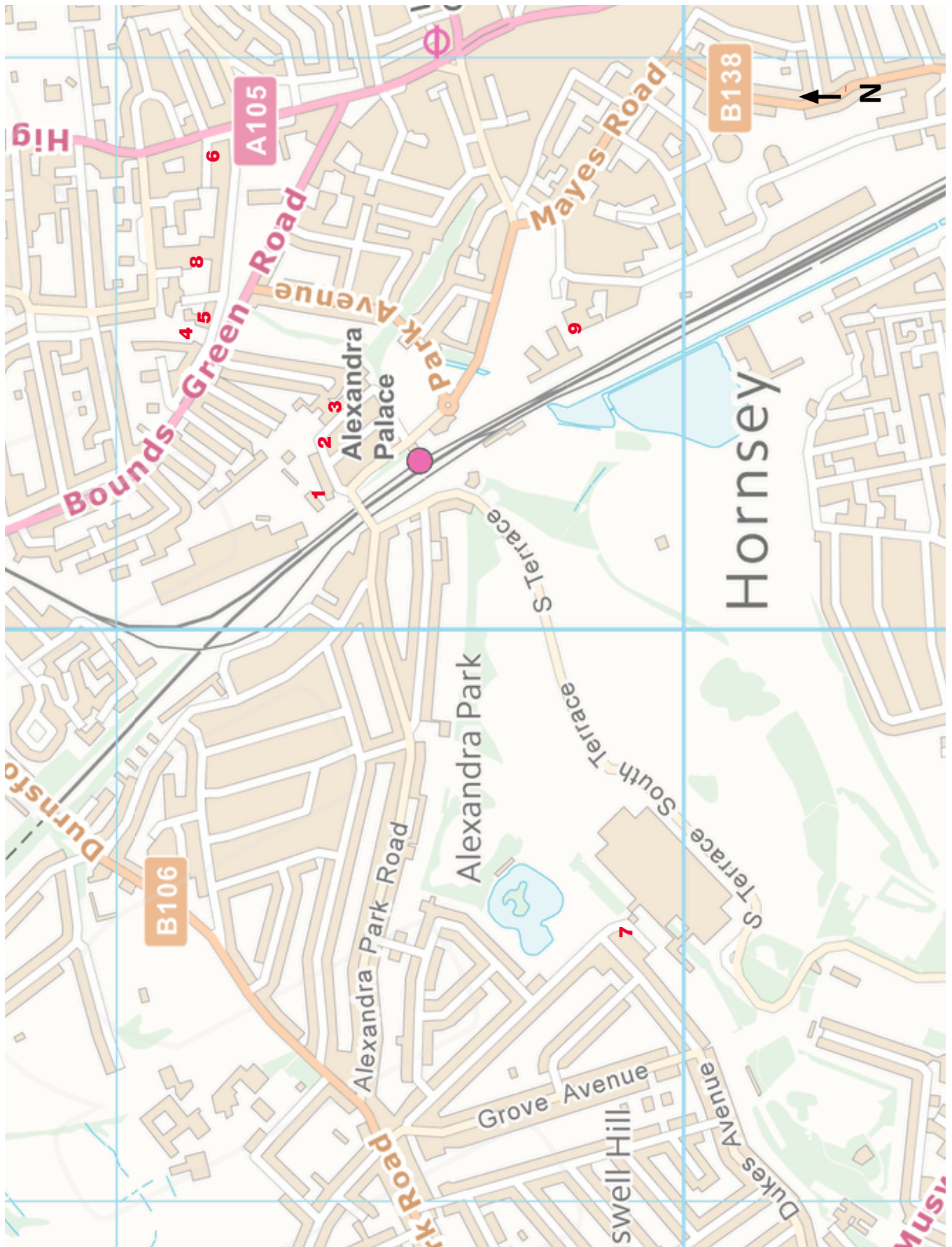
1. Alexandra Palace and Bounds Green
2. Crouch End
3. Haringay
4. Highgate
5. Hornsey
6. Muswell Hill
7. Stroud Green
8. Tottenham and St Ann's
9. Noel Park and Lordship Lane







## 5.2. Alexandra Palace and Bounds Green



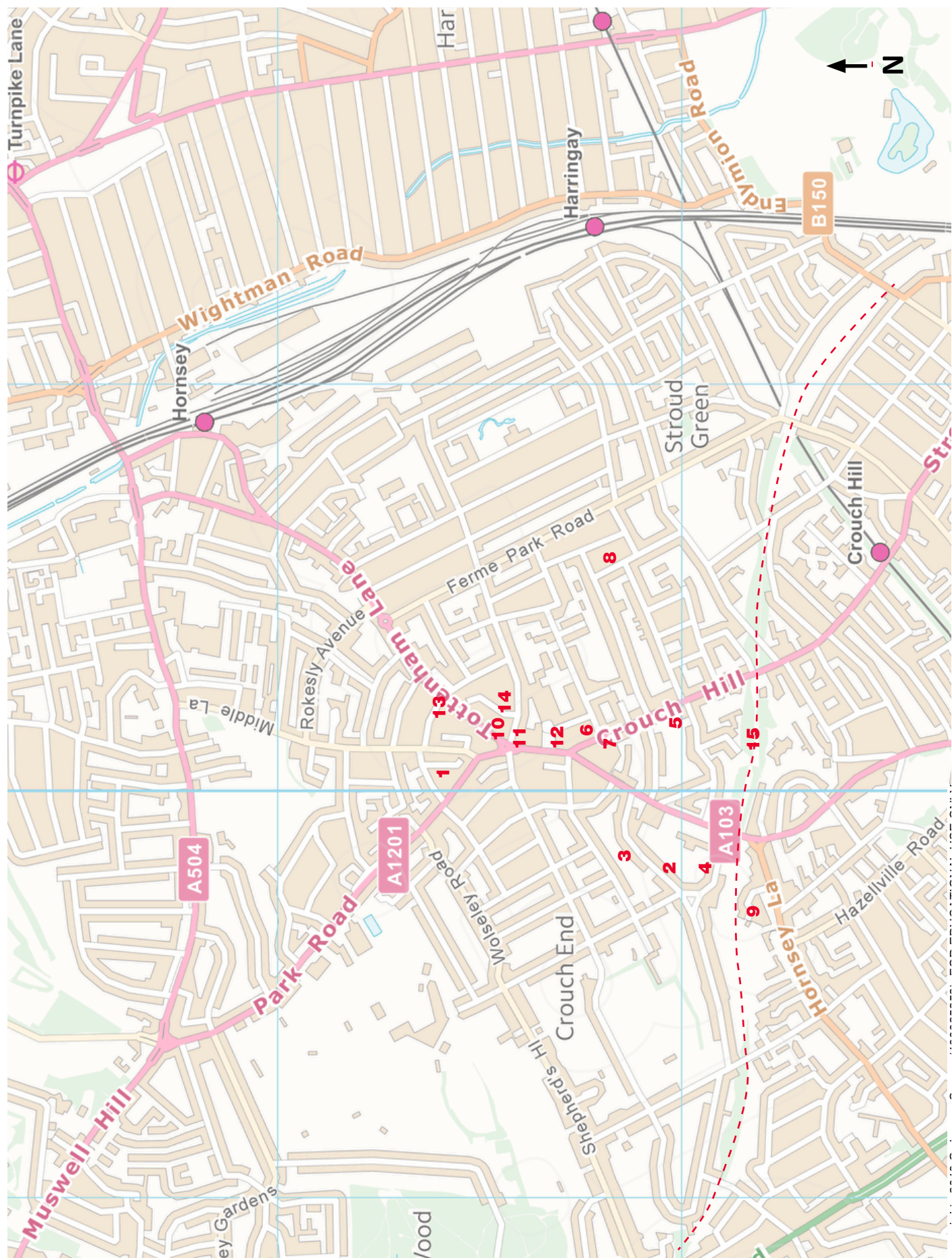
Locally listed buildings in Alexandra Palace and Bounds Green



	Premise number	Street Address	Name/description
1	1-15 (odd)	Bridge Road, Wood Green, N22	Terrace of 19th century workers cottages
2	15-19 (odd)	Dorset Road, Wood Green, N22	19th century houses with dutch gables
3	2-24 (even)	Dorset Road, Wood Green, N22	Terrace of 19th century cottages
4	St Barnabas	Finsbury Rd, N22 8PA	Greek orthox church with spire
5	1	Finsbury Rd, Wood Green, London N22 8PA	The Prince public house
6	287	High Road, Wood Green	Former Fishmonger's Arms Public House
7	Station building	The Avenue, Muswell Hill, N10	Former Alexandra Palace Rail station building
8	St Mary's Greek Orthodox Church	Trinity Road, N22	Former Methodist Chapel
9	22	Western Rd, Wood Green, N22	Decorium - former public swimming pool



5.4. Crouch End



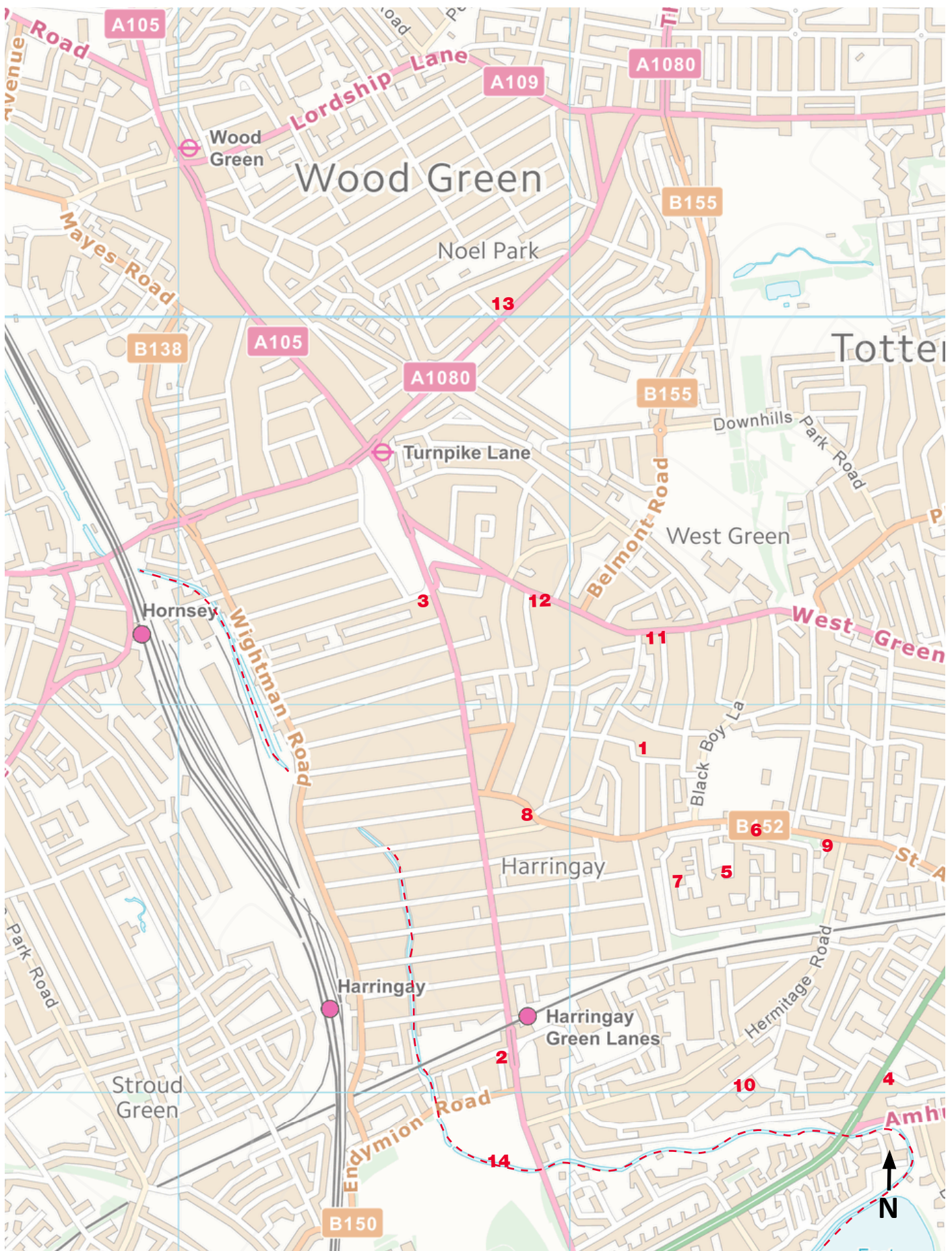
Locally listed buildings in the Crouch End neighbourhood area



	Premise number	Street Address	Name/description
1	1-6 (consecutive)	Back Lane, Crouch End, N8	Topsfield Cottages
2	18 and 22	Crescent Road, Crouch End, N8	Group of gothic villas
3	15-19 (odd)	Crescent Road, Crouch End, N8	Group of gothic villas
4	6-12 (even)	Crescent Road, Crouch End, N8	Group of gothic villas
5	113	Crouch Hill, Crouch End, N8	Detached house with architectural merit
6	Adjacent to 132	Crouch Hill, Crouch End, N8	Former Floral Hall, glazed shop building
7	145	Crouch Hill, Crouch End, N8	Park Chapel
8	2-8 (even)	Gladwell Road, N8	Group of mid 19th century detached houses
9	131 and 133	Hornsey Lane, Highgate, N6	Semi detached Victorian villas
10	48	The Broadway Crouch End	Corner building with stone dressing
11	46	The Broadway, Crouch End	Corner building with stone dressing
12	6	The Broadway, Crouch End, N8	Early shop building
13	46 and 46A	Topsfield parade, Crouch end	Very well-preserved Edwardian shop front
14	14 and 16	Weston Park, Crouch End, N8	Corner buildings with turrets
15		Parkland Walk and associated historic structures (Highgate, Crouch End and Stroud Green)	Former railway line (now a park) including a number of historic bridges, platforms and other structures



## 5.5. Harringay



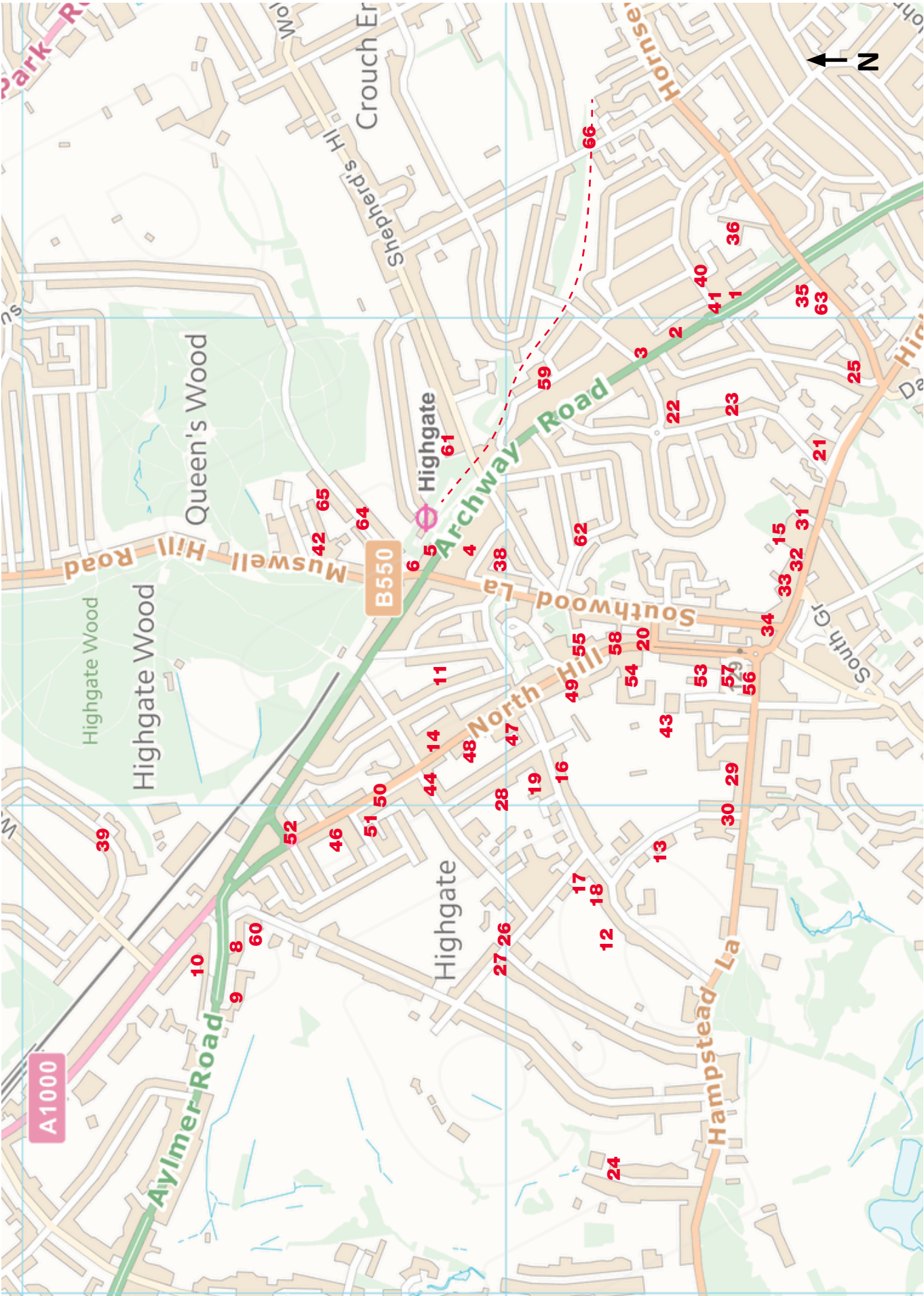
Locally listed buildings in the Harringay neighbourhood area



	Premise number	Street Address	Name/description
1	Coombe's Croft, and Priscilla Close 29a	Conway Road, N15	Former fire station with worker's cottages
2	359	Green Lanes, N4	The Beaconsfield Public House
3	677	Green Lanes, N8	The former Queen's Head public house
4	Woodberry Down Baptist Church	Seven Sisters Road, Tottenham (corner with Vartry Road)	19th century church
5	St ann's Hospital	St Ann's Rd, N15	Hospital Administration Building
6	Orchard House and Mayfield House	St Ann's Hospital, St Ann's Road, Tottenham, N15	Historic houses, part of the St Ann's Hospital site
7	St Ann's Hospital water tower	St Ann's Rd, N15	Water tower, still in use
8	405	St Ann's Rd and 33 Salisbury Rd	Corner shop front with architectural interest
9	289	St Ann's Road, Tottenham, N15	Former St Ann's Police Station
10		Vale Road, N4	Former Maynard's Sweet Factory
11		West Green Rd	West green primary school
12	433 and 435	West Green Road, Tottenham, N15	The former Duke of Cambridge Public House
13	57	Westbury Avenue	The Westbury public house
14		Historic structures of the New River (Harringay, Hornsey and Wood Green)	Historic aqueduct supplying North London



5.6. Highgate



Locally listed buildings in the Highgate neighbourhood area



	Premise number	Address	Description/name
1	138	Archway Road	Electricity substation for Northern line by Holden
2	162-198	Archway Road, Highgate, N6	Grand Parade, Arts and Crafts shopping parade
3	200-206 (even)	Archway Road, Highgate, N6	Winchester Hall Tavern (forms a group with Grand Parade)
4	271-351 (odd)	Archway Rd, 2-30 Hillside Gardens, 2-28 Jackson's lane, 114-116 Southwood Lane	Urban Block of outstanding architectural quality
5	412	Archway Road, Highgate, N6	Former railway building
6	414	Archway Road, Highgate, N6	Woodsman Public House
8	Aylmer Court	Aylmer Road	Arts and Crafts mansion block on prominent corner
9	Whittington Court	Aylmer Road	Art Deco mansion blocks with architectural interest
10	14 to 36	Aylmer Road	Manor Court , Neo-Georgian mansion block
11	27	Bishop's Road	19th century detached house
12	2, 6-12, 7-9, 13	Bishopswood Road	High Victorian detached and semi-detached villas that form a group
13	5	Bishopswood Road	Mills Centre - Highgate School building
14	1 to 16	Bramalea Close, N6 4QD	Modernist housing development with architectural interest
15		Broadbent yard, Highgate Bowl	Small folly at rear with historical interest
16	11	Broadlands Road	Etheldene, 19th century detached house
17	22	Broadlands Road	Gwendoline Simm, detached house and former medical centre
18	24	Broadlands Road	Detached Gothic villa forming a group with 2-13 Bishopswood Rd
19	8	Broadlands Road, Highgate, N6	Detached house
20	1 - 11 (consecutive)	Castle Yard, Highgate, N6	Well preserved early workers' cottages
21	57	Cholmeley Park, Highgate, N6	Channing Cottage, Decorative gate house
22	19	Cholmeley Park, N6	Garden building to rear of 19 with architectural merit

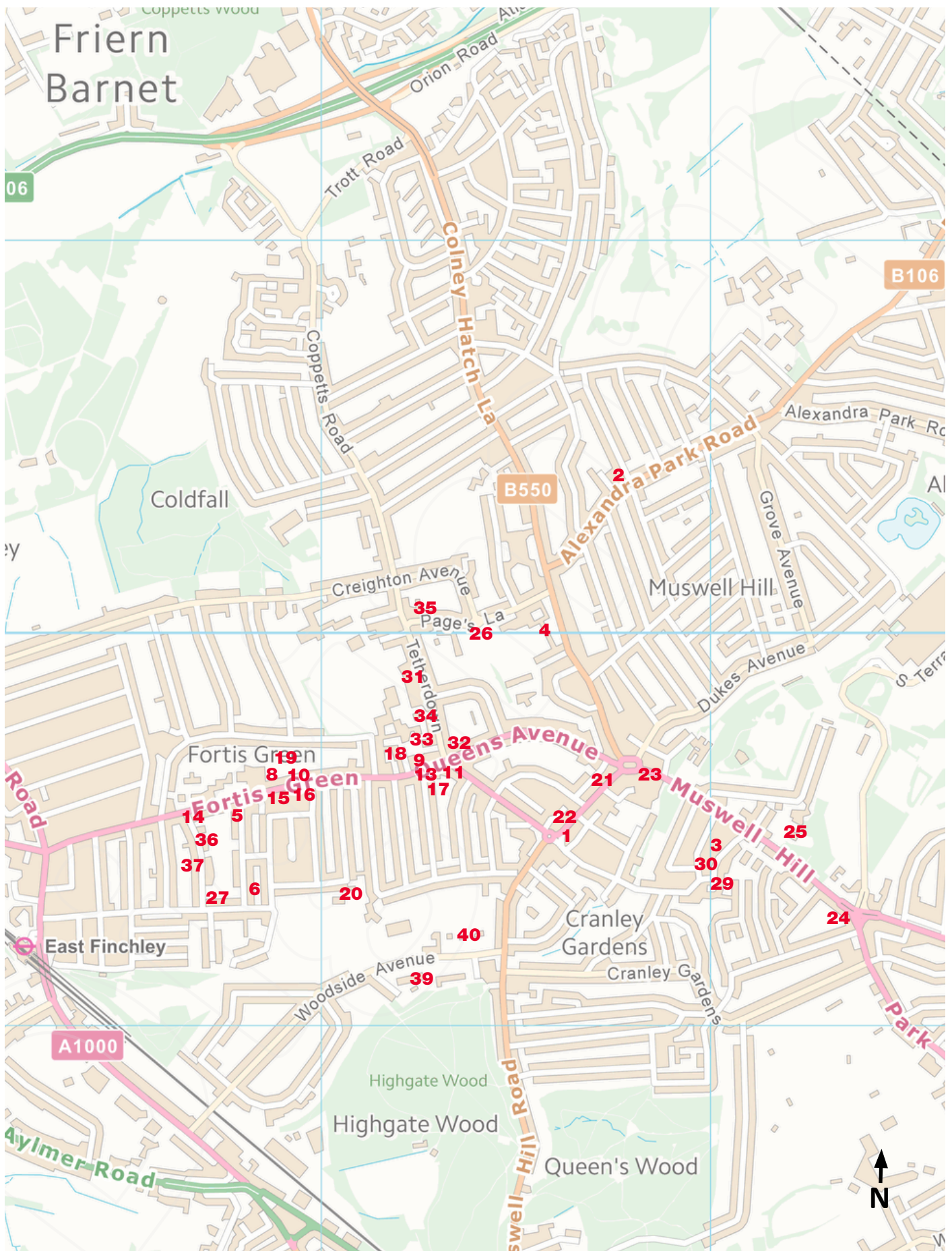


	Premise number	Address	Description/name
23	53	Cholmeley Park, N6	Lilford House
24	Blue Orchard	Courtenay Avenue	Arts and Crafts detached house by CHB Quennell
25	77	Cromwell Avenue, Highgate, N6	Cloisters court (former Presbyterian Church)
26	6 to 10	Denewood Road (see also 23 View Road)	Prominent detached houses with townscape merit
27		Denewood Road (unadopted section)	Historic lamp posts
28	10-16 (even)	Grange Road, Highgate, N6	The Grange including front boundary wall
29	12 and 14	Hampstead Lane	Marker stone in wall
30	14-22 (even)	Hampstead Lane, Highgate, N6	Group of well preserved gothic villas
31	16	Highgate High Street, N6	Building fronting Duke's Head Yard with carriage arch
32	44	Highgate High Street, N6	Early high street building with shop front
33	50-56 (even)	Highgate High Street, N6	High street building with dutch gable
34	88-90A (even)	Highgate High street, N6	Early high street corner building with 20th century addition
35	Pumping station	Hornsey Lane, Highgate, N6 (10 Tile Kiln Lane)	Historic pumping station including the base of large chimney
36	Northwood Hall	Hornsey Lane, N6	Cruciform Art Deco mansion block by George Bright
38	44-60	Jackson's lane, 1-25 Hillside gardens, 86-112 Southwood lane, N6	Southwood House Estate, Modernist housing
39	45	Lanchester Road, N6 4SX	The Tudor House, tudor revival 'model house' with historical interest
40	St Augustine's Church	Langdon Park Rd	St Augustine's vicarage
41	St Augustine's Church	Langdon Park Rd	St Augustine's Church Hall
42	8-12 (even)	Muswell Hill Road, N10	Terrace of early cottages
43	31	North Grove	Copper Beech, modernist flats
44		North Hill (Rowlands Close)	Historic fire hydrant outside Rowlands close
45	Highcroft	North Hill	Historic milestones outside Highcroft
46	159 to 177	North Hill	Well preserved double fronted cottages
47	33	North Hill	Mission Hall
48	57	North Hill	Historic drinking fountain outside 57
49	9	North Hill	Walter Segal's House
50		North Hill between Storey Road and View road	Historic bank and railings
51	123 and 125	North Hill, Highgate, N6	Pair of early 19th century semi-detached cottages
52	88 and 90	North Hill, Highgate, N6	Terraced houses with former workshop

	Premise number	Address	Description/name
53	25	North Road	Red lion and Sun Public House
54	57	North Road	Fire station flats
55	98	North Road	The Wrestler's Public House
56		North Road, corner of Hampstead lane	Historic fire hydrant
57	1-11 (odd)	North Road, Highgate, N6	Prominent terrace with pavillions
58	60-86 (even)	North Road, Highgate, N6	Well preserved group of Edwardian cottages with townscape interest
59	1A and 1B	Orchard Road, Highgate, N6	Pair of early 19th century semi-detached cottages
60	Aylmer Court	Sheldon Avenue	Mansion block
61	1	Shepherds hill, Highgate, N6	Highgate branch library
62	28-30	Southwood Lawn Rd	Prominent pair of detached gothic Victorian villas with townscape interest
63		Tile Kiln Lane, Highgate, N6	Historic public footpath sign
64	30	Wood Lane, Highgate, N6	Early 19th century house
65	41 - 57 (odd)	Wood Lane, Highgate, N6	Group of very well preserved mid 19th century semi-detached houses
		Parkland Walk and associated historic structures (Highgate, Crouch End and Stroud Green)	Former railway line (now a park) including a number of historic bridges, platforms and other structures



## 5.7. Muswell Hill



Locally listed buildings in the Muswell Hill neighbourhood area

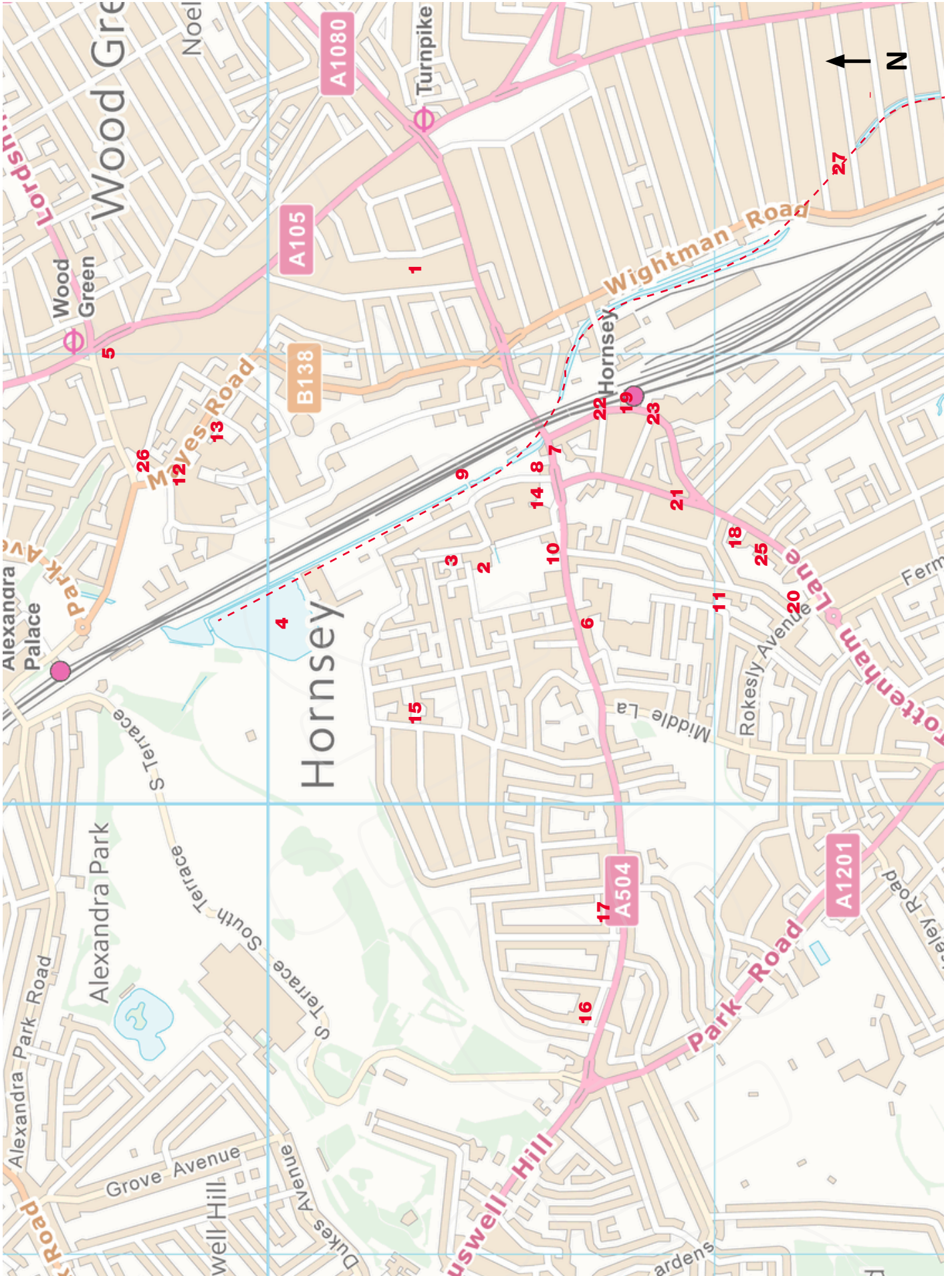


	Premise number	Street Address	Name/description
1	26-30 (even)	Muswell Hill Broadway, N10	Well Preserved corner shopping parade
2	St Andrew's Church	Alexandra Park Road	St Andrew's Church, Hall and Vicarage
3	105 - 107 (odd),	St James's Lane, N10	Early cottages
4	3-7 (odd)	Colney Hatch Lane	Early houses in large plots
5	37	Eastern Road, Fortis Green, N2	19th century detached house
6	2-18 (even)	Eastern Road, Fortis Green, N2	Group of well preserved victorian semi-detached houses
7	11-21	Firs Parade	Shopping Parade
8	7 and 8	Fortis Green	Denmark Terrace
9	Woodside, Twyford Court and Long Ridges	Fortis Green	High quality edwardian mansion blocks
10	94	Fortis Green, N2	Bomarsund, early detached house
11	Fortis Court	Fortis Green Road	Prominent mansion block
13	Fairport	Fortis Green, Muswell Hill, N10	Detached house with architectural interest (now a health centre)
14	79 and 81	Fortis Green, N2	Early demi-detached houses
15	103	Fortis Green, N2	Clissold Arms Public House
16	115	Fortis Green, N2	Police Station
17	1-4 (consecutive)	Field cottages, Fortis Green, N2	Terrace of cottages
18	1-4 (consecutive)	Woodside cottages, Fortis Green, N2	Group of early mews cottages behind denmark terrace
19	4-7 (consecutive)	Fortis Green, N2	Terrace of cottages
20	2	Lauradale Road, N2	Well preserved Arts and Crafts Style building
21	91-217 (odd)	Muswell Hill Broadway	Shopping Parade
22	1-89 (odd)	Muswell Hill Broadway	Princes Parade
23	258 and 260	Muswell Hill Broadway, N10	Former United Dairies building
24	1 and 3	Muswell Hill, N10	Victoria Stakes public house
25	Grove Lodge	Muswell Hill, N10	large detached house in grounds



	Premise number	Street Address	Name/description
26	Whitehall Lodge	Pages Lane, Muswell Hill, N10	Art Deco apartment building
27	16-22 (even)	Southern Road, Fortis Green, N2	Group of semi-detached houses
28	91-97 (odd)	Southwood Lane, Highgate, N6	Group of well preserved 19th century houses with arched dormers
29	108 and 110	St James's Lane N10	Early semi-detached cottages
30	101 and 103	St James's Lane, N10	Willow Cottage
31		Tetherdown	Muswell Hill Synagogue
32	Muswell Hill United Reformed Church	Tetherdown	Church building
33	Tetherdown hall and cottages	Tetherdown, Muswell Hill, N10	Community hall with distinctive architecture
34	13	Tetherdown, Muswell Hill, N10	early semi-detached house
35	1-5 (consecutive)	Victoria Cottages, Pages Lane, Muswell Hill, N10	Well preserved worker's cottages
36	14	Western Road, Fortis Green, N2	Double-fronted detached house
37	17	Western Road, Fortis Green, N2	Double-fronted detached house
38		Woodside Avenue, Muswell Hill	Victorian Sewer vents on page's hill
39	TWA Fortis Green Pump House	Woodside Avenue, Muswell Hill, N10	Large Victorian pump house in grounds
40	Roseneath and Norton Lees	Woodside Square, Woodside Avenue, Muswell Hill, N10	Converted detached houses

## 5.8. Hornsey



Locally listed buildings in the Hornsey neighbourhood area





	Premise number	Street Address	Name/description
1	23	Burghley Road, N8	Former sewage pumping station
2		Cross Lane N8	Campsbourne Well House
3	10	Moselle Close, Cross Lane, N8	Moselle Cottage
4	Filter beds	New River, Hornsey	Filter beds of 1859 and 1879
5	203	High Road, Wood Green	Former Nag's Head public house
6	62	High Street, Hornsey, E8	The Three Compasses public house
7	120	High Street, Hornsey, E8	Bank Chambers
8	TWA waterworks gatehouse	High street, Hornsey, N8	Waterworks gatehouse
9	Sluice house on New River	High street, Hornsey, N8	1859 Sluice House on New River
10	31	High street, Hornsey, N8	Former St Mary's Parish Hall
11	122	Hillfield Avenue, N8	Kitchener House
12	109	Mayes Road, Wood Green, N22	Cambridge House
13	83	Mayes Road, Wood Green, N22	Former Duke of Edinburgh Public House
14	Former Hornsey Pumping station	New River Avenue, N8	Large Victorian former pump house
15	Campsbourne School	Nightingale Lane, N8	Early 20th century board school
16	Moravian Church	Priory Road, N8	Red brick church with stone dressings
17	30-40 (even)	Priory Road, N8	Group of large semi-detached houses
18	98	Tottenham Lane	Hornsey Police Station
19		Tottenham lane, Hornsey	Hornsey rail station
20		Tottenham Lane, N8	Old school house on corner of Rokesly Avenue
21	86-92 (even)	Tottenham Lane, N8 (corner of church lane)	Prominent corner building with shops



	Premise number	Street Address	Name/description
22	1-3 (consecutive)	Tottenham Lane, N8	Timber framed chalet structure adjoining Hornsey Rail Station
23	7	Tottenham Lane, N8	Former Lotus Motor Racing Car factory
25	128	Tottenham Lane, N8	The Hope and Anchor Public House
26	5-8 and 9-17 (consecutive)	Tower Terrace, Mayes Road, Wood Green, N22	
27		Historic structures of the New River (Harringay, Hornsey and Wood Green)	Historic aqueduct supplying North London



## 5.9. Noel Park and Lordship Lane



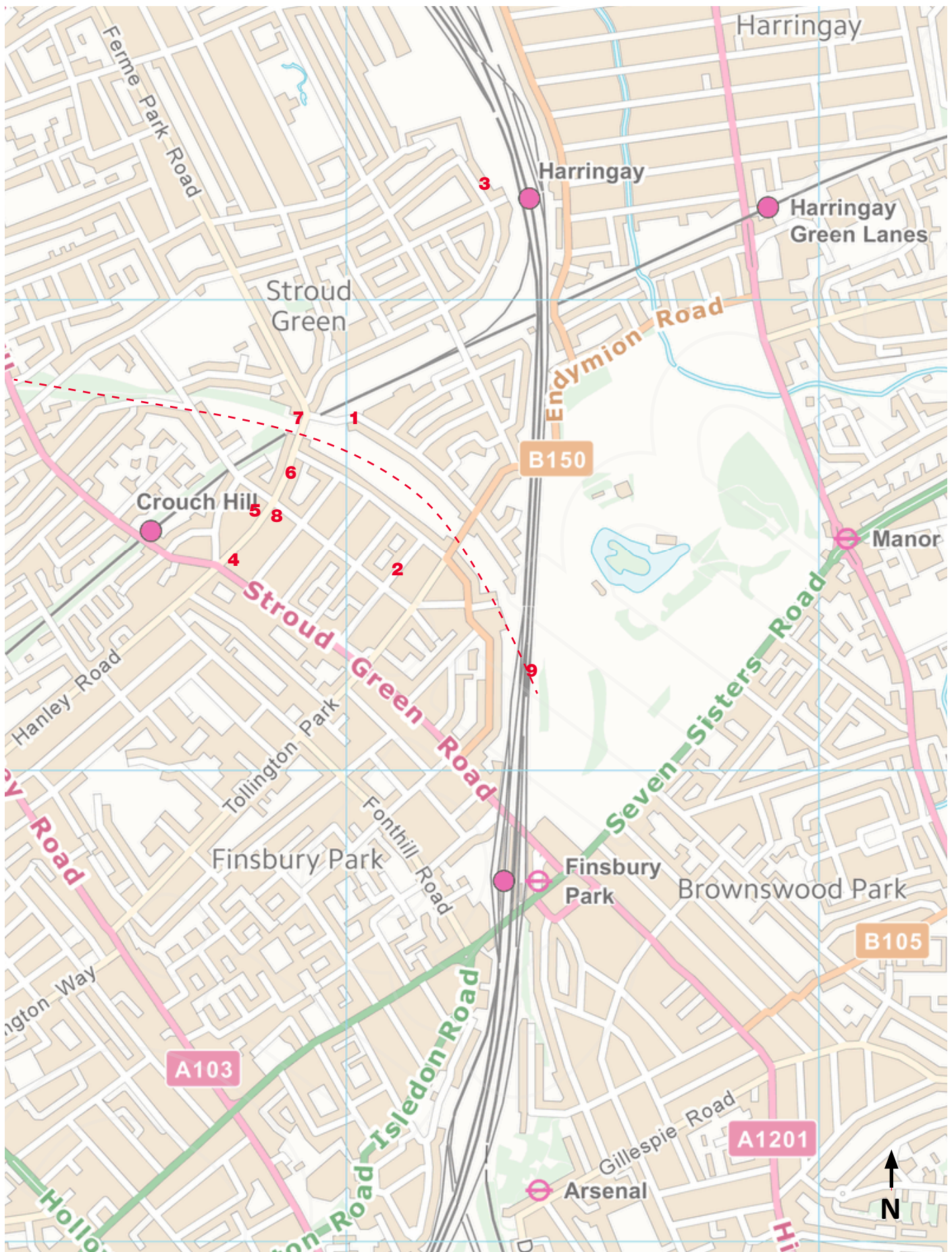
Locally listed buildings in Noel Park and Lordship Lane neighbourhood area



	Premise number	Street Address	Name/description
1	St Thomas More School	Glendale Avenue, N22	School building with cupola
2	Woodside House	High Road, Wood Green	Detached house in grounds, now in civic use
3	4-7 (consecutive)	Stuart Crescent, N22	Varied group of Victorian houses with architectural interest
4	33	Devonshire road	Andy Ludlow House, former hotel
5	82	Bounds green Rd, N11	The Ranelagh public house,
6	Cheapside Parade	Wood Green High Rd	Victorian shopping parade contemporary with Noel Park estate
7	13-27	Station Rd, N22	The Green Rooms
8		Historic structures of the New River (Harringay, Hornsey and Wood Green)	Historic aqueduct supplying North London



## 5.10 Stroud Green



Locally listed buildings in the Stroud Green neighbourhood area



	Premise number	Street Address	Name/description
1	91	Lancaster Road	Well detailed gothic house
2	28-38 (even)	Osbourne Road, Stroud Green, N4	
3		Stapleton Hall Road	Stroud Green Branch Library
4	2	Stapleton Hall Road	Cast iron boundary marker
5	19 to 41 (odd)	Stapleton Hall Road, N4	Decorated terraced houses
6	40-52 (even)	Stapleton Hall Road, N4	Decorated terraced houses
7	73	Stapleton Hall Road, N4	Tudor Community Centre
8	68-78 (even)	Victoria Road, N4	terraced houses with architectural interest
9		Parkland Walk and associated historic structures (Highgate, Crouch End and Stroud Green)	Former railway line (now a park) including a number of historic bridges, platforms and other structures



## 5.11. Tottenham



Locally listed buildings in the Tottenham neighbourhood area



	Premise number	Street Address	Name/description
1	25	Ashley Road, N17	Berol House (former Eagle Pencil Works)
2	13	Birkbeck Road, N17	Double fronted mid-Victorian house with cornice
3	St Francis De Sales	Brereton Road, Tottenham, N17	Church and primary school
4	Brethren Chapel	Brook Street, Tottenham, N17	Modest chapel concealed in allyway (off High Road)
5	1-18 (consecutive)	Bruce Castle Court, Lordship Lane, Tottenham, N17	Art Deco apartment building
	119	Bruce Grove, Tottenham, N17	Former cinema
7		Cemetery Road, Tottenham, N17	Cemetery Gates, Piers, Walls and railings
8	1-15	Cemetery Road, Tottenham, N17	Modest cottages
9		Chapel Place, Tottenham, N17	Former Catholic Chapel and Pastor's house
10	Baptist Hall	Chapel Stones, Tottenham, N17	
11	1	Chesnut Road, Tottenham, N17	Stoneleigh
12		Church Lane, Tottenham	Former lodge to cemetery (now mortuary) by Mummery and Plumbe
13	Parkview Prep School	Church Lane, Tottenham, N17	Group of school buildings
14		Church Lane, Tottenham, N17	Iron Railings to The Lodge (now Haringey Mortuary)
15	168 and 170	Church Road, Tottenham, N17	Antwerp Arms public house
16	78-84 (even)	Clyde Circus, Tottenham, N15	Houses with townscape interest
17	74-76	Clyde Circus, Tottenham, N15	Pair of early houses
18	30 and 30A	Clyde Road, Tottenham, N15	2 villas on an old post office site, elaborate gothic detailing
19		Compton Crescent	The Old Library Building
20	2	Somerset Road, Tottenham, N17	Cooperative workshops, Former Tottenham Grammar school
21	The High Cross	High Rd (junction with Monument Way)	Former Monument Way public toilets
23	352-366 (even)	High Road Tottenham	Rawlinson Terrace and Synagogue
24	448-454 (even)	High Road Tottenham	former Marks and Spencer
25	502-508 (even)	High Road Tottenham	former Burton's store
26	480	High Road Tottenham	High street building



	Premise number	Street Address	Name/description
27		High Road, Tottenham (at Bruce Grove)	Bruce Grove rail station
28		High Road, Tottenham	Cattle trough near the borough boundary
29		High Road, Tottenham (at Coombe's Croft library)	Decorative electricity substation adjoining library
30		High Road, Tottenham (at Bruce Grove)	VR Royal Mail Box set in the wall of Bruce Grove station
32	Tottenham College of Technology	High Road, Tottenham	including front boundary wall, gates and railings
33	641-663 (odd)	High Road, Tottenham	Criterion buildings
34	665-683 (odd)	High Road, Tottenham	Criterion buildings/Dean's corner
35	527-543 (odd)	High Road, Tottenham	High street buildings
36	538-554 (even)	High Road, Tottenham	Windsor Parade 1907
37	455-465 (odd)	High Road, Tottenham	including St Mark's church
38	148-156	High Road, Tottenham	The Dutch Public House
39	522-528 (even)	High Road, Tottenham	High street buildings
40	823-829 (odd)	High Road, Tottenham	High street buildings
41	381-385 (odd)	High Road, Tottenham	High street buildings
42	685-689 (odd)	High Road, Tottenham	High street buildings
43	801 - 805 (odd)	High Road, Tottenham	The Bricklayer's Arms public house
44	703	High Road	Tottenham Community Sports Centre
45	497-499	High Road, Tottenham	The Ship public house
46	227 (including 725 Seven Sisters Road)	High Road, Tottenham	Wards corner building including market
47	295	High Road, Tottenham	Former Jewish hospital including gates and railings
48	320	High Road, Tottenham	Former funeral directors
49	363	High Road, Tottenham	Former Swan public house
50	373	High Road, Tottenham	High street buildings
51	202 and 204	High Road, Tottenham	Former Tottenham Salvation Army Citadel and Hall (Page Green Terrace)
51	413	High Road, Tottenham	Former Felver's hall
51	549	High Road, Tottenham	Former barclays building, now Guzel House
51	551 A	High Road, Tottenham	Former Brewery Morrison yard
52	551 B	High Road, Tottenham	Former electricity substation
53	579A	High Road, Tottenham	Former Barn, now Assunnah Islamic Centre
54	614A to F (inclusive)	High Road, Tottenham	Former Blue School
55	628	High Road, Tottenham	High street buildings
56	676	High Road, Tottenham	Former Whitbread's brewery offices
57	759	High Road, Tottenham	The Whitehall Tavern Public house

	Premise number	Street Address	Name/description
58	809-811	High Road, Tottenham	Early High street building with roof structure
59	389 and 391	high Road, Tottenham	Former Tottenham Library
60	814	High Road, Tottenham	Former Barclays Bank
61	636 and 638	high Road, Tottenham	Former LCS department store
62	841 and 843	High Road, Tottenham	The chequers Public house
63	860 and 862	High Road, Tottenham	The Coach and horse public house
64		Kemble Road, N17	Hall south of St Mary's Church
65	Bruce Castle	King's Road, N17	Bruce Castle Park, Gates and piers
66	Elmhurst boundary wall	Lordship Lane, Tottenham, N17	Scalloped boundary wall to the east of the Elmhurst
67	129	Lordship Lane, Tottenham, N17	The Elmhurst Public house
68	Former pumping station	Marsh lane, Tottenham, N17	Former pumping station (now church)
69	Holly Cottage	Moorefield Road, Tottenham, N17	Former station master's house
70	22	Moorefield Road, Tottenham, N17	Former Royal Mail sorting office
71		Parkhurst Road, Tottenham, N17	Down Lane and Parkhurst school
72		Philip Lane, Tottenham, N15	Holy Trinity Church Vicarage
73	88-94 (even)	Philip Lane, Tottenham, N15	Forster Cottages
74	34	Scotland Green, Tottenham, N17	The Victoria Public House
75	30 and 32	Scotland Green, Tottenham, N17	Early terrace with townscape interest
76	36 and 38	Scotland Green, Tottenham, N17	Early terrace with townscape interest
77	40 and 42	Scotland Green, Tottenham, N17	The Two Brewers public house
78	530	Seven sister's road, N15	Telephone exchange
79	558 - 570	Seven Sisters Road	Telephone exchange building
80	618	Seven Sisters Road, Tottenham, N15	Woodberry Tavern
81	The green school	Somerset Road, Tottenham, N17	At rear of Grammar school
82	Reid Piano Factory	St Ann's Rd	Reid Piano Factory extension to rear (industrial buildings)
83		St Ann's Rd	Chesnuds park gates, piers and railing
84		St Ann's Rd	Chesnuds park horse skeleton
85	182-184	St Ann's Road, Tottenham, N15	Reid Piano Factory
86	277	St Ann's Road, Tottenham, N15	Former St Mary's Priory/convent
87	St Paul's and All Hallows C of E Infants school	Park Lane, London, N17 0HH	Group of school buildings
88	39	Talbot Road, Tottenham, N15	Early detached house
89	31 and 33	Talbot Road, Tottenham, N15	Early semi-detached houses
90	Risley Avenue School	The Roundway, Tottenham, N17	Group of school buildings



## 6. Appendices

### 6.1. Appendix 1 - List entries in alphabetical order by street

A		
St Andrew's Church	Alexandra Park Road	St Andrew's Church, Hall and Vicarage
271-351 (odd)	Archway Rd, 2-30 Hillside Gardens, 2-28 Jackson's lane, 114-116 Southwood Lane	Urban Block of outstanding architectural quality
138	Archway Road	Electricity substation for Northern line by Holden
162-198	Archway Road, Highgate, N6	Grand Parade, Arts and Crafts shopping parade
200-206 (even)	Archway Road, Highgate, N6	Winchester Hall Tavern (forms a group with Grand Parade)
412	Archway Road, Highgate, N6	Former railway building
414	Archway Road, Highgate, N6	Woodsman Public House
25	Ashley Road, N17	Berol House (former Eagle Pencil Works)
Aylmer Court	Aylmer Road	Arts and Crafts mansion block on prominent corner
Whittington Court and Miriam Court	Aylmer Road	Art Deco mansion blocks with architectural interest
14 to 36	Aylmer Road	Manor Court , Neo-Georgian mansion block
B		
1-6 (consecutive)	Back Lane, Crouch End, N8	Topsfield Cottages
13	Birkbeck Road, N17	Double fronted mid-Victorian house with cornice
27	Bishop's Road	19th century detached house
5	Bishopswood Road	Mills Centre - Highgate School building
2, 6-12, 7-9, 13	Bishopswood Road	High Victorian detached and semi-detached villas that form a group
82	Bounds green Rd, N11	The Ranelagh public house,
1 to 16	Bramalea Close, N6 4QD	Modernist housing development with architectural interest
St Francis De Sales	Brereton Road, Tottenham, N17	Church and primary school
1-15 (odd)	Bridge Road, Wood Green, N22	Terrace of 19th century workers cottages
	Broadbent yard, Highgate Bowl	Small folly at rear with historical interest
11	Broadlands Road	Etheldene, 19th century detached house
22	Broadlands Road	Gwendoline Simm, detached house and former medical centre

24	Broadlands Road	Detached Gothic villa forming a group with 2-13 Bishopswood Rd
8	Broadlands Road, Highgate, N6	Detached house
Brethren Chapel	Brook Street, Tottenham, N17	Modest chapel concealed in allyway (off High Road)
1-18 (consecutive)	Bruce Castle Court, Lordship Lane, Tottenham, N17	Art Deco apartment building
119	Bruce Grove, Tottenham, N17	Former cinema
23	Burghley Road, N8	Former sewage pumping station

## C

1 - 11 (consecutive)	Castle Yard, Highgate, N6	Well preserved early workers' cottages
	Cemetery Road, Tottenham, N17	Cemetery Gates, Piers, Walls and railings
1-15	Cemetery Road, Tottenham, N17	Modest cottages
	Chapel Place, Tottenham, N17	Former Catholic Chapel and Pastor's house
Baptist Hall	Chapel Stones, Tottenham, N17	
1	Chesnut Road, Tottenham, N17	Stoneleigh
57	Cholmeley Park, Highgate, N6	Decorative gate house
19	Cholmeley Park, N6	Garden building to rear of 19 with architectural merit
53	Cholmeley Park, N6	Lilford House
	Church Lane, Tottenham	Former lodge to cemetery (now mortuary) by Mummery and Plumbe
Parkview Prep School	Church Lane, Tottenham, N17	Group of school buildings
	Church Lane, Tottenham, N17	Iron Railings to The Lodge (now Haringey Mortuary)
168 and 170	Church Road, Tottenham, N17	Antwerp Arms public house
78-84 (even)	Clyde Circus, Tottenham, N15	Houses with townscape interest
74-76	Clyde Circus, Tottenham, N15	Pair of early houses
30 and 30A	Clyde Road, Tottenham, N15	2 villas on an old post office site, elaborate gothic detailing
	Compton Crescent	The Old Library Building
Coombe's Croft	Conway Road, N15	Former fire station with worker's cottages
Blue Orchard	Courtenay Avenue	Arts and Crafts detached house by CHB Quennell
6-12 (even)	Crescent Road, Crouch End, N8	Group of gothic villas
15-19 (odd)	Crescent Road, Crouch End, N8	Group of gothic villas
18 and 22	Crescent Road, Crouch End, N8	Group of gothic villas
77	Cromwell Avenue, Highgate, N6	Cloisters court (former Presbyterian Church)
	Cross Lane N8	Campsbourne Well House
113	Crouch Hill, Crouch End, N8	Detached house with architectural merit
Adjacent to 132	Crouch Hill, Crouch End, N8	Former Floral Hall, glazed shop building
145	Crouch Hill, Crouch End, N8	Park Chapel

## D

6 to 10	Denewood Road (see also 23 View Road)	Prominent detached houses with townscape merit
	Denewood Road (unadopted section)	Historic lamp posts
33	Devonshire road	Andy Ludlow House, former hotel



2-24 (even)	Dorset Road, Wood Green, N22	Terrace of 19th century cottages
15-19 (odd)	Dorset Road, Wood Green, N22	19th century houses with dutch gables
<b>E</b>		
2-18 (even)	Eastern Road, Fortis Green, N2	Group of well preserved victorian semi-detached houses
37	Eastern Road, Fortis Green, N2	19th century detached house
<b>F</b>		
1-4 (consecutive)	Field cottages, Fortis Green, N2	Terrace of cottages
St Barnabas	Finsbury Rd, N22 8PA	Greek orthox church with spire
1	Finsbury Rd, Wood Green, London N22 8PA	The Prince public house
11-21	Firs Parade	Shopping Parade
Woodside, Twyford Court and Long Ridges	Fortis Green	High quality edwardian masnion blocks
7 and 8	Fortis Green	Denmark Terrace
Fortis Court	Fortis Green Road	Prominent mansion block
Fairport	Fortis Green, Muswell Hill, N10	Detached house with architectural interest (now a health centre)
4-7 (consecutive)	Fortis Green, N2	Terrace of cottages
94	Fortis Green, N2	Bomarsund, early detached house
103	Fortis Green, N2	Clissold Arms Public House
115	Fortis Green, N2	Police Station
79 and 81	Fortis Green, N2	Early demi-detached houses
<b>G</b>		
2-8 (even)	Gladwell Road, N8	Group of mid 19th century detached houses
St Thomas More School	Glendale Avenue, N22	School building with cupola
10-16 (even)	Grange Road, Highgate, N6	The Grange including front boundary wall
359	Green Lanes, N4	The Beaconsfield Public House
677	Green Lanes, N8	Queen's Head public house, Frobisher Road
<b>H</b>		
12 and 14	Hampstead Lane	Marker stone in wall
14-22 (even)	Hampstead Lane, Highgate, N6	Group of well preserved gothic villas
The High Cross	High Rd (junction with Monument Way)	Former Monument Way public toilets
703	High Road	Tottenham Community Sports Centre
352-366 (even)	High Road Tottenham	Rawlinson Terrace and Synagogue
448-454 (even)	High Road Tottenham	former Marks and Spencer
502-508 (even)	High Road Tottenham	former Burton's store
480	High Road Tottenham	High street building
	High Road, Tottenham	Cattle trough near the borough boundary

Tottenham College of Technology	High Road, Tottenham	including front boundary wall, gates and railings
641-663 (odd)	High Road, Tottenham	Criterion buildings
665-683 (odd)	High Road, Tottenham	Criterion buildings/Dean's corner
527-543 (odd)	High Road, Tottenham	High street buildings
538-554 (even)	High Road, Tottenham	Windsor Parade 1907
455-465 (odd)	High Road, Tottenham	including St Mark's church
148-156	High Road, Tottenham	The Dutch Public House
522-528 (even)	High Road, Tottenham	High street buildings
823-829 (odd)	High Road, Tottenham	High street buildings
381-385 (odd)	High Road, Tottenham	High street buildings
685-689 (odd)	High Road, Tottenham	High street buildings
801 - 805 (odd)	High Road, Tottenham	The Bricklayer's Arms public house
497-499	High Road, Tottenham	The Ship public house
809-811	High Road, Tottenham	Early High street building with roof structure
295	High Road, Tottenham	Former Jewish hospital including gates and railings
320	High Road, Tottenham	Former funeral directors
363	High Road, Tottenham	Former Swan public house
373	High Road, Tottenham	High street buildings
202 and 204	High Road, Tottenham	Former Tottenham Salvation Army Citadel and Hall (Page Green Terrace)
413	High Road, Tottenham	Former Felver's hall
549	High Road, Tottenham	Former barclays building, now Guzel House
551 A	High Road, Tottenham	Former Brewery Morrison yard
551 B	High Road, Tottenham	Former electricity substation
579A	High Road, Tottenham	Former Barn, now Assunnah Islamic Centre
614A to F (inclusive)	High Road, Tottenham	Former Blue School
628	High Road, Tottenham	High street buildings
676	High Road, Tottenham	Former Whitbread's brewery offices
759	High Road, Tottenham	The Whitehall Tavern Public house
389 and 391	high Road, Tottenham	Former Tottenham Library
814	High Road, Tottenham	Former Barclays Bank
227 (including 725 Seven Sisters Road)	High Road, Tottenham	Wards corner building including market
636 and 638	high Road, Tottenham	Former LCS department store
841 and 843	High Road, Tottenham	The chequers Public house
860 and 862	High Road, Tottenham	The Coach and horse public house
	High Road, Tottenham (at Bruce Grove)	Bruce Grove rail station
	High Road, Tottenham (at Bruce Grove)	VR Royal Mail Box set in the wall of Bruce Grove station
	High Road, Tottenham (at Coombe's Croft library	Decorative electricity substation adjoining library



Woodside House	High Road, Wood Green	Detached house in grounds, now in civic use
203	High Road, Wood Green	Former Nag's Head public house
287	High Road, Wood Green	Former Fishmonger's Arms Public House
62	High Street, Hornsey, E8	The Three Compasses public house
120	High Street, Hornsey, E8	Bank Chambers
TWA waterworks gatehouse	High street, Hornsey, N8	Waterworks gatehouse
Sluice house on New River	High street, Hornsey, N8	1859 Sluice House on New River
31	High street, Hornsey, N8	Former St Mary's Parish Hall
50-56 (even)	Highgate High Street, N6	High street building with dutch gable
88-90A (even)	Highgate High street, N6	Early high street corner building with 20th century addition
16	Highgate High Street, N6	Building fronting Duke's Head Yard with carriage arch
44	Highgate High Street, N6	Early high street building with shop front
122	Hillfield Avenue, N8	Kitchener House
	Historic structures of the New River (Harringay, Hornsey and Wood Green)	Historic aqueduct supplying North London
Pumping station	Hornsey Lane, Highgate, N6	Historic pumping station including the base of large chimney
131 and 133	Hornsey Lane, Highgate, N6	Semi detached Victorian villas
Northwood Hall	Hornsey Lane, N6	Cruciform Art Deco mansion block by George Bright
I		
J		
44-60	Jackson's lane, 1-25 Hillside gardens, 86-112 Southwood lane, N6	Southwood House Estate, Modernist housing
K		
	Kemble Road, N17	Hall south of St Mary's Church
Bruce Castle	King's Road, N17	Bruce Castle Park, Gates and piers
L		
91	Lancaster Road	Well detailed gothic house
45	Lanchester Road, N6 4SX	The Tudor House, tudor revival 'model house' with historical interest
St Augustine's Church	Langdon Park Rd	St Augustine's vicarage
St Augustine's Church	Langdon Park Rd	St Augustine's Church Hall
2	Lauradale Road, N2	Well preserved Arts and Crafts Style building
Elmhurst boundary wall	Lordship Lane, Tottenham, N17	Scalloped boundary wall to the east of the Elmhurst
129	Lordship Lane, Tottenham, N17	The Elmhurst Public house
M		
Former pumping station	Marsh lane, Tottenham, N17	Former pumping station (now church)
83	Mayes Road, Wood Green, N22	Former Duke of Edinburgh Public House

109	Mayes Road, Wood Green, N22	Cambridge House
Holly Cottage	Moorefield Road, Tottenham, N17	Former station master's house
22	Moorefield Road, Tottenham, N17	Former Royal Mail sorting office
10	Moselle Close, Cross Lane, N8	Moselle Cottage
91-217 (odd)	Muswell Hill Broadway	Shopping Parade
1-89 (odd)	Muswell Hill Broadway	Princes Parade
26-30 (even)	Muswell Hill Broadway, N10	Well Preserved corner shopping parade
258 and 260	Muswell Hill Broadway, N10	Former United Dairies building
8-12 (even)	Muswell Hill Road, N10	Terrace of early cottages
Grove Lodge	Muswell Hill, N10	large detached house in grounds
1 and 3	Muswell Hill, N10	Victoria Stakes public house

## N

Former Hornsey Pumping station	New River Avenue, N8	Large Victorian former pump house
Filter beds	New River, Hornsey	Filter beds of 1859 and 1879
Campsbourne School	Nightingale Lane, N8	Early 20th century board school
31	North Grove	Copper Beech, modernist flats
Highcroft	North Hill	Historic milestones outside Highcroft
9	North Hill	Walter Segal's House
33	North Hill	Mission Hall
57	North Hill	Historic drinking fountain outside 57
159 to 177	North Hill	Well preserved double fronted cottages
	North Hill (Rowlands Close)	Historic fire hydrant outside Rowlands close
	North Hill between Storey Road and View road	Historic bank and railings
88 and 90	North Hill, Highgate, N6	Terraced houses with former workshop
123 and 125	North Hill, Highgate, N6	Pair of early 19th century semi-detached cottages
25	North Road	Red lion and Sun Public House
57	North Road	Fire station flats
98	North Road	The Wrestler's Public House
	North Road, corner of Hampstead lane	Historic fire hydrant
60-86 (even)	North Road, Highgate, N6	Well preserved group of Edwardian cottages with townscape interest
1-11 (odd)	North Road, Highgate, N6	Prominent terrace with pavillions

## O

1A and 1B	Orchard Road, Highgate, N6	Pair of early 19th century semi-detached cottages
28-38 (even)	Osbourne Road, Stroud Green, N4	

## P

Whitehall Lodge	Pages Lane, Muswell Hill, N10	Art Deco apartment building
St Paul's and All Hallows C of E Infants school	Park Lane, London, N17 0HH	Group of school buildings
	Parkhurst Road, Tottenham, N17	Down Lane and Parkhurst school



	Parkland Walk and associated historic structures (Highgate, Crouch End and Stroud Green)	Former railway line (now a park) including a number of historic bridges, platforms and other structures
	Philip Lane, Tottenham, N15	Holy Trinity Church Vicarage
88-94 (even)	Philip Lane, Tottenham, N15	Forster Cottages
Moravian Church	Priory Road, N8	Red brick church with stone dressings
30-40 (even)	Priory Road, N8	Group of large semi-detached houses

## Q

## R

## S

34	Scotland Green, Tottenham, N17	The Victoria Public House
30 and 32	Scotland Green, Tottenham, N17	Early terrace with townscape interest
36 and 38	Scotland Green, Tottenham, N17	Early terrace with townscape interest
40 and 42	Scotland Green, Tottenham, N17	The Two Brewers public house
530	Seven sister's road, N15	Telephone exchange
558 - 570	Seven Sisters Road	Telephone exchange building
Woodberry Down Baptist Church	Seven Sisters Road, Tottenham (corner with Vartry Road	19th century church
618	Seven Sisters Road, Tottenham, N15	Woodberry Tavern
Aylmer Court	Sheldon Avenue	Mansion block
1	Shepherds hill, Highgate, N6	Highgate branch library
The green school	Somerset Road, Tottenham, N17	At rear of Grammar school
2	Somerset Road, Tottenham, N17	Cooperative workshops, Former Tottenham Grammar school
16-22 (even)	Southern Road, Fortis Green, N2	Group of semi-detached houses
91-97 (odd)	Southwood Lane, Highgate, N6	Group of well preserved 19th century houses with arched dormers
28-30	Southwood Lawn Rd	Prominent pair of detached gothic Victorian villas with townscape interest
Orchard House and Mayfield House	St Ann's Hospital, St Ann's Road, Tottenham, N15	Historic houses, part of the St Ann's Hospital site
Reid Piano Factory	St Ann's Rd	Reid Piano Factory extension to rear (industrial buildings)
	St Ann's Rd	Chesnuds park gates, piers and railing
	St Ann's Rd	Chesnuds park horse skeleton
405	St Ann's Rd and 33 Salisbury Rd	Corner shop front with architectural interest
St ann's Hospital	St Ann's Rd, N15	Hospital Administration Building
St Ann's Hospital water tower	St Ann's Rd, N15	Water tower, still in use
182-184	St Ann's Road, Tottenham, N15	Reid Piano Factory
277	St Ann's Road, Tottenham, N15	Former St Mary's Priory/convent
289	St Ann's Road, Tottenham, N15	St Ann's Police Station
108 and 110	St James's Lane N10	Early semi-detached cottages

105 - 107 (odd),	St James's Lane, N10	Early cottages
101 and 103	St James's Lane, N10	Willow Cottage
1	St Loy's Rd, Tottenham	Unusual shop on corner site with townscape interest
	Stapleton Hall Road	Stroud Green Branch Library
2	Stapleton Hall Road	Cast iron boundary marker
40-52 (even)	Stapleton Hall Road, N4	Decorated terraced houses
19 to 41 (odd)	Stapleton Hall Road, N4	Decorated terraced houses
13-27	Station Rd, N22	The Green Rooms
4-7 (consecutive)	Stuart Crescent, N22	Varied group of Victorian houses with architectural interest

## T

39	Talbot Road, Tottenham, N15	Early detached house
31 and 33	Talbot Road, Tottenham, N15	Early semi-detached houses
	Tetherdown	Muswell Hill Synagogue
Muswell Hill United Reformed Church	Tetherdown	Church building
Tetherdown hall and cottages	Tetherdown, Muswell Hill, N10	Community hall with distinctive architecture
13	Tetherdown, Muswell Hill, N10	early semi-detached house
Station building	The Avenue, Muswell Hill, N10	Former Alexandra Palace Rail station building
48	The Broadway Crouch End	Corner building with stone dressing
46	The Broadway, Crouch End	Corner building with stone dressing
6	The Broadway, Crouch End, N8	Early shop building
	Tile Kiln Lane, Highgate, N6	Historic public footpath sign
46 and 46A	Topsfield parade, Crouch end	Very well-preserved Edwardian shop front
98	Tottenham Lane	Hornsey Police Station
	Tottenham lane, Hornsey	Hornsey rail station
	Tottenham Lane, N8	Old school house on corner of Rokesly Avenue
1-3 (consecutive)	Tottenham Lane, N8	Timber framed chalet structure adjoining Hornsey Rail Station
7	Tottenham Lane, N8	Former Lotus Motor Racing Car factory
128	Tottenham Lane, N8	The Hope and Anchor Public House
86-92 (even)	Tottenham Lane, N8 (corner of church lane)	Prominent corner building with shops
5-8 and 9-17 (consecutive)	Tower Terrace, Mayes Road, Wood Green, N22	
St Mary's Greek Orthodox Church	Trinity Road, N22 St Mary's Greek Orthodox Cathedral	Former Methodist Chapel

## U

## V

	Vale Road, N4	Former Maynard's Sweet Factory
--	---------------	--------------------------------



1-5 (consecutive)	Victoria Cottages, Pages Lane, Muswell Hill, N10	Well preserved worker's cottages
68-78 (even)	Victoria Road, N4	terraced houses with architectural interest
W		
	West Green Rd	West green primary school
433 and 435	West Green Road, Tottenham, N15	The Duke of Cambridge Public House
57	Westbury Avenue	The Westbury public house
22	Western Rd, Wood Green, N22	Decorium - former public swimming pool
14	Western Road, Fortis Green, N2	Double-fronted detached house
17	Western Road, Fortis Green, N2	Double-fronted detached house
14 and 16	Weston Park, Crouch End, N8	Corner buildings with turrets
Cheapside Parade	Wood Green High Rd	Victorian shopping parade contemporary with Noel Park estate
41 - 57 (odd)	Wood Lane, Highgate, N6	Group of very well preserved mid 19th century semi-detached houses
30	Wood Lane, Highgate, N6	Early 19th century house
	Woodside Avenue, Muswell Hill	Victorian Sewer vents on page's hill
TWA Fortis Green Pump House	Woodside Avenue, Muswell Hill, N10	Large Victorian pump house in grounds
1-4 (consecutive)	Woodside cottages, Fortis Green, N2	Group of early mews cottages behind denmark terrace
Roseneath and Norton Lees	Woodside Square, Woodside Avenue, Muswell Hill, N10	Converted detached houses

## 6.2. Appendix 2 - Buildings and structures recommended for removal from the list

Premise number	Street Address	Description	Reason
253-263 (odd)	Archway Road, Highgate, N6	High street building	Positive contributor to the Highgate Conservation Area
278-310 (even)	Archway Road, Highgate, N6	High street building	Positive contributor to the Highgate Conservation Area
422 and 424	Archway Road, Highgate, N6	High street building	Positive contributor to the Highgate Conservation Area
438 and 440 A	Archway Road, Highgate, N6	High street building	Positive contributor to the Highgate Conservation Area
53-65	Beaufoy Road, Tottenham, N17	Terrace of maisonettes	Positive contributor to the Tottenham Cemetery Conservation Area
16 and 18	Bishopswood Road, Highgate, N6	Red brick detached villas	Positive contributor to the Highgate Conservation Area
22	Bishopswood Road, Highgate, N6	Large detached house	Positive contributor to the Highgate Conservation Area
3	Bishopswood Road, Highgate, N6	Cholmeley House	Demolished (Highgate School development)
11 and 13	Bounds Green Road, Wood Green, N22	Semi-detached houses	Positive contributor to the Trinity Gardens Conservation Area
17-25 (odd)	Bounds Green Road, Wood Green, N22	Terraced houses	Positive contributor to the Highgate Conservation Area
Goldsmiths Cottage at rear	Broadlands Road, Highgate, N6	Cottage at rear (see Denewood Road)	Duplicate list entry
10	Broadlands Road, Highgate, N6	Much altered detached house	Positive contributor to the Highgate Conservation Area
119	Bruce Grove, Tottenham, N17	Part of former cinema	Duplicate list entry
38-41 (consecutive)	Bruce Grove, Tottenham, N17	Terraced houses	Positive contributor to the Bruce Grove Conservation Area
46-54 (consecutive)	Bruce Grove, Tottenham, N17	Terraced houses	Positive contributor to the Bruce Grove Conservation Area
57-67 (consecutive)	Bruce Grove, Tottenham, N17	High street building	Positive contributor to the Bruce Grove Conservation Area
2-32 (even)	Cholmeley Park, Highgate, N6		Positive contributor to the Highgate Conservation Area
46 and 48 (or 1-7 Parklands)	Cholmeley Park, Highgate, N6	Copley Dean	Positive contributor to the Highgate Conservation Area
50	Cholmeley Park, Highgate, N6	Walled Garden, Furnival House	Protected by statutory listing as part of curtilage of Furnival House
	Church Lane, Tottenham, N17	Bruce Castle Park Gates and Piers opposite church	Protected by statutory listing as part of curtilage of Bruce Castle
158 to 166 (even)	Church Road, Tottenham, N17	Terraced houses	Positive contributor to the Bruce Castle Conservation Area
1-19 (consecutive)	Clyde Circus, Tottenham, N15	Terraced houses	Positive contributor to the Clyde Circus Conservation Area



Premise number	Street Address	Description	Reason
High Cross United Reform Church Hall	Colsterworth Road, N15	Church building and hall with alterations	Positive contributor to the Tottenham Green Conservation Area
2-12 (even)	Coppetts Road, Muswell Hill, N10	Semi detached houses with alterations	Positive contributor to the Muswell Hill Conservation Area
1-5 (consecutive)	Crossway Parade, N22	20th century shopping parade	Does not meet listing criteria
83 and 85	Crouch End Hill, N8	Former railway buildings converted to shops	Positive contributor to the Crouch End Conservation Area
118	Crouch Hill, Crouch End, N8	Montague Cottage, now much altered	Positive contributor to the Muswell Hill Conservation Area
Goldsmiths Cottage	Denewood Road, N6	Goldsmiths Cottage (now Courtyard House)	Positive contributor to the Highgate Conservation Area
	Duke's Head Yard, N6	See Highgate High Street	Duplicate listing
759	High Road	Former Whitehall Tavern pub, now altered	Does not meet listing criteria
	Hampstead Lane, Highgate, n6	Parish Marker	Outside of borough boundary
13-15 (consecutive)	Haringey Park, Crouch End, N8	Terraced houses	Positive contributor to the Crouch End Conservation Area
29-32 (consecutive)	Haringey park, Crouch End, N8	Terraced houses	Positive contributor to the Crouch End Conservation Area
2 and 4	Haslemere Road, Crouch End, N8	Detached houses, 4 now in use as a care facility	Positive contributor to the Crouch End Conservation Area
324	High Road Tottenham	High street corner building	Positive contributor to the Tottenham Green Conservation Area
372-376 (even)	High Road Tottenham	Much altered high street building	Positive contributor to the Tottenham Green Conservation Area
406-408	High Road Tottenham	High street buildings, much altered	Positive contributor to the Tottenham Green Conservation Area
412-414	High Road Tottenham	High street buildings, much altered	Positive contributor to the Bruce Grove Conservation Area
462	High Road Tottenham	Early High street building	Positive contributor to the Bruce Grove Conservation Area
482-488 (even)	High Road Tottenham	Terrace of shops, much altered	Positive contributor to the Bruce Grove Conservation Area
492-500 (even)	High Road Tottenham	Edwardian shopping terrace with pargetting	Positive contributor to the Bruce Grove Conservation Area
267-293 (odd)	High Road, Tottenham	Terraced houses, much altered	Positive contributor to the Seven Sisters/ Page Green Conservation Area
310	High Road, Tottenham	High Cross United Reform Church and Hall	Duplicate listing
433 - 441 (odd)	High Road, Tottenham	Early high street buildings, now much altered	Positive contributor to the Tottenham Green Conservation Area

Premise number	Street Address	Description	Reason
479-491 (odd)	High Road, Tottenham	Warner Terrace, much altered	Positive contributor to the Bruce Grove Conservation Area
501-507 (odd)	High Road, Tottenham	High street buildings	Positive contributor to the Tottenham Green Conservation Area
510	High Road, Tottenham	High street building	Positive contributor to the Bruce Grove Conservation Area
510A	High Road, Tottenham	Workshop in yard to rear	Positive contributor to the Bruce Grove Conservation Area
512-520 (even)	High Road, Tottenham	High street buildings	Positive contributor to the Bruce Grove Conservation Area
513-525 (odd)	High Road, Tottenham	High street buildings	Positive contributor to the Bruce Grove Conservation Area
530-536 (even)	High Road, Tottenham	High street buildings	Positive contributor to the Bruce Grove Conservation Area
551 and 553	High Road, Tottenham	High street buildings	Positive contributor to the Bruce Grove Conservation Area
596	High Road, Tottenham	Site of former friends meeting house, now redeveloped	Neutral contributor to the Scotland Green Conservation Area
612	High Road, Tottenham	Former Prince of Wales public house	Positive contributor to the Scotland Green Conservation Area
634	High Road, Tottenham	Former Red Lion public house, corner building	Positive contributor to the North Tottenham Conservation Area
684 A and B	High Road, Tottenham	Former department store building	Positive contributor to the North Tottenham Conservation Area
686-690 (even)	High Road, Tottenham	High street buildings, much altered	Positive contributor to the North Tottenham Conservation Area
698-700	High Road, Tottenham	High street buildings, much altered	Positive contributor to the North Tottenham Conservation Area
704 and 706	High Road, Tottenham	High street buildings, much altered	Positive contributor to the North Tottenham Conservation Area
705	High Road, Tottenham	Early semi-detached house	Positive contributor to the North Tottenham Conservation Area
729	High Road, Tottenham	St Francis de Sales Presbytery	Positive contributor to the North Tottenham Conservation Area
742	High Road, Tottenham	Now demolished	Demolished
743-757 (odd)	High Road, Tottenham	High street buildings, much altered	Do not meet listing criteria
746	High Road, Tottenham	Former Tottenham Dispensary, now demolished	Demolished
748	High Road, Tottenham	The Red House, now demolished	Demolished
750	High Road, Tottenham	The White Hart public house, now demolished	Demolished



Premise number	Street Address	Description	Reason
754-766 (even)	High Road, Tottenham	Now demolished	Demolished
769, 771 and 771 A	High Road, Tottenham	High street buildings	Positive contributor to the North Tottenham Conservation Area
773-779 (odd)	High Road, Tottenham	High street buildings	Positive contributor to the North Tottenham Conservation Area
793 and 795	High Road, Tottenham	Former Nat West Bank	Positive contributor to the North Tottenham Conservation Area
813-817 (odd)	High Road, Tottenham	High street buildings	Positive contributor to the North Tottenham Conservation Area
840-850 (even)	High Road, Tottenham	High street buildings	Positive contributor to the North Tottenham Conservation Area
847-853 (odd)	High Road, Tottenham	High street buildings	Positive contributor to the North Tottenham Conservation Area
High Cross Court	High Road, Tottenham	Courtyard with views to monument	Contributes to the setting of the monument
Wall to the North of 707	High Road, Tottenham	Wall	Protected by statutory listing as part of the curtilage of 707
865	High Road, Tottenham,	High street building now rebuilt as pastiche to match adjacent listed buildings	Neutral contributor to the North Tottenham Conservation Area
347	High Road, Wood Green	Wood Green Police Station, now much altered and extended	Does not meet listing criteria
Wood Green underground station	High Road, Wood Green	Station by Charles Holden	Now statutory Listed
34 - 60 (even)	High Street, Hornsey, E8	High street buildings	Positive contributor to the Hornsey High street Conservation Area
Sluice House	High Street, Hornsey, E8	Sluice house south of filter beds (also see Cross Lane and New River Avenue)	Duplicate listing
81	High street, Hornsey, N8	Langham Cottage and River House	Now demolished
Site of waterwheel adjoining the sluice house	High street, Hornsey, N8	Site of 1859 waterwheel	Duplicate listing
64	Highgate High Street, N6 (rear of)	Rainwater Cistern	Protected by statutory listing of no.64
Southwood Lane	Highgate, N6	Boundary Wall	Positive contributor to the Highgate Conservation Area
139-145 (odd)	Hornsey Lane, Highgate, N6		Positive contributor to the Hornsey High street Conservation Area
77	Hornsey lane, Highgate, N6		Positive contributor to the Hornsey High street Conservation Area
	Jackson's lane, Highgate, N6	Four canon bollards around tree	Positive contributor to the Hornsey High street Conservation Area
Turnpike lane bus station	Langham Road, N15	Turnpike lane bus station and public conveniences	Does not meet listing criteria

Premise number	Street Address	Description	Reason
1A	Lansdowne Road, N17	Former JAP Motor Cycle and Racing Car Engineering works	Does not meet listing criteria
West Green Road, Tottenham, n15	Large industrial building at rear	Tottenham	Does not meet listing criteria
119-125 (odd)	Lordship Lane, Tottenham, N17		Does not meet listing criteria
Bruce Castle gates	Lordship Lane, Tottenham, N17	Wrought Iron entry gates to Bruce Castle incorporating overthrow and lantern housing)	Protected by statutory listing as part of the curtilage of Bruce Castle
Wall of Magistrate's Court	Lordship Lane, Tottenham, N17	Wall on the east boundary of the magistrate's court (former Elmslea garden wall)	Protected by statutory listing as part of the curtilage of Bruce Castle
9-35 (odd)	Middle Lane, Crouch End, N8	Terraced houses	Positive contributors to the Crouch End Conservation Area
20-54 even and 15-45 odd	Mount Pleasant Crescent	Terraced housing	Positive Contributors to the Stroud Green Conservation Area
10	Moselle close, Hornsey, N8	Moselle Cottage	Duplicate listing
396-402 (even)	Muswell Hill Broadway, N10		Positive contributors to the Muswell Hill Conservation Area
86 and 88	Muswell Hill Broadway, N10	Midland Bank	Positive contributors to the Crouch End Conservation Area
152	Muswell Hill Road, N10	Cranley Dene Court original building	Now demolished
1 and 3	New Road, Crouch End, N8	Detached houses	Positive contributors to the Crouch End Conservation Area
2-26 (even)	New Road, Crouch End, N8	Terraced houses	Positive contributors to the Crouch End Conservation Area
North Bank	North Bank, Pages Lane, Muswell Hill, N10	Now part of the Methodist Church	Positive contributors to the Muswell Hill Conservation Area
10-16 (even)	North Hill, Highgate, N6	Terraced houses	Positive contributors to the Highgate Conservation Area
4	North Hill, Highgate, N6	Former Brewery with underground vaults	Could not locate
76, 76A and 78	North Hill, Highgate, N6		Positive contributors to the Highgate Conservation Area
Wall behind No.13	North Hill, Highgate, N6	Wall behind the Bull Inn	Positive contributors to the Highgate Conservation Area
Highgate School Steps and gates	North Road, Highgate, Steps and memorial gates		Protected by statutory Listing as part of the curtilage of Highgate School Library
101	Northumberland Park, Tottenham, N17	Park Cottage	Does not meet criteria
2-6 (even)	Northumberland Park, Tottenham, N17	Partially demolished	Does not meet criteria
1-23 (odd) and 23A	Orchard Road, Highgate, N6		Positive contributors to the Highgate Conservation Area



Premise number	Street Address	Description	Reason
2-40 (even)	Orchard Road, Highgate, N6		Positive contributors to the Highgate Conservation Area
25-31 (odd)	Orchard Road, Highgate, N6		Positive contributors to the Highgate Conservation Area
1-11 (odd)	Pages Lane, Muswell Hill, N10		Positive contributors to the Muswell Hill Conservation Area
2 and 4	Park Lane, Tottenham, N17		Does not meet criteria
94-102 (even)	Park Lane, Tottenham, N17		Does not meet criteria
26-40 (even)	Park Road, Crouch End, N8		Does not meet criteria
22	Pellatt Grove, N22		Positive contributors to the Trinity Gardens Conservation Area
117-141 (odd)	Philip Lane, Tottenham, N15		Does not meet criteria
128-174 (even)	Philip Lane, Tottenham, N15		Does not meet criteria
159-161	Philip Lane, Tottenham, N15		Does not meet criteria
278	Philip Lane, Tottenham, N15		Does not meet criteria
Tottenham Bus Garage	Philip Lane, Tottenham, N15	Former tram shed section	Does not meet criteria
84-96 (even)	Priory Road, N8		Positive contributors to the Highgate Conservation Area
41-57 (odd)	Queens Avenue, Muswell Hill, N10		Positive contributors to the Muswell Hill Conservation Area
42-58 (even)	Queens Avenue, Muswell Hill, N10		Positive contributors to the Muswell Hill Conservation Area
1-7 (consecutive)	Queen's Mansions, Queens Avenue, Muswell Hill	Including 224-230 (even) Fortis Green Road	Positive contributors to the Muswell Hill Conservation Area
Prince of Wales public house	Scotland Green, Tottenham, N15	See High Road	Duplicate list entry
671 - 677 (odd)	Seven Sister's Road (west side), Tottenham, N15	High street terrace	Does not meet criteria
725	Seven Sisters Road, Tottenham, N15	including 227 High Road	Duplicate list entry
590	Seven Sister's Road, Tottenham, N15	Former weights and measures office	Does not meet criteria
3	Sheldon Avenue, Highgate, N6	Kenwood House	Positive contributor to the Highgate Conservation Area
7	St Ann's Road, Tottenham, N15		Demolished
112	St James's Lane N10	Manor Farm Cottages	Does not meet criteria
3	Stormont Road, Highgate, N6		Positive contributor to the Highgate Conservation Area
17-20 (consecutive)	Stuart Crescent, N22		Positive contributor to the Trinity Gardens Conservation Area
5-11 (odd)	Summerhill Road, Tottenham, N15		Positive contributor to the Clyde Circus Conservation Area
2-40 (even)	Talbot Road, Tottenham, N15		Positive contributor to the Tottenham Green Conservation Area
2-12 (even)	Tetherdown, Muswell Hill, N10		Positive contributors to the Muswell Hill Conservation Area

Premise number	Street Address	Description	Reason
	The grove, Highgate, N6	Parish Marker	Outside of Borough Boundary
5	Tottenham Lane, N8	The Wishing Well - former railway public house	Does not meet criteria due
Rawlinson Terrace	Tottenham, N17 (See High Road)		
	Tower Terrace (N22)	See Mayes Road	Duplicate listing
Prince of Wales public house	Trinity Road, N22	See Finsbury road N22	Duplicate listing
17 and 19	View Road, Highgate, N6	Highgate Private Hospital	Positive contributor to the Highgate Conservation Area
3	View Road, Highgate, N6		Positive contributor to the Highgate Conservation Area
7	View Road, Highgate, N6		Positive contributor to the Highgate Conservation Area
1A and 1B	West Green Road, Tottenham, n15		Does not meet criteria
247 and 247B	West Green Road, Tottenham, N15		Does not meet criteria
268	West Green Road, Tottenham, N15	Black Boy Public House	Does not meet criteria
290 and 292	West Green Road, Tottenham, N15	Former Essoldo Cinema	Does not meet criteria
492	West Green Road, Tottenham, N15	The Green Gate Public House	Does not meet criteria
25 and 27	Western Road, Fortis Green		Positive contributor to the Muswell Hill Conservation Area
6A	White Hart Lane, Tottenham, N17		Positive contributor to the North Tottenham Conservation Area
1	Whittington Road, N22		Does not meet criteria
Haringey Civic Centre	Wood Green High Rd		Now statutory Listed
14	Wood Lane, Highgate, N6		Positive contributor to the Highgate Conservation Area





**SCHEDULE OF CONSERVATION AREA APPRAISAL REVIEW – stage 1**

<b>CA</b>	<b>Target date for consultation</b>	<b>Status</b>
Noel Park	2016	adopted
Tottenham High Road inc. North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters and South Tottenham	2017	adopted
Bruce Castle, Tottenham Cemetery, Tower Gardens, Peabody Cottages	2018	draft
Trinity Gardens Wood Green Common Bowes Park Muswell Hill Fortis Green	Early 2019	Undertaking site surveys

**COMPREHENSIVE SCHEDULE OF CONSERVATION AREA APPRAISAL REVIEW****Time scale Stage 1**

<b>Work</b>	<b>Milestone</b>	<b>Action by</b>
Inception meeting with Tottenham Conservation Area Advisory Committee, Tottenham Civic Society, Muswell Hill Conservation Area Advisory Committee	June 2017	Consultants and Council Officers
Fieldwork commenced	June 2017	Consultants
Draft of Bruce Castle, Tottenham Cemetery	17 <sup>th</sup> August 2017	Consultants
Liaising with Tottenham CAAC and Civic Society and feedback to consultant	Beginning September 2017	Council Officers
Review of the documents and feedback to consultant	Mid to late September 2017	Council Officers
Finalisation and desktop printing	October 2017	Council Officers
Draft of Tower Gardens and Peabody Cottages	31 <sup>st</sup> October 2017	Consultants



Liaising with Tottenham CAAC and Civic Society and feedback to consultant	November 2017	Council Officers
Review of the documents and feedback to consultant	Late November 2017	Council Officers
Finalisation and desktop printing	December 2017	Council Officers
Draft of Trinity Gardens, Wood Green Common & Bowes Park	31 <sup>st</sup> January 2018	Consultants
Liaising with amenity societies and feedback to consultant	Mid February 2018	Council Officers
Review of the documents and feedback to consultant	Late February 2018	Council Officers
Finalisation and desktop printing	March 2018	Council Officers
Draft of Muswell Hill and Fortis Green	12 <sup>th</sup> April 2018	Consultants
Meeting with Tottenham Conservation Area Advisory Committee and Muswell Hill Conservation Area Advisory Committee	End of April 2018	Consultants and Council Officers
Review and finalisation of the documents	May 2018	Council Officers
Completion of Stage 1	31 <sup>st</sup> May 2018	Consultants and Council Officers
<b>Total cost of stage 1</b>		

### Time scale Stage 2

Work	Milestone	Action by
Inception meeting with relevant Conservation Area Advisory Committees	June 2018	Consultants and Council Officers
Fieldwork commenced	June 2018	Consultants
Draft of St Ann's, Lordship Lane & Clyde Circus	15 <sup>th</sup> August 2018	Consultants
Liaising with Tottenham CAAC and Civic Society and feedback to consultant	Beginning September 2018	Council Officers
Review of the documents and feedback to consultant	Mid to late September 2018	Council Officers

Finalisation and desktop printing	October 2018	Council Officers
Draft of Alexandra Palace park and Rookfield Estate	31 <sup>st</sup> October 2018	Consultants
Liaising with amenity society and feedback to consultant	November 2018	Council Officers
Review of the documents and feedback to consultant	Late November 2018	Council Officers
Finalisation and desktop printing	December 2018	Council Officers
Draft of Hornsey High Street, Campsbourne, Hornsey Waterworks, Hillfield	31 <sup>st</sup> January 2019	Consultants
Liaising with amenity societies and feedback to consultant	Mid February 2019	Council Officers
Review of the documents and feedback to consultant	Late February 2019	Council Officers
Finalisation and desktop printing	March 2019	Council Officers
Completion of Stage 2	31 <sup>st</sup> March 2019	Consultants and Council Officers
<b>Total cost of stage 2</b>		

### Time scale Stage 3

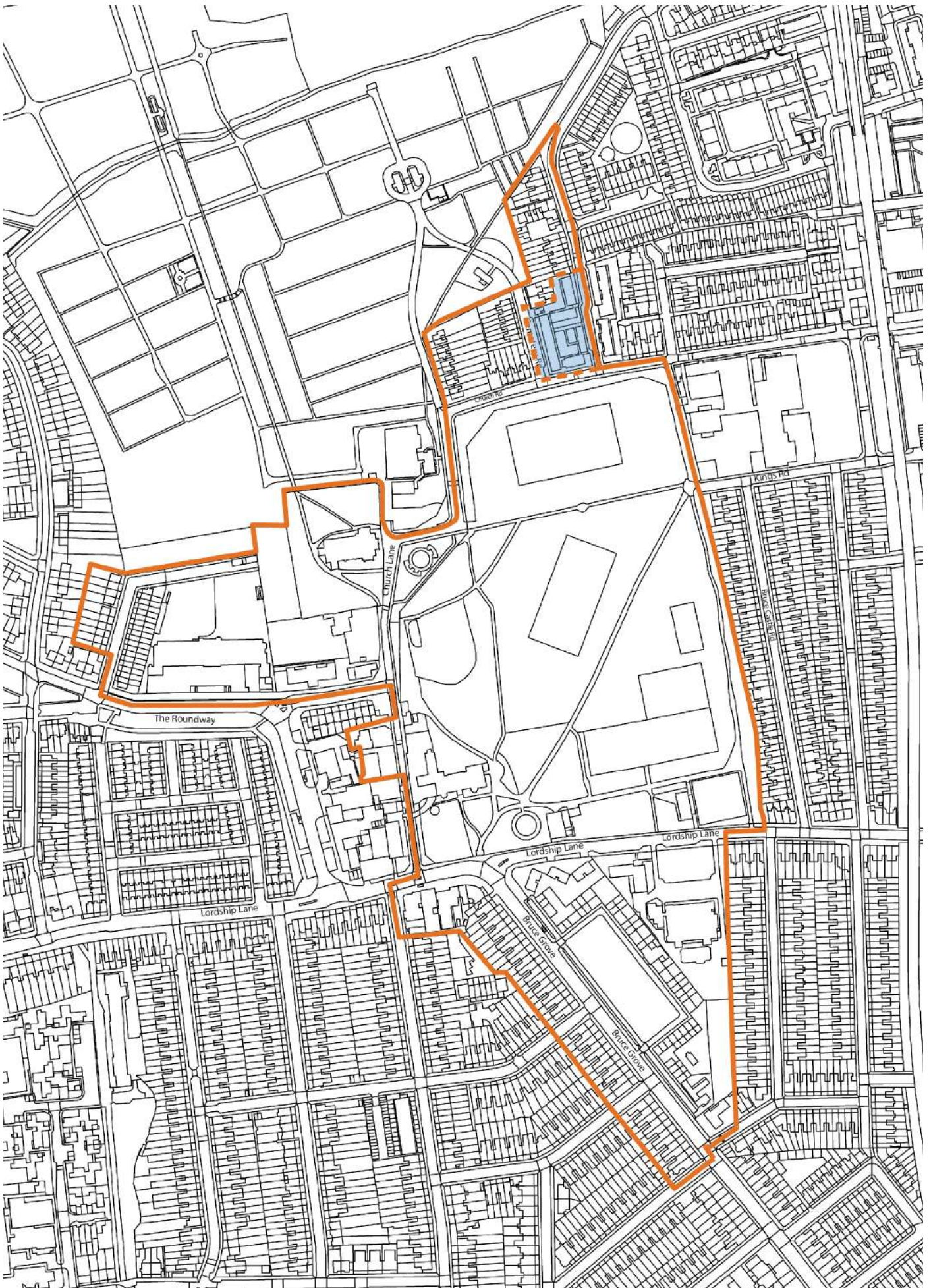
<b>Work</b>	<b>Milestone</b>	<b>Action by</b>
Inception meeting with relevant Conservation Area Advisory Committees	May 2019	Consultants and Council Officers
Fieldwork commenced	May 2019	Consultants
Draft of Crouch End	15 <sup>th</sup> August 2019	Consultants
Liaising with Crouch End CAAC and Neighbourhood Forum and feedback to consultant	Beginning September 2019	Council Officers
Review of the documents and feedback to consultant	Mid to late September 2019	Council Officers
Finalisation and desktop printing	October 2019	Council Officers
Draft of Stroud Green and Vallance Road	31 <sup>st</sup> October 2019	Consultants
Liaising with amenity society and feedback to	November 2019	Council Officers



consultant		
Review of the documents and feedback to consultant	Late November 2019	Council Officers
Finalisation and desktop printing	December 2019	Council Officers
Draft of Highgate	28 <sup>th</sup> February 2020	Consultants
Liaising with Highgate CAAC, Neighbourhood Forum and Local History Society and feedback to consultant	Mid March 2020	Council Officers
Review of the documents and feedback to consultant	Early April 2020	Council Officers
Finalisation and desktop printing	April-May 2020	Council Officers
Completion of Stage 2	29 <sup>th</sup> May 2020	Consultants and Council Officers
<b>Total cost of stage 3</b>		

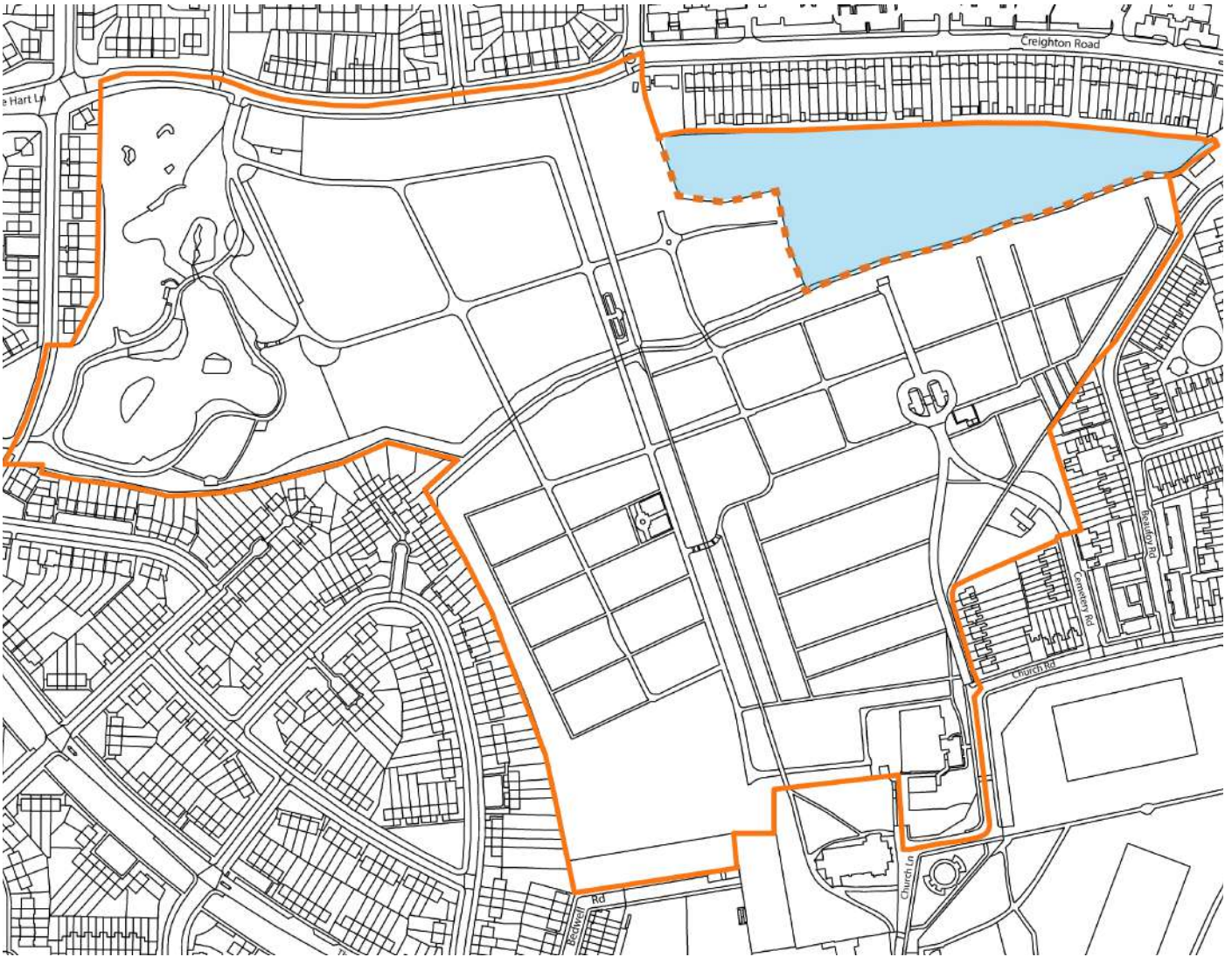






Bruce Castle Boundary review map





Tottenham Cemetery Boundary Review map



This page is intentionally left blank

**Appendix 8:**  
**Buildings recommended to be added to the List**

St Andrew's Church	Alexandra Park Road	St Andrew's Church, Hall and Vicarage
271-351 (odd)	Archway Rd, 2-30 Hillside Gardens, 2-28 Jackson's lane, 114-116 Southwood Lane	Urban Block of outstanding architectural quality
138	Archway Road	Electricity substation for Northern line by Holden
14 to 36	Aylmer Road	Manor Court , Neo-Georgian mansion block
Aylmer Court	Aylmer Road	Arts and Crafts mansion block on prominent corner
Whittington Court and Miriam Court	Aylmer Road	Art Deco mansion blocks with architectural interest
27	Bishop's Road	19th century detached house
2, 6-12, 7-9, 13	Bishopswood Road	High Victorian detached and semi-detached villas that form a group
5	Bishopswood Road	Mills Centre - Highgate School building
82	Bounds green Rd, N11	The Ranelagh public house,
1 to 16	Bramalea Close, N6 4QD	Modernist housing development with architectural interest
	Broadbent yard, Highgate Bowl	Small folly at rear with historical interest
11	Broadlands Road	Etheldene, 19th century detached house
22	Broadlands Road	Gwendoline Simm, detached house and former medical centre
24	Broadlands Road	Detached Gothic villa forming a group with 2-13 Bishopswood Rd
19	Cholmeley Park, N6	Garden building to rear of 19 with architectural merit
53	Cholmeley Park, N6	Lilford House
	Church Lane, Tottenham	Former lodge to cemetery (now mortuary) by Mummery and Plumbe
	Compton Crescent	The Old Library Building



Blue Orchard	Courtenay Avenue	Arts and Crafts detached house by CHB Quennell
6 to 10	Denewood Road (see also 23 View Road)	Prominent detached houses with townscape merit
	Denewood Road (unadopted section)	Historic lamp posts
33	Devonshire road	Andy Ludlow House, former hotel
St Barnabas	Finsbury Rd, N22 8PA	Greek orthodox church with spire
1	Finsbury Rd, Wood Green, London N22 8PA	The Prince public house
Woodside, Twyford Court and Long Ridges	Fortis Green	High quality Edwardian mansion blocks
Fortis Court	Fortis Green Road	Prominent mansion block
12 and 14	Hampstead Lane	Marker stone in wall
The High Cross	High Rd (junction with Monument Way)	Former Monument Way public toilets
703	High Road	Tottenham Community Sports Centre
Northwood Hall	Hornsey Lane, N6	Cruciform Art Deco mansion block by George Bright
44-60	Jackson's lane, 1-25 Hillside gardens, 86-112 Southwood lane, N6	Southwood House Estate, Modernist housing
45	Lanchester Road, N6 4SX	The Tudor House, Tudor revival 'model house' with historical interest
St Augustine's Church	Langdon Park Rd	St Augustine's vicarage
St Augustine's Church	Langdon Park Rd	St Augustine's Church Hall
1-89 (odd)	Muswell Hill Broadway	Princes Parade
91-217 (odd)	Muswell Hill Broadway	Shopping Parade
31	North Grove	Copper Beech, modernist flats
159 to 177	North Hill	Well preserved double fronted cottages

33	North Hill	Mission Hall
57	North Hill	Historic drinking fountain outside 57
9	North Hill	Walter Segal's House
Highcroft	North Hill	Historic milestones outside Highcroft
	North Hill (Rowlands Close)	Historic fire hydrant outside Rowlands close
	North Hill between Storey Road and View road	Historic bank and railings
25	North Road	Red lion and Sun Public House
57	North Road	Fire station flats
98	North Road	The Wrestler's Public House
	North Road, corner of Hampstead lane	Historic fire hydrant
530	Seven sister's road, N15	Telephone exchange
558 - 570	Seven Sisters Road	Telephone exchange building
Aylmer Court	Sheldon Avenue	Mansion block
28-30	Southwood Lawn Rd	Prominent pair of detached gothic Victorian villas with townscape interest
	St Ann's Rd	Chesnuds park gates, piers and railing
	St Ann's Rd	Chesnuds park horse skeleton
Reid Piano Factory	St Ann's Rd	Reid Piano Factory extension to rear (industrial buildings)
405	St Ann's Rd and 33 Salisbury Rd	Corner shop front with architectural interest
St Ann's Hospital	St Ann's Rd, N15	Hospital Administration Building
St Ann's Hospital water tower	St Ann's Rd, N15	Water tower, still in use
	Stapleton Hall Road	Stroud Green Branch Library



2	Stapleton Hall Road	Cast iron boundary marker
13-27	Station Rd, N22	The Green Rooms
	Tetherdown	Muswell Hill Synagogue
Muswell Hill United Reformed Church	Tetherdown	Church building
48	The Broadway Crouch End	Corner building with stone dressing
46	The Broadway, Crouch End	Corner building with stone dressing
46 and 46A	Topsfield parade, Crouch end	Very well-preserved Edwardian shop front
98	Tottenham Lane	Hornsey Police Station
	Tottenham lane, Hornsey	Hornsey rail station
	West Green Rd	West green primary school
57	Westbury Avenue	The Westbury public house
22	Western Rd, Wood Green, N22	Decorium - former public swimming pool
Cheapside Parade	Wood Green High Rd	Victorian shopping parade contemporary with Noel Park estate
TWA Fortis Green Pump House	Woodside Avenue, Muswell Hill, N10	Large Victorian pump house in grounds
Roseneath and Norton Lees	Woodside Square, Woodside Avenue, Muswell Hill, N10	Converted detached houses

### Buildings recommended for removal

253-263 (odd)	Archway Road, Highgate, N6	High street building	Positive contributor to the Highgate Conservation Area
278-310 (even)	Archway Road, Highgate, N6	High street building	Positive contributor to the Highgate Conservation Area
422 and 424	Archway Road, Highgate, N6	High street building	Positive contributor to the Highgate Conservation Area
438 and 440 A	Archway Road, Highgate, N6	High street building	Positive contributor to the Highgate Conservation Area

53-65	Beaufoy Road, Tottenham, N17	Terrace of maisonettes	Positive contributor to the Tottenham Cemetery Conservation Area
16 and 18	Bishopswood Road, Highgate, N6	Red brick detached villas	Positive contributor to the Highgate Conservation Area
22	Bishopswood Road, Highgate, N6	Large detached house	Positive contributor to the Highgate Conservation Area
3	Bishopswood Road, Highgate, N6	Cholmeley House	Demolished (Highgate School development)
11 and 13	Bounds Green Road, Wood Green, N22	Semi-detached houses	Positive contributor to the Trinity Gardens Conservation Area
17-25 (odd)	Bounds Green Road, Wood Green, N22	Terraced houses	Positive contributor to the Highgate Conservation Area
Goldsmiths Cottage at rear	Broadlands Road, Highgate, N6	Cottage at rear (see Denewood Road)	Duplicate list entry
10	Broadlands Road, Highgate, N6	Much altered detached house	Positive contributor to the Highgate Conservation Area
119	Bruce Grove, Tottenham, N17	Part of former cinema	Duplicate list entry
38-41 (consecutive)	Bruce Grove, Tottenham, N17	Terraced houses	Positive contributor to the Bruce Grove Conservation Area
46-54 (consecutive)	Bruce Grove, Tottenham, N17	Terraced houses	Positive contributor to the Bruce Grove Conservation Area
57-67 (consecutive)	Bruce Grove, Tottenham, N17	High street building	Positive contributor to the Bruce Grove Conservation Area
2-32 (even)	Cholmeley Park, Highgate, N6		Positive contributor to the Highgate Conservation Area
46 and 48 (or 1-7 Parklands)	Cholmeley Park, Highgate, N6	Copley Dean	Positive contributor to the Highgate Conservation Area
50	Cholmeley Park, Highgate, N6	Walled Garden, Furnival House	Protected by statutory listing as part of curtilage of Furnival House
	Church Lane, Tottenham, N17	Bruce Castle Park Gates and Piers opposite church	Protected by statutory listing as part of curtilage of Bruce Castle
158 to 166 (even)	Church Road, Tottenham, N17	Terraced	Positive contributor to the Bruce



		houses	Castle Conservation Area
1-19 (consecutive)	Clyde Circus, Tottenham, N15	Terraced houses	Positive contributor to the Clyde Circus Conservation Area
High Cross United Reform Church Hall	Colsterworth Road, N15	Church building and hall with alterations	Positive contributor to the Tottenham Green Conservation Area
2-12 (even)	Coppetts Road, Muswell Hill, N10	Semi-detached houses with alterations	Positive contributor to the Muswell Hill Conservation Area
1-5 (consecutive)	Crossway Parade, N22	20th century shopping parade	Does not meet listing criteria
83 and 85	Crouch End Hill, N8	Former railway buildings converted to shops	Positive contributor to the Crouch End Conservation Area
118	Crouch Hill, Crouch End, N8	Montague Cottage, now much altered	Positive contributor to the Muswell Hill Conservation Area
Goldsmiths Cottage	Denewood Road, N6	Goldsmiths Cottage (now Courtyard House)	Positive contributor to the Highgate Conservation Area
	Duke's Head Yard, N6	See Highgate High Street	Duplicate listing
759	High Road	Former Whitehall Tavern pub, now altered	Does not meet listing criteria
	Hampstead Lane, Highgate, n6	Parish Marker	Outside of borough boundary
13-15 (consecutive)	Haringey Park, Crouch End, N8	Terraced houses	Positive contributor to the Crouch End Conservation Area
29-32 (consecutive)	Haringey park, Crouch End, N8	Terraced houses	Positive contributor to the Crouch End Conservation Area
2 and 4	Haslemere Road, Crouch End, N8	Detached houses, 4 now in use as a care facility	Positive contributor to the Crouch End Conservation Area
324	High Road Tottenham	High street corner building	Positive contributor to the Tottenham Green Conservation Area

372-376 (even)	High Road Tottenham	Much altered high street building	Positive contributor to the Tottenham Green Conservation Area
406-408	High Road Tottenham	High street buildings, much altered	Positive contributor to the Tottenham Green Conservation Area
412-414	High Road Tottenham	High street buildings, much altered	Positive contributor to the Bruce Grove Conservation Area
462	High Road Tottenham	Early High street building	Positive contributor to the Bruce Grove Conservation Area
482-488 (even)	High Road Tottenham	Terrace of shops, much altered	Positive contributor to the Bruce Grove Conservation Area
492-500 (even)	High Road Tottenham	Edwardian shopping terrace with pargetting	Positive contributor to the Bruce Grove Conservation Area
267-293 (odd)	High Road, Tottenham	Terraced houses, much altered	Positive contributor to the Seven Sisters/Page Green Conservation Area
310	High Road, Tottenham	High Cross United Reform Church and Hall	Duplicate listing
433 - 441 (odd)	High Road, Tottenham	Early high street buildings, now much altered	Positive contributor to the Tottenham Green Conservation Area
479-491 (odd)	High Road, Tottenham	Warner Terrace, much altered	Positive contributor to the Bruce Grove Conservation Area
501-507 (odd)	High Road, Tottenham	High street buildings	Positive contributor to the Tottenham Green Conservation Area
510	High Road, Tottenham	High street building	Positive contributor to the Bruce Grove Conservation Area
510A	High Road, Tottenham	Workshop in yard to rear	Positive contributor to the Bruce Grove Conservation Area
512-520 (even)	High Road, Tottenham	High street buildings	Positive contributor to the Bruce Grove Conservation Area
513-525 (odd)	High Road, Tottenham	High street buildings	Positive contributor to the Bruce Grove Conservation Area



530-536 (even)	High Road, Tottenham	High street buildings	Positive contributor to the Bruce Grove Conservation Area
551 and 553	High Road, Tottenham	High street buildings	Positive contributor to the Bruce Grove Conservation Area
596	High Road, Tottenham	Site of former friends meeting house, now redeveloped	Neutral contributor to the Scotland Green Conservation Area
612	High Road, Tottenham	former Prince of Wales public house	Positive contributor to the Scotland Green Conservation Area
634	High Road, Tottenham	Former Red Lion public house, corner building	Positive contributor to the North Tottenham Conservation Area
684 A and B	High Road, Tottenham	Former department store building	Positive contributor to the North Tottenham Conservation Area
686-690 (even)	High Road, Tottenham	High street buildings, much altered	Positive contributor to the North Tottenham Conservation Area
698-700	High Road, Tottenham	High street buildings, much altered	Positive contributor to the North Tottenham Conservation Area
704 and 706	High Road, Tottenham	High street buildings, much altered	Positive contributor to the North Tottenham Conservation Area
705	High Road, Tottenham	Early semi-detached house	Positive contributor to the North Tottenham Conservation Area
729	High Road, Tottenham	St Francis de Sales Presbytery	Positive contributor to the North Tottenham Conservation Area
742	High Road, Tottenham	Now demolished	Demolished
743-757 (odd)	High Road, Tottenham	High street buildings, much altered	Do not meet listing criteria
746	High Road, Tottenham	Former Tottenham Dispensary, now	Demolished

		demolished	
748	High Road, Tottenham	The Red House, now demolished	Demolished
750	High Road, Tottenham	The White Hart public house, now demolished	Demolished
754-766 (even)	High Road, Tottenham	now demolished	Demolished
769, 771 and 771 A	High Road, Tottenham	High street buildings	Positive contributor to the North Tottenham Conservation Area
773-779 (odd)	High Road, Tottenham	High street buildings	Positive contributor to the North Tottenham Conservation Area
793 and 795	High Road, Tottenham	Former Nat West Bank	Positive contributor to the North Tottenham Conservation Area
813-817 (odd)	High Road, Tottenham	High street buildings	Positive contributor to the North Tottenham Conservation Area
840-850 (even)	High Road, Tottenham	High street buildings	Positive contributor to the North Tottenham Conservation Area
847-853 (odd)	High Road, Tottenham	High street buildings	Positive contributor to the North Tottenham Conservation Area
High Cross Court	High Road, Tottenham	courtyard with views to monument	Contributes to the setting of the monument
Wall to the North of 707	High Road, Tottenham	Wall	Protected by statutory listing as part of the curtilage of 707
865	High Road, Tottenham,	High street building now rebuilt as pastiche to match adjacent listed buildings	Neutral contributor to the North Tottenham Conservation Area
347	High Road, Wood Green	Wood Green Police Station, now much altered and extended	Does not meet listing criteria
Wood Green underground station	High Road, Wood Green	Station by Charles Holden	Now statutory Listed



34 - 60 (even)	High Street, Hornsey, E8	High street buildings	Positive contributor to the Hornsey High street Conservation Area
Sluice House	High Street, Hornsey, E8	Sluice house south of filter beds (also see Cross Lane and New River Avenue)	Duplicate listing
81	High street, Hornsey, N8	Langham Cottage and River House	Now demolished
Site of waterwheel adjoining the sluice house	High street, Hornsey, N8	Site of 1859 waterwheel	Duplicate listing
64	Highgate High Street, N6 (rear of)	Rainwater Cistern	Protected by statutory listing of no.64
Southwood Lane	Highgate, N6	Boundary Wall	Positive contributor to the Highgate Conservation Area
139-145 (odd)	Hornsey Lane, Highgate, N6		Positive contributor to the Hornsey High street Conservation Area
77	Hornsey lane, Highgate, N6		Positive contributor to the Hornsey High street Conservation Area
	Jackson's lane, Highgate, N6	four canon bollards around tree	Positive contributor to the Hornsey High street Conservation Area
Turnpike lane bus station	Langham Road, N15	Turnpike lane bus station and public conveniences	Does not meet listing criteria
1A	Lansdowne Road, N17	Former JAP Motor Cycle and Racing Car Engineering works	Does not meet listing criteria
West Green Road, Tottenham, n15	Large industrial building at rear	Tottenham	Does not meet listing criteria
119-125 (odd)	Lordship Lane, Tottenham, N17		Does not meet listing criteria
Bruce Castle gates	Lordship Lane, Tottenham, N17	Wrought Iron entry gates to Bruce Castle incorporating	Protected by statutory listing as part of the curtilage of Bruce Castle

		overthrow and lantern housing)	
Wall of Magistrate's Court	Lordship Lane, Tottenham, N17	Wall on the east boundary of the magistrate's court (former Elmslea garden wall)	Protected by statutory listing as part of the curtilage of Bruce Castle
9-35 (odd)	Middle Lane, Crouch End, N8	Terraced houses	Positive contributors to the Crouch End Conservation Area
10	Moselle close, Hornsey, N8	Moselle Cottage	duplicate listing
20-54 (even) and 15-45 (odd)	Mount Pleasant Crescent	Terraced housing	Positive Contributors to the Stroud Green Conservation Area
396-402 (even)	Muswell Hill Broadway, N10		Positive contributors to the Muswell Hill Conservation Area
86 and 88	Muswell Hill Broadway, N10	Midland Bank	Positive contributors to the Crouch End Conservation Area
152	Muswell Hill Road, N10	Cranley Dene Court original building	Now demolished
1 and 3	New Road, Crouch End, N8	detached houses	Positive contributors to the Crouch End Conservation Area
2-26 (even)	New Road, Crouch End, N8	terraced houses	Positive contributors to the Crouch End Conservation Area
North Bank	North Bank, Pages Lane, Muswell Hill, N10	Now part of the Methodist Church	Positive contributors to the Muswell Hill Conservation Area
10-16 (even)	North Hill, Highgate, N6	Terraced houses	Positive contributors to the Highgate Conservation Area
4	North Hill, Highgate, N6	Former Brewery with underground vaults	Could not locate
76, 76A and 78	North Hill, Highgate, N6		Positive contributors to the Highgate Conservation Area
Wall behind No.13	North Hill, Highgate, N6	Wall behind the Bull Inn	Positive contributors to the Highgate Conservation Area
Highgate School	North Road, Highgate, Steps		Protected by statutory Listing as part



Steps and gates	and memorial gates		of the curtilage of Highgate School Library
101	Northumberland Park, Tottenham, N17	Park Cottage	Does not meet criteria
2-6 (even)	Northumberland Park, Tottenham, N17	Partially demolished	Does not meet criteria
1-23 (odd) and 23A	Orchard Road, Highgate, N6		Positive contributors to the Highgate Conservation Area
2-40 (even)	Orchard Road, Highgate, N6		Positive contributors to the Highgate Conservation Area
25-31 (odd)	Orchard Road, Highgate, N6		Positive contributors to the Highgate Conservation Area
1-11 (odd)	Pages Lane, Muswell Hill, N10		Positive contributors to the Muswell Hill Conservation Area
2 and 4	Park Lane, Tottenham, N17		Does not meet criteria
94-102 (even)	Park Lane, Tottenham, N17		Does not meet criteria
26-40 (even)	Park Road, Crouch End, N8		Does not meet criteria
22	Pellatt Grove, N22		Positive contributors to the Trinity Gardens Conservation Area
117-141 (odd)	Philip Lane, Tottenham, N15		Does not meet criteria
128-174 (even)	Philip Lane, Tottenham, N15		Does not meet criteria
159-161	Philip Lane, Tottenham, N15		Does not meet criteria
278	Philip Lane, Tottenham, N15		Does not meet criteria
Tottenham Bus Garage	Philip Lane, Tottenham, N15	former tram shed section	Does not meet criteria
84-96 (even)	Priory Road, N8		Positive contributors to the Highgate Conservation Area
41-57 (odd)	Queens Avenue, Muswell Hill, N10		Positive contributors to the Muswell Hill Conservation Area
42-58 (even)	Queens Avenue, Muswell Hill, N10		Positive contributors to the Muswell Hill Conservation Area
1-7 (consecutive)	Queen's Mansions, Queens Avenue, Muswell Hill	Including 224-230 (even) Fortis Green Road	Positive contributors to the Muswell Hill Conservation Area
Prince of Wales	Scotland Green, Tottenham,	See High Road	Duplicate list entry

public house	N15		
671 - 677 (odd)	Seven Sister's Road (west side), Tottenham, N15	High street terrace	Does not meet criteria
725	Seven Sisters Road, Tottenham, N15	including 227 High Road	Duplicate list entry
590	Seven Sister's Road, Tottenham, N15	Former weights and measures office	Does not meet criteria
3	Sheldon Avenue, Highgate, N6	Kenwood House	Positive contributor to the Highgate Conservation Area
7	St Ann's Road, Tottenham, N15		Demolished
112	St James's Lane N10	Manor Farm Cottages	Does not meet criteria
3	Stormont Road, Highgate, N6		Positive contributor to the Highgate Conservation Area
17-20 (consecutive)	Stuart Crescent, N22		Positive contributor to the Trinity Gardens Conservation Area
5-11 (odd)	Summerhill Road, Tottenham, N15		Positive contributor to the Clyde Circus Conservation Area
2-40 (even)	Talbot Road, Tottenham, N15		Positive contributor to the Tottenham Green Conservation Area
2-12 (even)	Tetherdown, Muswell Hill, N10		Positive contributors to the Muswell Hill Conservation Area
	The grove, Highgate, N6	Parish Marker	Outside of Borough Boundary
5	Tottenham Lane, N8	The Wishing Well - former railway public house	Does not meet criteria due
Rawlinson Terrace	Tottenham, N17 (See High Road)		
	Tower Terrace (N22)	See Mayes Road	duplicate listing
Prince of Wales public house	Trinity Road, N22	See Finsbury road N22	duplicate listing
17 and 19	View Road, Highgate, N6	Highgate Private Hospital	Positive contributor to the Highgate Conservation Area



3	View Road, Highgate, N6		Positive contributor to the Highgate Conservation Area
7	View Road, Highgate, N6		Positive contributor to the Highgate Conservation Area
1A and 1B	West Green Road, Tottenham, n15		Does not meet criteria
247 and 247B	West Green Road, Tottenham, N15		Does not meet criteria
268	West Green Road, Tottenham, N15	Black Boy Public House	Does not meet criteria
290 and 292	West Green Road, Tottenham, N15	Former Essoldo Cinema	Does not meet criteria
492	West Green Road, Tottenham, N15	The Green Gate Public House	Does not meet criteria
25 and 27	Western Road, Fortis Green		Positive contributor to the Muswell Hill Conservation Area
6A	White Hart Lane, Tottenham, N17		Positive contributor to the North Tottenham Conservation Area
1	Whittington Road, N22		Does not meet criteria
Haringey Civic Centre	Wood Green High Rd		Now statutory Listed
14	Wood Lane, Highgate, N6		Positive contributor to the Highgate Conservation Area