NOTICE OF MEETING

CABINET MEMBER SIGNING

Tuesday, 1st November, 2016, 11.00 am - Civic Centre, High Road, Wood Green, N22 8LE

Members: Councillors Alan Strickland (Chair)

Quorum: 1

1. FILMING AT MEETINGS

Please note that this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on.

By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual or may lead to the breach of a legal obligation by the Council.

2. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be considered under the agenda item where they appear. New items will be dealt with at item 6 below.

3. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

(i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and

(ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

4. AGREEMENT TO CONSULT ON UPDATED VALIDATION REQUIREMENTS FOR PLANNING APPLICATIONS (PAGES 1 - 40)

The Cabinet Member is asked to agree a consultation on a checklist of local information requirements to be submitted with planning applications. The list sets out the requirements for supporting information that should be submitted with different types of applications and must be updated every 2 years.

5. DRAFT CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS FOR NORTH TOTTENHAM, SCOTLAND GREEN, BRUCE GROVE, TOTTENHAM GREEN, SEVEN SISTERS/PAGE GREEN AND SOUTH TOTTENHAM (PAGES 41 - 524)

The Cabinet Member is requested to approve six draft conservation area appraisal and management plan documents for a six week public consultation. The documents relate to the six conservation areas that make up the Tottenham High Road Historic Corridor - North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters/Page Green and South Tottenham.

The final amended documents, having regard to any representations received during consultation, will be referred back to Cabinet for adoption by the Council in early 2017.

6. NEW ITEMS OF URGENT BUSINESS

To consider any items admitted at item 2 above.

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Monday, 24 October 2016

Agenda Item 4

Report for:	Cllr Strickland 01/11 - 14/11
Item number:	To be added by the Committee Section
Title:	Agreement to consult on updated validation requirements for Planning Applications
Report authorised by :	Lyn Garner
Lead Officer:	Emma Williamson 0208 489 5507 emma.williamson@haringey.gov.uk
Ward(s) affected:	All
Report for Key/ Non Key Decision:	Key Decision

1. Describe the issue under consideration

1.1 The council, as Local Planning Authority (LPA) has a legal requirement to update and consult on a checklist of local information requirements to be submitted with planning applications. The list sets out the requirements for supporting information that should be submitted with different types of applications and must be updated every 2 years. The National Planning Practice Guidance sets out that the proposals should be issued to the local community, including applicants and agents, for consultation. It is proposed that this consultation should take place for 8 weeks and increase over the 6 week period usually allowed for planning policy documents to take account of the Christmas period. Officers require cabinet approval for the revised validation list and consultation on the revised list. Officers request delegated authority to review any comments received and amend the checklist where appropriate.

2. Cabinet Member Introduction

2.1 An up to date validation list is essential to ensure that all the necessary information is submitted with planning applications so that the LPA can consider applications in an efficient and consistent way while ensuring policy compliant developments.

3. Recommendations

3.1 It is recommended that the validation list is updated as set out in appendix 1 to bring it in line with current Local and London Plan Policies.

3.2 It is recommended that consultation should take place from 21 November 2016 -16 January 2017.

3.3 It is recommended that following the consultation, the comments will be summarised and analysed. Officers will consider all comments and where relevant, appropriate make amendments to the validation checklist to reflect these comments. A summary of responses and any changes will be presented to the Cabinet Member for final sign off.

4. Reasons for decision

4.1 Updating the validation list is essential to ensure that all the necessary information is submitted with planning applications so that the LPA can consider applications in an efficient and consistent way while ensuring policy compliant developments.

5. Alternative options considered

5.1 No other options were considered because there is an obligation to have up to date validation list.

6. Background information

6.1 The council, as Local Planning Authority, is required to update and consult on a checklist list of local information requirements to be submitted with planning applications. The list sets out the requirements for supporting information that should be submitted with different types of applications. The aim is to ensure that all the necessary information is submitted at the outset so that the LPA can consider applications in an efficient and consistent way. This is a government requirement arising from The Town and Country Planning (Development Management Procedure) (England) Order 2015 which sets out a need for us to republish a list of our requirements every 2 years. The National Planning Practice Guidance sets out that the proposals should be issued to the local community, including applicants and agents, for consultation.

6.2 The updated list will replace the current list last consulted on in May – July 2013. The changes are not significant but update the list to include requirements of the draft DM DPD Policies which have been to Examination in Public such as basement impact assessments and updates to the London Plan Policies. The advice accompanying each requirement has been updated to provide better guidance for applicants. The updated list is in Appendix 1.

6.3 The revised Validation Checklist will be emailed directly to stakeholders and published on the Council's website. Through the consultation they will be asked if the proposed information requirements are reasonable and proportionate and do not place an undue burden on the applicant, whilst at the same time ensuring there is sufficient information to consider applications.

6.4 The consultation methodology is in accordance with Article 11 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 which sets out a need to review local information requirements at least every two years. The Council last updated the list of local information requirements over 2 years ago and in order to continue to require the

information necessary to process applications we need to adopt a revised list. We are proposing an 8 week consultation period due to the Christmas period.

6.5 The consultation will take place for 8 weeks from 21 November 2016 to 16 January 2017. Emails will be sent directly to stakeholders using the database of consultees held from the Local Plan consultation database which includes statutory consultees, local organisations, businesses and community groups, local Councillors and over 150 individuals. Consultees will be notified of the purpose of the consultation, where to view the document and how to respond. A notice will be placed in the Haringey Independent stating the dates of the consultation, where to view the document and how to respond to the consultation. Local agents can discuss the proposed requirements at the Local Agents Forum on 10 January 2017. Consultees will be invited to respond via letter or email.

6.6 Following the consultation, the comments will be summarised and analysed. Officers will consider all comments and where relevant and appropriate will make amendments to the validation checklist to reflect these comments. A summary of responses and any changes will be presented to the Cabinet Member for final sign off.

6.7 The revised checklist will then form the Council's 'Local List' for validating applications. This revised document will be available to view on the website along with new guidance for applicants on National and Local information requirements set out by application type. Officers will notify the Planning Portal of the changes to our Planning Application Requirements.

7. Contribution to strategic outcomes

The revised list will ensure that all the necessary information is submitted with planning applications so that the LPA can consider applications in an efficient and consistent way while ensuring policy compliant developments which will contribute to Priority 4 - Sustainable Housing, Growth and Employment.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Legal

The Assistant Director of Corporate Governance has been consulted in the preparation of this report and comments as follows:

8.1 Article 11(2)(e) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 provides that local planning authorities are not obliged to validate a planning application until the documents in the authority's local list of validation requirements have been submitted. However, article 11(3)(d) goes on provide that this only applies where the local list has been published or republished within the two years before the date of submission of the application. The effect of this is that the local list of application documents is only binding on applicants if it is republished at least every two years.

8.2 There is no statutory requirement to consult on the review and publication or republication of the local list of validation requirements, however it is understood that it is intended to consult on the proposed list. The National Planning Practice Guidance advises that local planning authorities ought to consult on proposed changes with the local community, including applicants and agents.

Finance

8.3 Any costs of consulting on and updating the validation list will be contained within approved Planning budgets.

Equalities

8.4 The Council has a public sector equality duty under the Equality Act (2010) to have due regard to:

- Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- advance equality of opportunity between people who share those protected characteristics and people who do not;
- foster good relations between people who share those characteristics and people who do not

8.5 The consultation will be open to all groups of residents and stakeholders to respond to, and all views will be considered as part of the Council's response. We will proactively invite a diverse range of stakeholders to engage through directly emailing out to our database of contacts, which includes all individuals that have previously submitted views on the Local Plan, as well as a wide range of community groups, local organisations, businesses and statutory consultees. A public notification will also be placed in the Haringey Independent and on the website and social media.

8.6 Local information requirements help ensure that the Council in its role as the Local Planning Authoirty can scrutinise the potential impact of a proposed development on the local community. The requirements capture important information linked to equalities considerations, such as accessibility, enivironmental impact, contribution to affordable housing and crime prevention, as well as the extent of community involvement in the planning application's development.

9. Use of Appendices

9.1 Appendix 1 sets out the revised validation list in full.

10. Local Government (Access to Information) Act 1985

There are no background documents.

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LOCAL REQUIREMENTS FOR INFORMATION TO BE SUBMITTED WITH PLANNING APPLICATIONS

Context

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires that unless there is a list of information requirements published within the last two years of the date of submission of the application, the local planning authority cannot require information as part of its validation process. The information below and on attached links shows what we will expect all applicants to submit the following information to be submitted.

The current statutory national requirements for all applications are:

1. Standard application form (three copies plus original unless submitted electronically)
2. Location plan on an up to date map at an identified standard metric scale (typically 1:1250 or 1:2500 to fit onto A4 or A3 paper) with the red line including all land necessary to carry out the proposed development and blue line for any other land owned by the applicant
3. Site plan – direction of North, proposed development in relation to the site boundaries with written dimensions (and public rights of way, trees, hard surfacing and boundary treatment where relevant) typically 1:500 or 1:200
4. Ownership certificate and notices
5. Agricultural land declaration
6. Fee
7. Design and access statement - where required by law in accordance with the Town and Country Planning (General Development Procedure) Order (England) 2015) and The Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)

   Asdefined by Article 9. of the Town and Country Planning (Development Management Procedure)Order 2015 Design and Access Statements are required for the following planning applications:

   - Major developments (those which involve the creation of 10 or more residential units; residential development of on a site of 0.5 hectares or more; development on a site of at least 1 hectare; or the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more;).
   - Proposals where any part of the development is in a Conservation Area and consists of—
     - the provision of one or more dwellinghouses; or

- the provision of a building or buildings where the floor space created by the development is 100 square metres or more.

A design and access statement shall—
(a) explain the design principles and concepts that have been applied to the development;
(b) demonstrate the steps taken to consider the context of the development and how the design of the development takes that context into account;
(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
(e) explain how any specific issues which might affect access to the development have been addressed

Further guidance can be found at http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/designaccess

Design and Access statements are also requied with all applications for Listed Building Consent.

CIL

All developments generating a floorspace of more than 100 square metres or an additional residential unit are CIL liable and will be obliged to submit a 'determining whether an application is CIL liable' form and plan or drawing showing any chargeable development and gross internal area in square metres on each plan.

The following table sets out our local information requirements. Information requested with a particular planning application will be considered in relation to the statutory tests that the information is reasonable having regard to the nature and scale of the proposed development and is about a matter which it is reasonable to think will be a material consideration in the determination of the application (set out in Article 34 (3) (c) of the DMPO 2015)

Please note that Haringey requires all applications to have a scale bar and all proposed plans/elevations require one significant dimension. This is to ensure that the Planning Officer can accurately measure dimensions using measuring software. All drawings must be labelled with a drawing number and note of any revisions.

Validation dispute Local planning authorities should only request supporting information that is reasonable in regard to the nature and scale of the proposal and material to the application in question. If you do not consider a local information requirement to be needed as part of your application you must send the Council a notice setting out the reasons why you consider the information requested does not meet the statutory tests (known as an Article 12 notice) or "Request for Waiver of Planning Application Requirement" form listing the items and explaining the reasons why you do not think the information is needed, setting out a reason for each requirement.

We will consider the notice and must issue a validation notice stating that it no longer requires the information or a non validation notice stating that it still requires the information requested.

Right of appeal

After receiving a non validation notice and after the relevant time period has passed (either 8 or 13 weeks) an applicant may appeal to the Planning Inspectorate against the non determination of the application. If In considering such an appeal the inspector will consider both the dispute regarding invalidity and the merits of the application itself.

Information Item	**Types of Application that require this information**	**Geographic Location where this information is required**	**Policy Driver**	**What information is required and where to look for further advice**
Existing and proposed plans (elevations, floor plans, roof plans and a section where appropriate) All plans to have a scale bar and one significant dimension. All drawings must be labelled with a drawing	All applications	All	London Plan Policies 7.1, 7.2 and 7.4 Haringey Local Plan SP11, DM1 SPG1a Design Guidance	

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
number and note of any revisions.				
One hard copy of all documents	All major applications and applications to discharge conditions in relation to major applications	All	Local Plan Policy SP11, DM1	
CIL liablilty form	All developments adding more than 100 sqm (GIA) of new development and/or proposing 1 or more new dwelling(s) (even if the floorspace of the new dwelling is under 100sqm)	All	London Plan Policy 6.5 Local Plan Policy SP17	This requirement comes from the Mayor of London and Haringey CIL. More information can be found online at: http://www.london.gov.uk/priorities/planning/mayoral-community-infrastructure-levy http://www.haringey.gov.uk/housing-and-planning/planning/planning-applications/pre-application-guidance/community-infrastructure-levy-cil Please all floor space measurements should be Gross Internal Area (GIA)

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Design Charter Response (to be included in a Design and Access Statement)	All proposals requiring a Design and Access Statment	All	Local Plan Policy SP11, DM1	Development Management DPD Policy DM1.
Basement Impact Assessment- carried out by qualified and recognised assessor demonstrating that the development complies with the requirements of Policy DM18.	All applications proposing, new basement development	All	Local Plan Policy SP11, DM18	Policy DM18
Heritage statement	For all development affecting all heritage assets (conservation areas, statutorily or locally listed buildings, Scheduled Ancient Monuments, Registered Parks and Gardens and any other designations) Excluding Householder	All	Paragraph 128 of the National planning Policy Framework (NPPF) S.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 (As Amended by the Enterprise and Regulatory Reform Act (ERR) 2013. London Plan Policy Policies 7.1, 7.2, 7.4, 7.6 and 7.8	Whether the development will preserve and enhance the character or appearance of any heritage asset affected by the proposal Whether the development would impact on the setting of any statutorily or locally listed building. Statements should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than

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	applications in Conservation Areas where the floor space created by the development is less than 100 square metres		Haringey Local Plan Policies SP11 and SP12, DM9 SPG1a and SPG2	is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Historic England has 3 Good Practice Advice notes: www.historicengland.org.uk/images-books/publications/pps-practice-guide/
Accesibility statement Demonstrating compliance with Part M4.2 of Building Regulations 2015	All applications that involve the creation of any new residential units, including changes of use and conversions.	All	London Plan Policy 3.8. Haringey Local Plan SP2	Submit a statement that explains how your proposalscomplies with Part M4.2 of Building Regulations 2015You can find out more information about the requirements at https://www.gov.uk/government/publications/access-to-and-use-of-buildings-

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
				approved-document-m
Bin storage details	All applications that involve the creation of any new residential units, including changes of use and conversions. Any new commercial building	All	Haringey Local Plan SP6 - Waste and Recycling and DM4 Provision and design of waste management facilities.	Details of the Waste Space Requirements are set out in Appendix A3 of the Sustainable Design and Construction SPD. www.haringey.gov.uk/housing-and-planning/planning/planning-policy/local-development-framework-ldf/supplementary-planning-guidance-documents/sustainable-design-and-construction-spd
Water/waste water Utilities Assessment	Major Developments	All	London Plan Policy 5.14 Haringey Local Plan SP5, DM29	The assessment should include a letter from the utility company stating that capacity exists within its network or confirmation that capacity can be provided in time to serve the development proposed

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
Flood risk assessment	Proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development (excluding minor development*) in Flood Zones 2 and 3 or in an area within Flood Zone 1 which has critical drainage problems (as notified to the Local Planning Authority by the Environment Agency) Where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding. *minor development means— (i) development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse, for any purpose incidental to the enjoyment of the dwellinghouse as such; (ii) the extension of an existing building used for non-domestic purposes where the floorspace created by the development does not exceed 250 square metres; and (iii) the alteration of an existing building where the alteration does not increase the size of the building.		London Plan Policy 5.12 Local Plan Policy SP5, DM24, NPPF Paras 100 -108 & Technical guidance on flood risk	The Environment Agency Flood Risk Map can be found on using the link below: http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&y=355134.0&scale=1&layerGroups=default&ep=map&textonly=off&lang=_e&topic=floodmap Or on Haringey Mapping System www.haringey.gov.uk/index/maps-online.htm Additional guidance can for these areas can be found on the Environment Agency & General Advice can be found using the below link: https://www.gov.uk/flood-risk-assessment-local-planning-authorities

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
	All Major Development and any new residential units within a Critical Drainage Areas		Local Plan Policy DM26	Haringey's critical drainage areas can be found on the Environment Agency website: https://flood-warning-information.service.gov.uk/long-term-flood-risk
Drainage details including a sustainable drainage plan and completed copies of the Council's drainage pro-formas	All major developments	All	London Plan Policy 5.13 'Sustainable drainage' Haringey Local Plan Policy SP5 - Water Management and Flooding	See Haringey's Drainage Application Information requirements for technical assessment. http://www.haringey.gov.uk/environment-and-waste/major-

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
			DM24, DM25, DM26, DM27, DM28, DM29.	emergencies/drainage-and-flooding NPPG- 'Reducing the causes and impacts of flooding'
Aboricultural Impact Assessment and Method Statement	Any development proposing tree works: including applications to alter trees with a TPO or works to trees in a conservation area Any development where there are trees within the application site or on adjacent sites including street trees.	All	Haringey Local Plan SP11, DM1(C) SPG 1a	Statement should include: A plan which identifies the tree or trees to which the application relates and shows boundaries and surrounding properties including distances between the tree in question and other relevant features and, where necessary, explaining ownership of affected trees which straddle boundaries with neighbouring properties. Information to specify the work for which consent is sought including photographic survey The applicant's reasons for making the application covering: the health and condition of the tree(s); and any other explanation or justification (for example, to avoid or address

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
				subsidence or other structural damage). Technical supporting evidence from a qualidified arboriculturalist and, where subsidence or other structural damage is alleged, a report by a qualified structural engineer or chartered surveyor) Statement and planting plan for any replacement trees identifying species chosen. Applicants may wish to supplement site plans with photographs to help clarify the trees (or parts thereof) and the works proposed to be carried out. CLG publication “Protected Trees: A Guide to Tree Preservation Procedures” clarifies the situations when permission is require to fell, lop or otherwise carry out works to a tree. For further guidance see BS 3998

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
				'Recommendations for Tree Work' and BS5837: Trees in relation to design, demolition and construction'.
Supporting planning statement including justification for lighting scheme associated with advertisement	Advertisements	All	Haringey Local Plan SP11, DM3 , DM8 London Plan Policy 7.4 SPG 1a, SPG6b	You are advised to consult with the Greater London Authority Boroughplanning@tfl.gov.uk before submitting any advertisement which may affect Transport for London Road Network (TLRN) which includes: A10 Tottenham High Road (south), Broad Lane/Monument Way, Bruce Grove, Great Cambridge Road and the A406 (North Circular Road), Archway Road A1, Seven Sisters Road.
Ventilation/extraction details and technical details including acoustic details	All applications where commercial extraction flues will be introduced and all application involing a change of use to Use Classes A3, A4 or A5	All	Local Plan Policy DM47 SPG1a	
Acoustic Report	Applications proposing air	All	Local Plan Policy DM1(D)	

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
	conditioning units		DM47	
Archaeological assessment	All applications that may have an impact on archaeology within Areas of Archaeological Potential (consult with GLAAS)	Area of Archaeological Potential	A desk based assessment in line with the requirements of Paragraph 128 and 132 of The NPPF London Plan (2015) Policy 7.8 heritage assets and archaeology Local Plan Policy DM9 (H&I)	Para 128 requires that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. Historic Environment Good Practice Advice in Planning Notes 1, 2 and 3 and 'Making Changes to Heritage Assets' https://historicengland.org.uk/images-books/publications/pps-practice-guide Areas of Archaeological Potential can be found on Haringey Mapping System www.haringey.gov.uk/index/maps-

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
				online.htm For further advice contact the Greater London Archaeology Advisory Service (GLAAS)
Biodiversity survey and report	All applications	Site designated for its biodiversity value (such as: Sites of Importance for Nature Conservation (SINCS), Local Nature Reserves, Ecological Corridors) or where significant wildlife interest or protected species is known to be present or is reasonable likely to be present.	NPPF paragraphs 116 and 118 London Plan Policy 7.19 Local Plan Policy SP13, DM19 Sustainable Design and Construction SPD Section 28I of the Wildlife and Countryside Act, 1981 (as amended by the Countryside and Rights of Way Act 2000)	Natura 2000 network (Special Protection Areas and Ramsar Sites) site conservation objectives are also available www.naturalengland.org.uk/ourwork/conservation/designations/sac/conservationobjectives.aspx Natural Englands Standing Advice pages highlight when surveys should take place e.g. pre 20th Century building by water, etc and gives advice on protected species. www.naturalengland.org.uk/Images/Decision-tree_tcm6-21619.pdf An ecological survey, assessment and mitigation report to be carried out by a

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			ODPM Circular 06/2005: Biodiversity and Geological Conservation –Statutory Obligations and their impact within the Planning System Regulation 61 of the Habitats Regulations 2010 (as amended),	suitably qualified professional. The report should detail how these habitats, and any protected species are to be safeguarded during site preparation and construction phases, and maintained in the future. Where proposals are being made for mitigation and/or compensation measures relating to protected habitats and species, information to support those proposals will be required. Designated areas can be found on The Haringey Mapping System www.haringey.gov.uk/index/maps-online.htm
Energy Statement	Major developments	All	London Plan Policy 5.2 5.3 Haringey Local Plan Policies SP4, DM21, DM22 Sustainable Construction	All proposals are required to deliver a carbon reduction on site as set out in Policy 5.2 or offset the remaining emissions. All proposal must maximise the opportunities for renewable energy generation and work towards the local requirement of 20%

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
			and Development SPD	of the total carbon emissions from the site being offset by on site renewable energy generation. Statements should by set out in accordance with the GLA guidance on preparing energy assessments www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0
Sustainability statement and sustainable design and construction checklist	Any new buildings	All	London Plan Policy 5.3 Haringey Local Plan Policies SP4, DM21, DM22 Sustainable Construction and Development SPD	You must provide details of sustainable design and construction measures showing how you propose to reduce the energy, water and materials used in design and construction. the Haringey Council SPD or the GLA guidance can be followed see - www.haringey.gov.uk/sites/haringeygovuk/files/sustainable_design_and_construction_spd_adopted_march_2013.pdf or www.london.gov.uk/what-we-

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
				do/planning/implementing-london-plan/supplementary-planning-guidance/sustainable-design-and%20 All new non-residential development shall be built to at least BREEAM "very good" standard and should aim to achieve BREEAM "excellent" or the current nationally agreed standard. All new non-residential development shall be zero carbon from 2019. Combuston plant in all new developments should comply with the requirements of the London Plan Sustainable Design and Construction SPG www.bre.co.uk
Transport assessment	Proposal including > 1000 sqm Retail(A1) or Business (B1). > 2000 sqm	All	London Plan 2015 6.3, 6.11 and 6.12 Haringey Local Plan Policy	Clear confirmation that TfL have been consulted and agree the methodology for strategic planning applications referred to the Mayor ' TfL's Transport

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
	Non-food retail (A1), Hospital (D1), School, higher and further education (D1), Cinema (D2), Other Assembly and Leisure (D2). > 2500 sqm Industrial (B2), Warehousing (B8) Hotel (C1). Any proposals which are likely to have a significant transport impact including all new churches		SP7, DM31, DM32	Assessment Best Practice Guidance Advice on eligible schemes and the methodology required to be submitted with the application can be found at: http://www.tfl.gov.uk/assets/downloads/transport-assessment-best-practice-guidance.pdf TFL Guidance: 'Travel planning for new development in London' http://www.lscp.org.uk/newwaytoplan/resources/file/Travel%20planning%20for%20new%20development%20in%20London.pdfTravel Plans should be informed by TFL's ATTrBuTE application www.attrbute.org.uk/ Further guidance can be found in SPG 7a, For further information on travel plans
	Any proposal	Where a development is located in a sensitive area (Areas where redevelopment proposals could impact on the SRN or TLRN, bus	Haringey Local Plan Policy SP7 DM31, DM32, DM36 London Plan 2011 6.3, 6.11 and 6.12	

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
		standing/garages/interchanges, operational railway lines and/or London Underground tunnels, in line with London Plan policies to smooth traffic flow and safeguard land for transport).		contact: Transportation Planning Level 6, River Park House, Wood Green, London, N22 8HQ, Tel: 020 8489 5575,
Retail assessment	For retail development over 2,500 sq metres	All	National Planning Policy Framework Haringey Local Plan Policy SP10, DM41	
Air quality assessment	All applications for major development Applications for proposals which are likely to have an impact on air quality	Air Quality Management Areas (AQMA)	London Plan Policy 7.14 Haringey Local Plan Policy SP4, SP6, DM23(A) London Plan Sustainable Design and Construction SPG	The whole of the borough of Haringey is an Air Quality Management Area (AQMA) for the pollutants of NO2 (Nitrogen Dioxide) and PM10 particulates which are the most prominent air pollutants. The dominant source of NO2 and PM10 emissions in Haringey is road transport and combustion plant and other sources contributing to emissions. This has

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
				implications for air quality, which is being addressed through the measures outlined in the Council's Air Quality Action Plan For further advice and guidance contact Environmental Health Pollution Team pollution@haringey.gov.uk See: London Councils Air Quality Planning guidance and The Mayors Sustainable Design and Construction SPG section 4.3 https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/sustainable-design-and
Dust and Emissions Assessment including Non Road Mobile Machinery	All Major development	AQMA (All of Haringey)	London Plan Policy 7.14	The Control of Dust and Emissions during Construction and Demolition SPG

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
(NRMM)				http://nrmm.london/
Noise impact assessment	When proposal will result in a change to the qualitative or quantitative acoustic environment brought about by the development and/or where a noise generating use is to be located in close proximity to housing or housing is to be located adjacent to major roads, railway lines and industrial activity – please seek advice from EHO	All	NPPF (paragraph 123) London Plan Policy 7.15 Local Plan Policy DM23(D &E) SPG1a	
Tall buildings statement and verified views	All buildings which are 10 storeys and over or areotherwise larger than the threshold sizes set for referral to the	All	London Plan Policy 7.7 Local Plan Policy SP11, DM6	Verified views must be prepared in accordance with GLVIA 2013 ("Guidelines for Landscape and Visual Impact Assessment, 3rd Edition", by the Landscape Institute and the

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
	Mayor of London, as set out in the London Plan or are likely, in the views of the local planning authority, to have a significant impact on the skyline			Institute of Environmental Management and Assessment, 2013). Refer also CABE/ English Heritage "Guidance on Tall Buildings" (2007)
Sunlight/daylight assessment	All major new build applications and tall buildings as defined under the tall buildings statement requirement Major developments adjacent to an area of public open space or Canal and river environments proposals are likely to have a detrimental effect on habitable rooms of amenity space in neighbouring	All	Local Plan Policy DM1	Please consult the Council on 020 8489 1478 for advice on this before submitting a planning application Refer also CABE/ English Heritage "Guidance on Tall Buildings" (2007) BRE guidance "Site Layout Planning for Daylight and Sunlight – A guide to good practice" (Littlefair, 2011). LINK

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
	dwellings, workspaces and public open space.			
S106 Draft heads of terms	All developments of 1 or more net new housing units - contributions required – or major commercial development	All	Local Plan Policies SP2(for housing), SP16 and SP17 Local Plan Policy SP13, DM48 Haringey Open Space and Recreation Standards SPD	The Council strongly urges that you phone 020 8489 1478 to arrange an appointment with a planning officer to review s106 contributions that you will be expected to provide before you submit your planning application. An officer can give written advice to you. Haringey Open Space and Recreation Standards SPD, Table 1.7 shows the eligibility criteria for assessing whether open space deficiencies exist and what type of contribution would be required.
Affordable housing statement	10 or more net new residential units	All	London Plan Policy 3.11 Local Plan Policy SP2, DM13	The statement will need to include: • the number of residential units • the mix of units with numbers of habitable rooms • if you are proposing different levels or

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
				types of affordability or tenure for different units you should explain this clearly and fully. You should also show the location of units and their number of habitable rooms and/or bedrooms, and/or the floor space of the units on the floor plans If a financial is to be provided in lieu of onsite provision you should provide details of why on sit provision is not feasible You can find out more of the financial contribution you will be expected to provide by going to http://www.haringey.gov.uk/housing-and-planning/planning/planning-policy/local-development-framework-ldf/supplementary-planning-documents-spds#planning_obligations_spd

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
				The Council strongly urges that arrange a pre-application meeting before you submit your planning application.
Viability Assessment & redacted copy excluding any commercially sensitive information which can be published on the Council's website	Any application which does not meet the affordable housing provision in Local Plan Policies SP2 through an on site provision or financial contribution in lieu of on site provision. (10 or more units = 50% affordable housing)	All	London Plan Policy 3.11, 3.12 Local Plan Policy SP2, DM13	The Greater London Authority's Development Control Toolkit (Three Dragons Toolkit) Housing and Communities Agency's (HCA) Economic Appraisal Toolkit
Contaminated Land Assessment	All applications excluding householder	Sites known or suspected to be affected by land contamination such as a landfill site, railway land,	London Plan Policy 5.21 Local Plan Policy DM23(G)	According to the individual site circumstances, the Council will require applicants to undertake the following

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
		waste disposal site.scrapyards, petrol stations and other industrial uses.	Land affected by contamination	steps: i. a desk top study documenting all previous and existing uses of the site and adjacent land, to include assessment of the potential contamination and a description of potential risks to local receptors. ii. where land uses have resulted in soil and/or groundwater contamination, a site investigation will be required and reported in the form of a quantitative risk assessment. iii. where contamination is present and there exists a significant possibility of significant harm being, or likely to be caused to local receptors a remediation strategy must be submitted for approval by the Council. The strategy should include where necessary, subsequent management and monitoring activities.

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
				iv. any remediation works should be fully implemented and verified in a remediation report by a suitably experienced person before occupation of the site. If necessary, monitoring reports after completion of remediation works will be required. All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites) and be undertaken by competent persons
Crime prevention statement	All major applications	All	London Plan Policy 7.3, 7.13 Local Plan Policy SP11, DM2	For further guidance see 'Safer Place's and 'Secured by Design' websites
Statement of Community Involvement	All major applications	All	Haringey Statement of	A Statement of Community Involvement should identify the

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
			Community Involvement (Adopted May 2007) (updated February 2011) and 2015 The Statement of Community Involvement can be viewed on the website at: www.haringey.gov.uk/sci	consultation undertaken and its results, together with how this has been incorporated into the submitted planning application. We will expect developers to employ a mixture of consultation tools listed in Appendix 2 'Community Involvement Methods' of Haringey's Statement of Community Involvement to achieve meaningful engagement with the communities likely to be affected by their proposals. The choice of appropriate mechanisms will, however, be at the discretion of the developer. We will also recommend applicants consider talking to neighbours, amenity groups, Conservation Advisory Groups Conservation Advisory Committees and other appropriate groups, to maximise the benefit of local knowledge and, through early discussions, increase the likelihood that the application will be

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
				unopposed.
Waste Management Plan	All major applications	All	London Plan Policy 5.18 Haringey Local Plan SP6, DM4(A) Sustainable Design and Construction SPD	A Waste Management Plan should identify volume and types of demolition and construction waste and to demonstrate how waste will be minimized and managed during construction and occupation. New waste management facilities will be required to take into account and minimise pollution and nuisance issues. For futher guidance see the Sustainable Design and Construction SPD Reference should be made to the Site Waste Management Plan Regulations 2008 www.legislation.gov.uk/uksi/2008/314/contents/made
Architectural details at a scale of 1:20 to show all new doors, windows, shop fronts,	Listed building consent	All	Haringey Local Plan Policies SP11 and SP12, DM9	

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
pilasters, cornices, railings and other decorative details			London Plan Policy Policies 7.1, 7.2, 7.4, 7.6 and 7.8 SPG1a and SPG2	
Structural/Historic building survey	Listed building consent– as required.	All	London Plan Policy Policies 7.1, 7.2, 7.4, 7.6 and 7.8 Haringey Local Plan Policies SP11 and SP12 DM9 SPG1a and SPG2	Please seek advice from the Design and Conservation Team before submitting an application
Statement clarifying reasons for submitting an outline application and whether sufficient information has been submitted to enable the local planning authority to determine the application	Outline application	All	Haringey Local Plan SP11, DM1	
Submission of statement including relevant supporting	Discharge of a planning condition or	All	Haringey Local Plan SP11	Identification of relevant planning permission

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
documents and plans to enable the local planning authority to discharge the condition or reserved matter	reserved matter for an outline planning application			
Telecommunications application Supporting planning statement	Prior approvals and planning applications for telecommunications applications	All	Haringey Local Plan Policy SP11, DM3(D) SPG1a	Supporting planning statement must cover the following matters: Area of search • Technical information including the frequency, modulation characteristics, power output and the height of the proposed antenna • Technical justification - details about the purpose of the site and why the particular development is required • Details of alternative sites rejected with a justification for rejecting them - this should include existing masts, structures and other buildings within the search area • An explanation if no alternatives considered

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
				• Visual impact assessment where relevant • Acoustic report where relevant Any other relevant information
ICNIRP Statement for telecoms apparatus	Prior approvals for telecommunications application		Haringey Local Plan Policy SP11 DM3(D) SPG1a	
Map showing relationship of application of site to other telecommunications equipment in the vicinity including a north point.	Prior approvals and planning applications for telecommunications application	All	Haringey Local Plan Policy SP11, DM3(D) SPG1a	
Photos/photomontages	Development affecting a conservation area or a listed building Proposals which will have a significant		London Plan Policy Policies 7.1, 7.2, 7.4, 7.6 and 7.8 Haringey Local Plan Policy SP11 SP12, DM3(D) SPG1a	

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
	effect on the existing streetscene and prior approvals for telecommunications application (at the applicant's discretion			

Agenda Item 5

Report for:	Cabinet Member signing – 1st November 2016
Item number:	3
Title:	Draft Conservation Area Appraisals and Management Plans for North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters/Page Green and South Tottenham.
Report authorised by :	Emma Williamson, Assistant Director, Planning
Lead Officer:	Nairita Chakraborty, Principal Conservation Officer (x2841) Lucy Morrow, Planning Officer (x4497)
Ward(s) affected:	Northumberland Park, Bruce Grove, Tottenham Hale, Tottenham Green, Seven Sisters
Report for Key/ Non Key Decision:	Key

1 Describe the issue under consideration

1.1 Cabinet is requested to approve six draft conservation area appraisal and management plan documents (attached at Appendices 2-7) for a six week public consultation. The documents relate to the six conservation areas that make up the Tottenham High Road Historic Corridor - North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters/Page Green and South Tottenham. The final amended documents, having regard to any representations received during consultation, will be referred back to Cabinet for adoption by the Council in early 2017.

1.2 The draft documents include a comprehensive appraisal of each conservation area, and set out the Council's strategy for managing the area going forward in order to preserve and enhance special character. They include comprehensive and user-friendly new design guidelines illustrating the best way to preserve and enhance the character of existing buildings.

1.3 The draft documents also recommend various revisions to the boundaries of conservation areas to ensure that they accurately reflect the extent of each area's special interest. The recommended changes include the removal of certain parts within each conservation area which do not contribute to their special interest. It also proposes the de-designation of the South Tottenham

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Conservation Area in its entirety. The recommended changes are summarised in section 6 below. These recommendations may be amended having regard to any representations received at consultation, and the boundaries of the various conservation areas will be altered in line with the finalised recommendations upon adoption of the documents in 2017.

2 Cabinet Member Introduction

2.1 The Tottenham High Road Historic Corridor comprises six conservation areas which together cover Tottenham High Road for its entire length. The High Road is a historic arterial route dating back to Roman times, boasting a great number of historically significant assets illustrative of the history and development of the area and essential to its unique character.

2.2 The council is committed to preserving and enhancing the area's special character and ensuring the proper management of the many valuable heritage assets in the area including many listed and locally listed buildings and historic spaces. Up to date appraisal and management plan documents are essential tools to help us achieve this going forward. It is hoped that these document will play a significant role in positive future management of the area and be a guide for developers, residents, and the Council. These documents are part of an ongoing programme to renew Conservation Area Appraisals and Management Plans across the borough.

2.3 The Council undertakes a large amount of conservation work, of which these updated appraisals and management plans are an integral part. This includes working with the Regeneration Team, Historic England and property owners towards the repair of at risk heritage assets, promoting sensitive reuse of such buildings and assisting in securing funds for restoration; working with partners to improve the character and appearance of conservation areas, for example through shop front improvement projects such as the North Tottenham Townscape Heritage Initiative (supported by the Heritage Lottery Fund); and working with the Alexandra Palace Trust to assist in bringing forward sensitive and innovative reuse and restoration of Alexandra Palace. The new documents will support and inform such projects going forward.

2.4 Over time Tottenham High Road has experienced significant change that has had an impact on its character, including the repair and restoration of some important buildings and shop frontages. This is reflected in the new appraisals. Additionally the historic corridor falls within the area of the Tottenham Area Action Plan (AAP) which is likely to have some impact on the conservation areas. The AAP recognises the potential benefits of heritage-led regeneration and the opportunity to enhance the area's unique character and introduce

positive changes to it. The updated documents will support the council's existing and emerging local plan policies including the Tottenham AAP. They will allow the Council to effectively manage large and small scale development as well as enforce against unauthorised works and provide a sound basis for development management decisions.

2.5 The draft documents follow guidance published by Historic England. They seek to clearly identify those elements that make the area special including a comprehensive audit of buildings, and they provide further guidance to all on what kinds of development is appropriate. The documents also include a comprehensive review of conservation area boundaries – essential to ensure conservation area designations are warranted, meaningful, and in line with statutory and national policy requirements.

3 Recommendations

3.1 That Cabinet approves the Conservation Area Appraisal and Management Plan documents, attached at Appendices 2 - 7, for a six-week public consultation.

4 Reasons for decision

4.1 The Council has a statutory duty to ensure that conservation areas are preserved or enhanced and publish policies for the implementation of the same.

4.2 The current appraisal for the area has not been updated since 2009. Up-to-date Appraisal and Management Plan Documents will provide a sound basis for development management decisions which is defensible on appeal. The documents will also serve as a useful guide for property owners and those putting forward heritage projects and development proposals as to how best to preserve and enhance the area's character.

4.3 The Conservation Areas fall within the area covered by the emerging Tottenham Area Action Plan which is likely to impact upon the conservation areas. It is therefore important that the Council publishes these appraisals along with the management plans in order to support the Council's local plan policies and ensure that the significance of the area is preserved and enhanced.

4.4 The appraisals include recommendations for revisions to the Conservation Area boundaries. It is important that the Council publish these recommendations with a view to revising the boundaries after consultation. There is a statutory duty to review conservation area designations from time to

time (Planning, (Listed Buildings and Conservation Areas) Act 1990, 69) and the Council must ensure that designated conservation areas are of sufficient special architectural or historic interest, in line with the National Planning Policy Framework (paragraph 127) and Historic England guidelines.

5 Alternative options considered

5.2 The existing conservation area appraisal for the Tottenham High Road Historic Corridor was updated in 2009. However, continuing to use this document is not considered advisable. The area has undergone significant change since the document was written and it is therefore inaccurate. The emerging Tottenham Area Action Plan (Policy AAP5: Conservation and Heritage) indicates the need for review of such documents.

5.3 The document includes recommendations for alterations to the boundaries of the conservation area. The option of leaving the boundaries as they currently are is considered but this course is not recommended. Some areas have been altered to such an extent that they have entirely lost their special character. The National Planning Policy Framework (Paragraph 127) states that "When considering the designation of conservation areas, local planning authorities should ensure that the area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest". In cases where there is no discernable special character, the designation is unhelpful.

6 Background information

6.1 There are 29 conservation areas in Haringey, designated over a period of 45 years, of which 14 have adopted character appraisals. The Council is undertaking a rolling programme of producing Conservation Area Appraisals and Management Plans, and reviewing those existing appraisals that are outdated. The conservation areas of the Tottenham High Road Historic Corridor were designated between 1972 and 1998, and together form a continuous corridor covering the historic arterial route from the borough's boundary with Hackney in the South, to the boundary with Enfield in the North.

6.2 The Council has a statutory requirement to *'...formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas'* under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. When adopted, the documents will have the status of evidence-base documents which aid the implementation of approved development plan policies for the preservation and enhancement of conservation areas. Prior to adoption, the documents will be screened to

determine whether a Strategic Environmental Assessment is appropriate under the provisions of the SEA Directive (European Directive 2001/42/EC).

6.3 It is important to stress that a character appraisal or management plan *cannot introduce new policy*. The purpose of the appraisal and management plan is to provide a clear indication of the Council's approach to the preservation and enhancement of the conservation areas, as well as support existing planning policy already set out in the Local Plan.

6.4 The National Planning Policy Framework (NPPF) issued by the Government in March 2012 requires local planning authorities to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. In doing so, they should recognise that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance. In this regard, character appraisals are primary guidance which define the special character of conservation areas, and identify what is of special architectural and historic interest within them.

6.5 The Council's strategy for the conservation and enjoyment of the historic environment takes into account the desirability of new development that makes a positive contribution to local character and distinctiveness. This position is reflected in the Council's adopted UDP and emerging Local Plan Strategic Policies.

6.6 The emerging Development Management Plan Policies (anticipated for adoption this year) state that the preservation and enhancement of historic environment should be given highest regard as per the statutory duty and should be used as the basis for good design and positive change. All new development should be of the highest standard of design that respects its local context, character and historic significance.

6.7 A large proportion of the Tottenham High Road Historic Corridor falls within the area covered by the emerging Tottenham Area Action Plan which supports conservation led regeneration and the adaptive reuse of historic buildings, and identifies the risk to heritage assets posed by extensive redevelopment. Policy AAP5: Conservation and Heritage indicates the need for new development to reflect relevant character appraisals and management plans as well as the need to review such documents, including reviewing existing boundaries.

6.8 An adopted character appraisal provides a sound basis, defensible on appeal, to implement the Council's approved development plan policies and to inform development management decisions. The appraisal is for the use of local residents, community groups, businesses, property owners, architects and developers and is an aid to the formulation and design of development

proposals and change in this particular area. The document will be used by the Council in the assessment of all development proposals and will be taken into account by the Planning Inspectorate when it considers and determines planning appeals.

6.9 The character appraisal is also helpful to those considering investing in the area, and can be used to guide the form and scale of new development proposals. When funding was sought for grant aid schemes, such as the Townscape Heritage Initiative at Bruce Grove, an adopted character appraisal was essential to demonstrate the value of the area.

Structure of the Conservation Area Appraisal and Management Plan Documents

6.10 The Conservation Area Appraisal and Management Plan documents have been written to reflect the framework set out in *Understanding Place: Conservation Area Designation, Appraisal and Management, published by* Historic England in March 2011. A brief structure of the documents is set out below:

Appraisal

- The summary of special interest: a succinct description of the overall character of the conservation area.

- Comprehensive appraisal: recording the special character of the area covering;

    - location and setting
    - historical development and archaeology
    - architectural quality
    - public realm
    - condition and development pressure.

- Audit: A record of all buildings in the area, indicating whether they are make a positive, negative and neutral contribution.

Management Plan

- Principles for development management: Setting out the Council's approach to managing new development, including when planning permission is required, expectations for applications, and relevant policies.

- Boundary Review: Recommendations for changes to the conservation area boundaries are as follows. (Please refer to maps provided in appendix 1):

North Tottenham

- Dedesignate the area north of Brantwood Road: There are no remaining buildings of architectural or historical interest in this section.

- Redraw the boundary to exclude the new Sainsbury's development on Northumberland Park: Historic buildings in this section have been demolished and replaced with the new Sainsbury's supermarket.

- Dedesignate the central section of the high road from just north of Moselle Street to the Park Lane/Church Road junction: All of the buildings on the east side of the High Road have been demolished as part of the redevelopment of the Spurs football ground, with the exception if Warmington House (No. 744) which will be incorporated within a new facade. The overwhelming scale of the new development will dominate the street and have a major impact on the character of this part of the conservation area.

- The buildings on the west side of the High Road, taken by themselves, are not considered of sufficient special interest to justify conservation area designation. It is therefore recommended that this section is excluded and the conservation area is consolidated in to two separate sections.

Scotland Green

- Modify the boundary to exclude the flats on the east side of Kenmare Drive, and the infill housing development on the east side of the High Road behind the frontage buildings: Neither of these housing developments are of special interest. It is recommended that the boundary is redrawn at the rear of the frontage buildings. The Friends Burial Ground should remain a part of the conservation area.

Bruce Grove

- Modify the western boundary of the conservation area to exclude parts of St Loy's Road, Forster Road and Felixtowe Road: The terraced houses in these streets are of modest architectural quality which has been undermined by piecemeal alterations and loss of features. As a group, they have little or no visual relationship with the high road.

- Extend the southern boundary to include part of the current Tottenham Green Conservation Area: These buildings form part of the townscape of Bruce Grove.

- Extend the western boundary to include part of Bruce Grove which currently sits within the Bruce Castle Conservation Area: This section is

historically connected with the development of the high road and properly belongs within the Bruce Grove Conservation Area.

Tottenham Green

- Modify the north-western boundary to exclude Eleanor Close and Library Court: Ths land has been redeveloped with new housing that makes no contribution to the special character of the area.

- Modify the western boundary to exclude the north side of Philip Lane and the forecourt of the Tottenham Green Centre: The terraces on Philip Lane are of very modest architectural quality and have been badly compromised by alterations. The forecourt and parking area of the Tottenham Green Centre is considered a detracting feature and does not contribute to the conservation area.

- Modify the western Boundary to exclude the redeveloped Clyde Road Depot site: The character of this area has been radically altered and it nolonger makes a positive contribution to special architectural or historic character.

Seven Sisters

- Modify the eastern boundary to exclude the large Tesco site (No. 230): The large scale and visual impact of this building detracts from the quality of the townscape.

- Modify the eastern boundary to exclude parts of Wakefield Road, Rangemoor Road and Harold Road: The houses in this area are typical of the wider area and their architectural quality has been undermined by piecemeal alterations and loss of features. They have little or no visual relationship with Page Green Common.

- Modify the southern boundary to include the Dutch House public house and the area in front of South Tottenham Station which is currently part of the South Tottenham Conservation Area: It is recommended that the South Tottenham Conservation Area is dedesignated, however the Dutch house and South Tottenham Station area are of sufficient special interest to warrant conservation area designation and can be best managed as part of the Seven Sisters Conservation Area.

South Tottenham

- It is recommended that the conservation area is dedesignated: The special interest of the area is affected by the very modest architectural merit of the surviving Victorian/Edwardian built fabric, the level of alteration that has taken place, and the significant number of buildings fronting the High Road that detract from or contribute little to the streetscape. It is not considered to be of sufficient special interest to warrant conservation area designation. Those buildings which retain some significance should be protected through statutory listing (St Ignatius Church) or local listing. It is also recommended that the Dutch House public house is incorporated within the Seven Sisters conservation area to the north.

- Preserving and Enhancing the Conservation Area: A comprehensive new set of accessible illustrated Design Guidelines detailing how the special character should be preserved or enhanced covering;

  - Shop front design
  - Making changes to listed buildings
  - Extensions
  - External Maintenance and facade restoration
  - Window and door replacements

Please see appendices 2 – 7 for the draft documents in full.

Community Involvement and Public Consultation

6.11 The Tottenham Conservation Area Advisory Committee have been consulted during the production of the documents, and were given a chance to review the draft document and make comments. Ward councillors for those wards affected have also reviewed the draft documents.

6.12 Public consultation of the draft documents will be undertaken in line with the Council's Statement of Community Involvement (SCI). The Council will notify all residents on its database, and will issue a press notice. Paper copies of the draft appraisals will be issued to local libraries. They will be published on the Council's website, accompanied by an electronic feedback form to facilitate responses to the Council. A public meeting will be arranged. A six-week period of public consultation is proposed.

6.13 The final character appraisal, with any further amendments, will be referred back to Cabinet in early 2017 for adoption by the Council, together with a report to Cabinet detailing how the input from the community has been evaluated and taken into account in informing the final character appraisal.

7 Contribution to strategic outcomes

7.1 The Appraisal and Management Plan documents support the Council's strategic objective 3 (A clean and well maintained and safe borough where people are proud to live and work) by providing a document that highlights the architectural and historical significance of the area. It also gives guidance on how the area can be maintained and enhanced in the future for our future generations to enjoy.

8 Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance and Procurement

8.1 Any costs associated with the consultation and the publication of the adopted character appraisals and management plans will be contained within existing approved budgets for Planning Policy & Design.

Assistant Director of Corporate Governance and legal implications

8.2 As noted in the report there is a duty under section 69(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) ("the Act") for a local planning authority ("LPA") from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas. Under section 69(2) of the Act from time to time the LPA shall review the past exercise of the functions noted above. The appraisals are part of this review process.

8.3 The designation of a conservation area will have several planning consequences. These include (and are not limited to):

- Restrictions (and potential criminal offence) concerning demolition in a conservation area without express planning permission.
- The statutory duty under section 72 of the Act will be engaged, when determining planning applications in a conservation area to pay special attention to the desirability of preserving or enhancing the conservation area.
- The statutory duty noted in the report under section 71 of the Act from time to time to formulate, publish proposals and hold a public meeting about them, for the preservation and enhancement of the conservation

area. As the report notes the appraisals will assist in the formulation of these proposals in the development plan policies.

- In determining planning applications, these policies regarding conservation areas will then become engaged. Part 12 of the government's National Planning Policy Framework will also apply.

- Restrictions on cutting down, topping, lopping, or uprooting trees in a conservation area.

- Greater restrictions for certain otherwise permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) ("the GPDO").

- Restricts the power of the secretary of state to cancel or modify an immediate article 4 direction (restricting permitted development rights) under the GPDO for certain classes of development.

- Greater controls to display certain types of advertisement under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

8.3 No formal consultation requirements are imposed by the Act, however as the report states public consultation lasting 6 weeks is proposed. A public meeting will also be arranged, and all the consultation responses should be properly considered.

Equality

8.4 The Council has a public sector equality duty under the Equality Act (2010) to have due regard to:

- tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the above 2010 Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- advance equality of opportunity between people who share those protected characteristics and people who do not;
- foster good relations between people who share those characteristics and people who do not.

8.5 This report does not introduce any new policy. The guidance in the document clarifies how the Council's existing planning policy will be implemented, and

relates mainly to the architectural character of buildings in the area. It will apply equally across the area.

8.6 The community will be consulted on the draft conservation appraisals and management plans, in accordance with the council's statement of Community Involvement. Input from the community will inform the final character appraisal which is due to be presented to Cabinet in 2017. Any concerns from particular communities or groups of residents arising from this consultation will be highlighted as part of this report.

9 Use of Appendices

Appendix 1: Maps showing proposed boundary alterations

Appendix 2: Draft Scotland Green Conservation Area Character Appraisal and Management Plan for consultation.

Appendix 3: Draft North Tottenham Conservation Area Character Appraisal and Management Plan for consultation.

Appendix 4: Draft Bruce Grove Conservation Area Character Appraisal and Management Plan for consultation.

Appendix 5: Draft Tottenham Green Conservation Area Character Appraisal and Management Plan for consultation.

Appendix 6: Draft Seven Sisters/Page Green Conservation Area Character Appraisal and Management Plan for consultation.

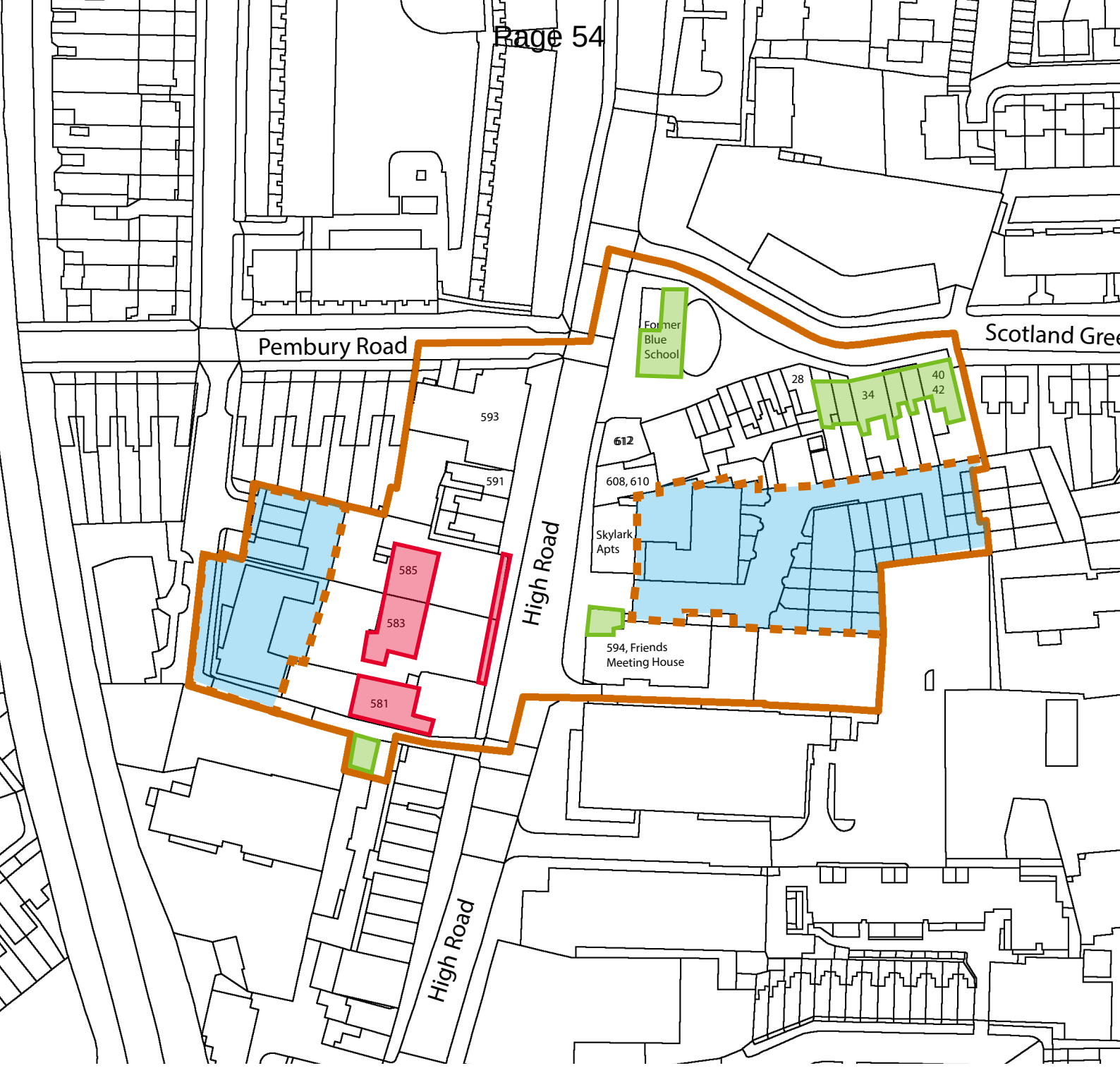
Appendix 7: Draft South Tottenham Conservation Area Character Appraisal and Management Plan for consultation.

10 Background Documents

a) Planning (Listed Buildings and Conservation Areas) Act 1990
b) National Planning Policy Framework (NPPF), March, 2012;
c) Historic England Advice Note 1, Conservation Area Designation, Appraisal and Management, February 2016
d) Understanding Place: Conservation Area Designation, Appraisal and Managment, Historic England, March 2011

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

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



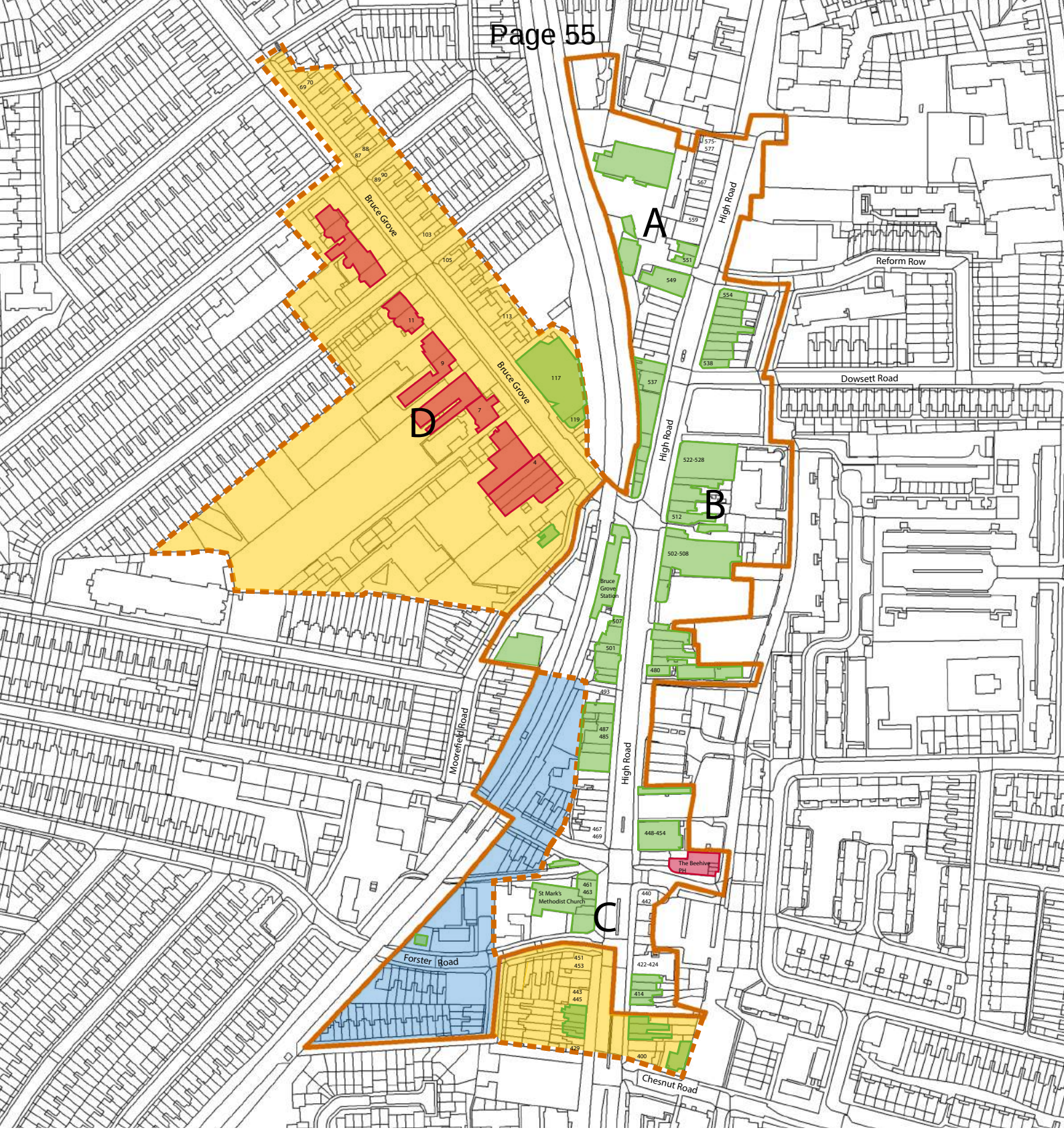
Map 3. **Scotland Green, Proposed Boundary Alterations**

Proposed area to be excluded from the conservation area

Existing Conservation Area Boundary

Statutory Listed Building

Locally Listed Building

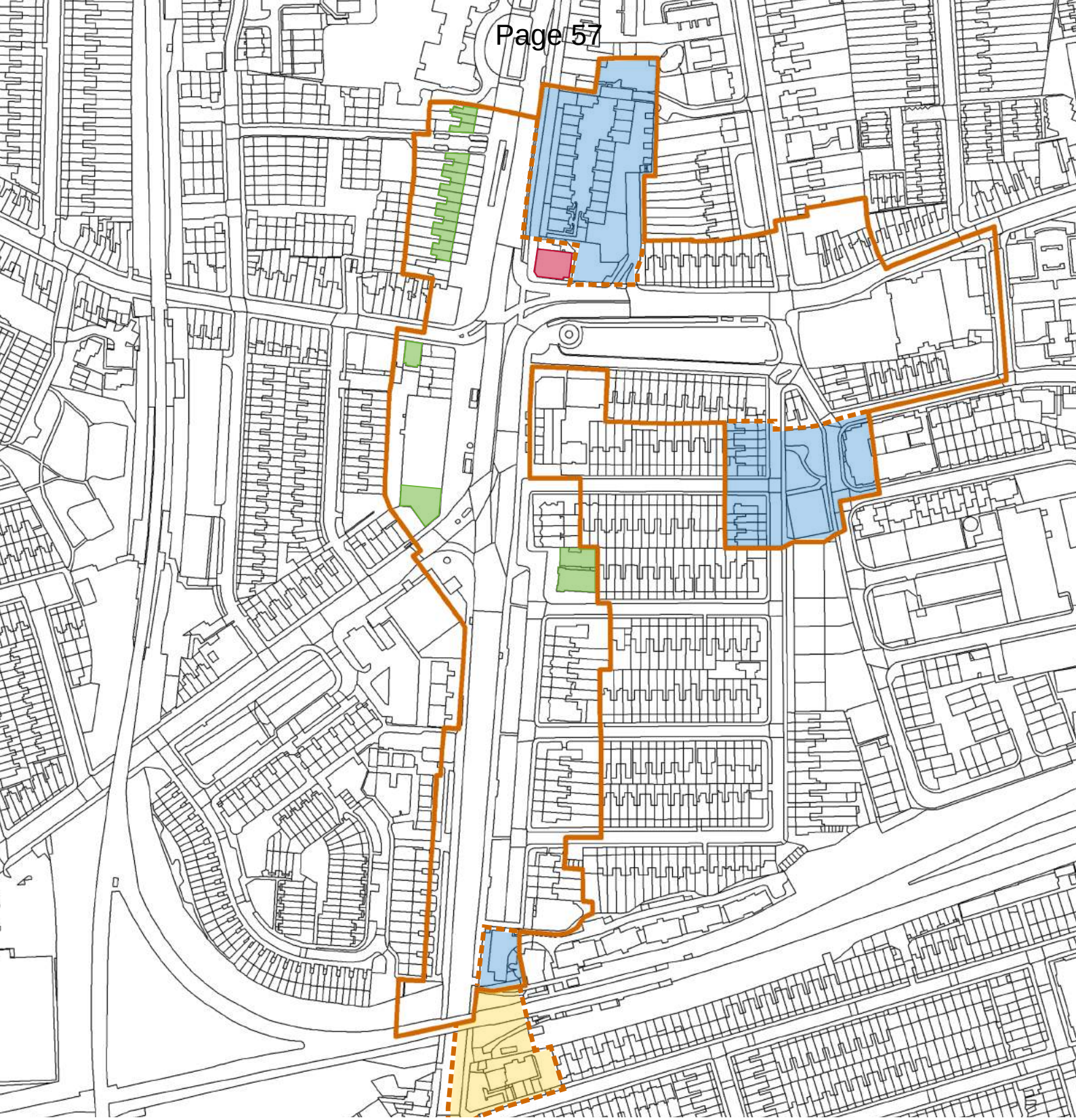


Map 4. **Bruce Grove, Proposed Boundary Alterations**

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

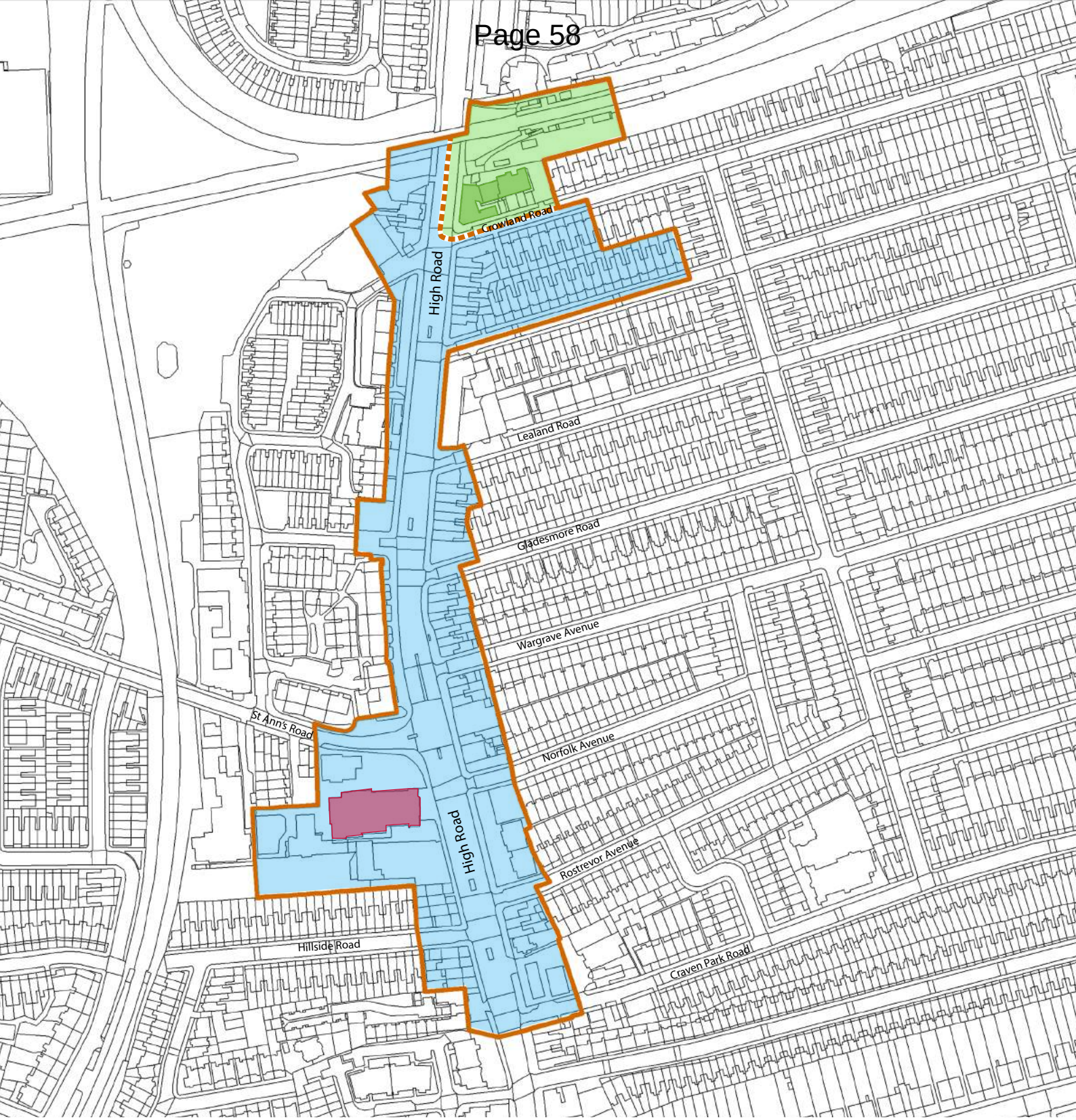
Map 5. **Tottenham Green, Proposed Boundary Alterations**

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



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

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



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

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

NORTH TOTTENHAM CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Haringey LONDON

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FOREWORD **(Draft to be approved by Cllr Strickland)**

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

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

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

As a council we are committed to ensuring that all future development serves to enhance this valuable asset. By providing clear design guidance and a strong basis for consistent development management and enforcement, this document will be a valuable tool in achieving this. Good heritage management is only possible with the support and involvement of the local community. I would strongly encourage residents and local businesses to participate in the consultation process, and have their say on these important new documents.

Councillor Alan Strickland

Cabinet Member for Planning

GENERAL INTRODUCTION

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

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

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

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

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

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

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

1. NORTH TOTTENHAM CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

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

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

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

1.2 SUMMARY OF SPECIAL INTEREST

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

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

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

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

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

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

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

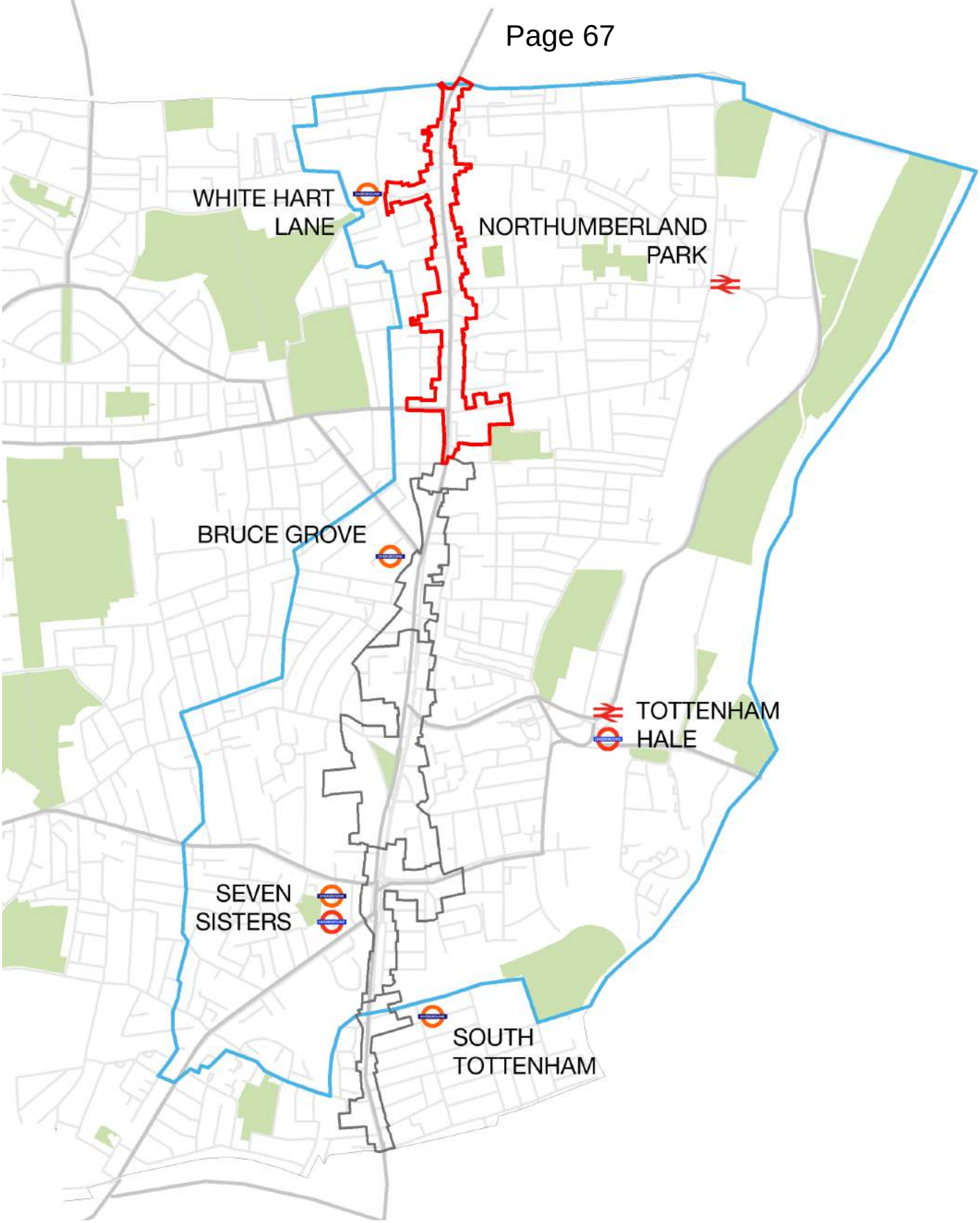
styles and materials. The street width and alignment very much still follows the form established by the mid-19th century. There are good surviving examples of buildings dating from the 18th and 19th centuries including outstanding groups of Georgian houses and mid and late-Victorian shopping parades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

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

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

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

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



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

Conservation Area Boundary

Tottenham High Road Historic Corridor

Area covered by the emerging Tottenham Area Action Plan

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

Conservation Area Boundary

1.3 LOCATION AND SETTING

LOCATION

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

TOPOGRAPHY AND GEOLOGY

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

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

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

THE SETTING OF NORTH TOTTENHAM CONSERVATION AREA

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

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

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

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

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

TREES AND OPEN SPACES

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

VIEWS

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

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

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

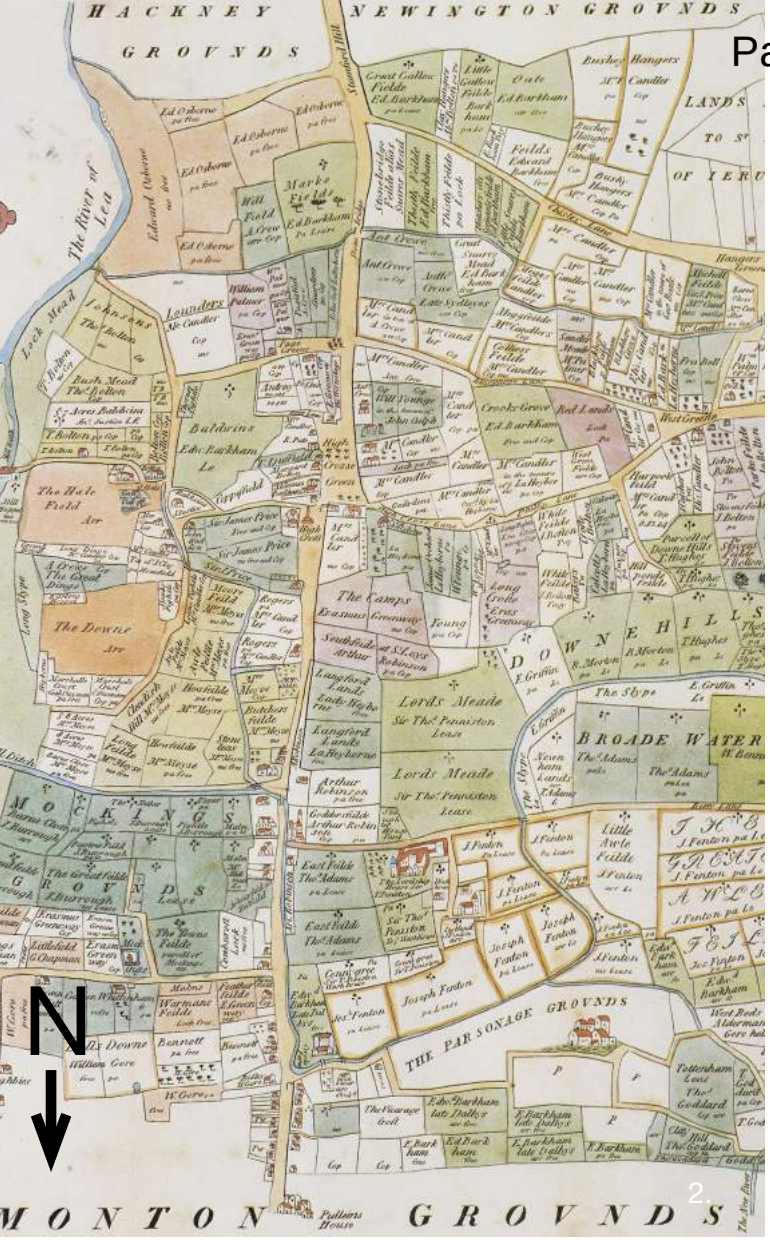
1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

THE DEVELOPMENT OF TOTTENHAM HIGH ROAD

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

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

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



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

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

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

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

Picture 3. Wyburd's parish map 1798

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

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

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

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

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

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

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

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

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

5.

6.

THE DEVELOPMENT OF THE HIGH ROAD IN NORTH TOTTENHAM

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

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

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

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

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

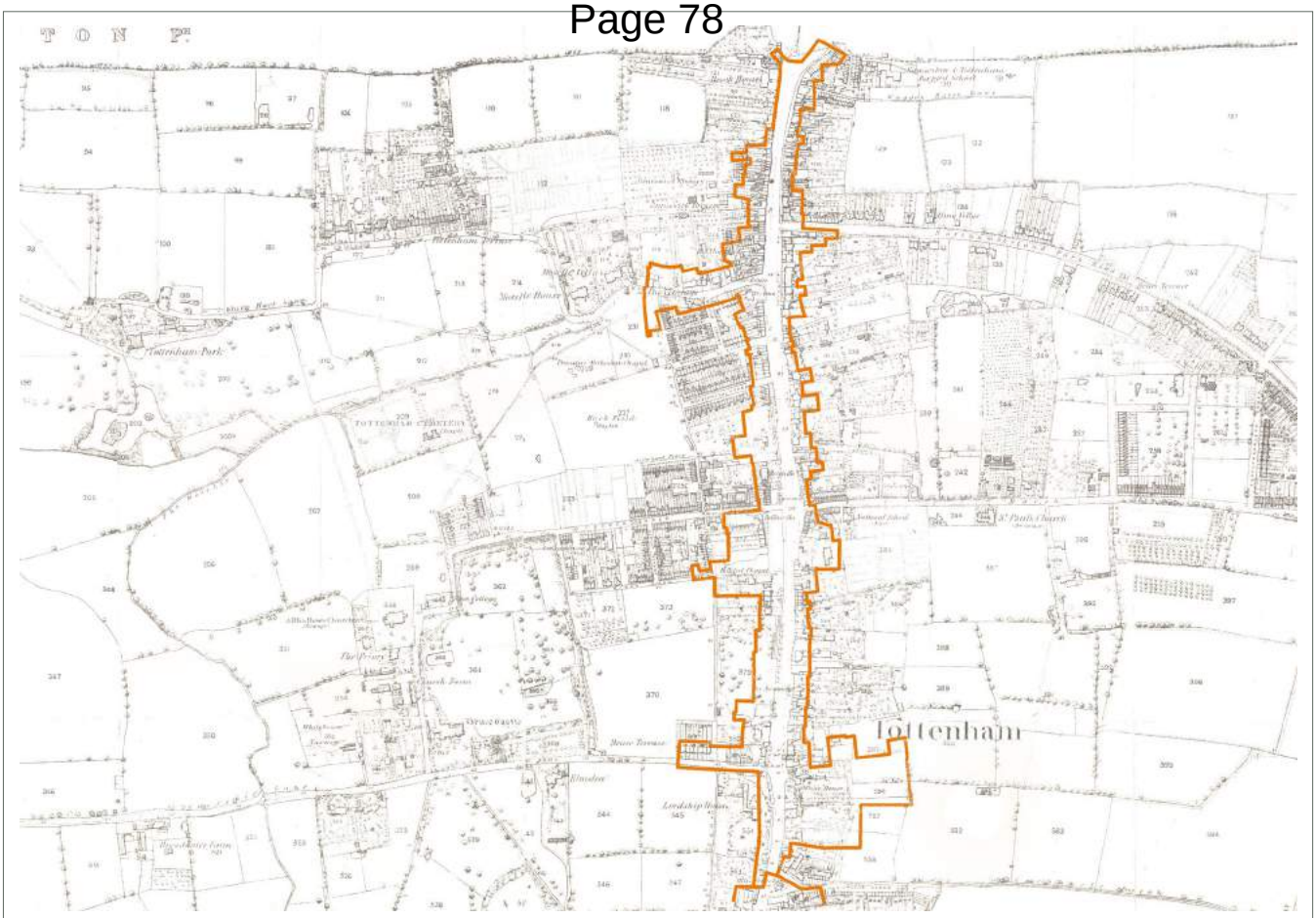
1.4.12 Key Edwardian and inter-war developments were the Tottenham Gas Company offices (1900-13), and Tottenham Technical College (1937-9). Post-war redevelopments include Brook House, a 17th-century mansion adjacent to the parish boundary, making way for the Cannon Rubber Factory, recently redeveloped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

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

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

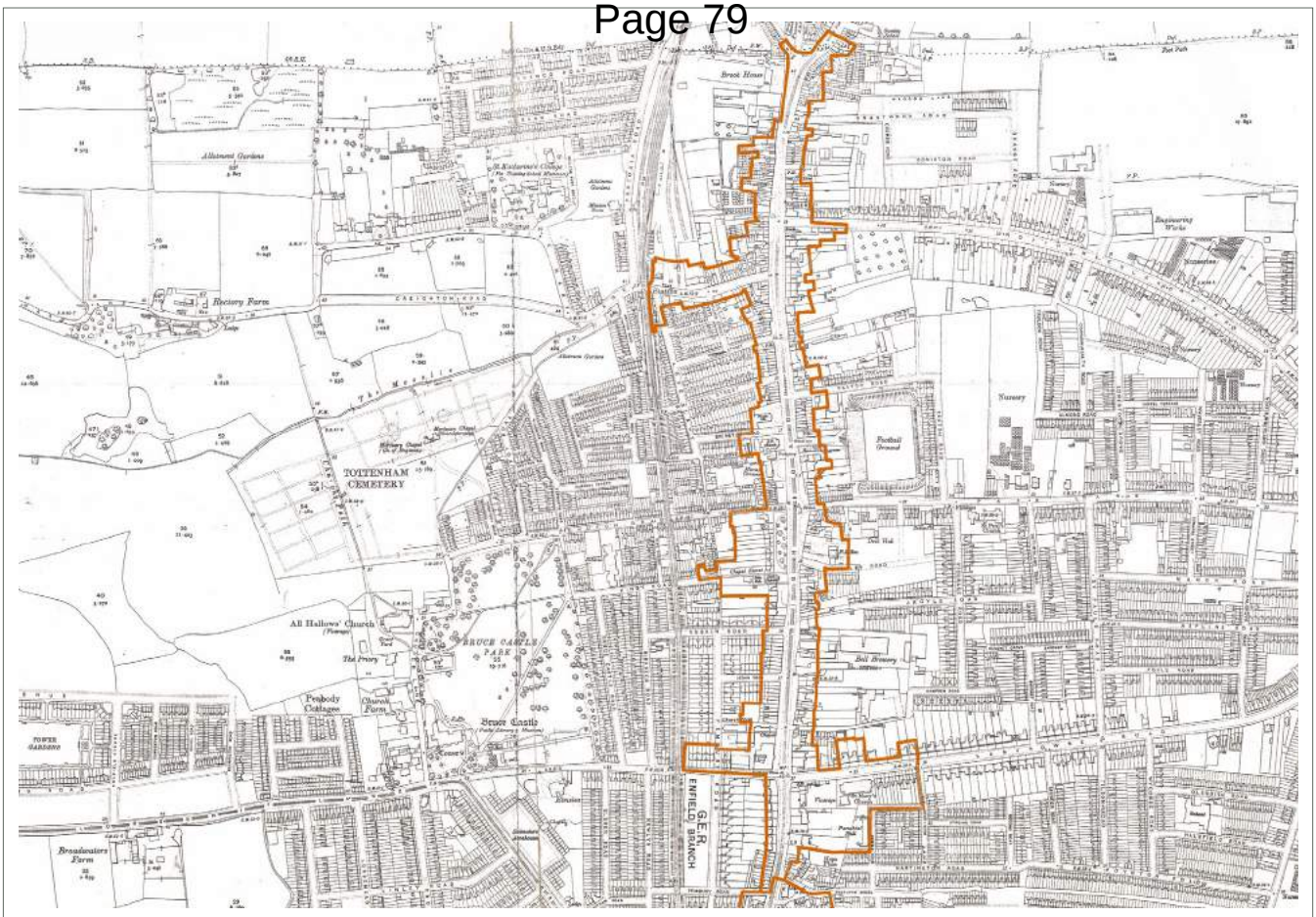
ARCHAEOLOGY

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



Map 3. **The area in 1864**

Map 4. **The area in 1894**



Map 5. **The area in 1913**

Map 6. **The area in 1935**

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

1.5 ARCHITECTURAL QUALITY AND BUILT FORM

CHARACTER SUB-AREAS

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

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

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

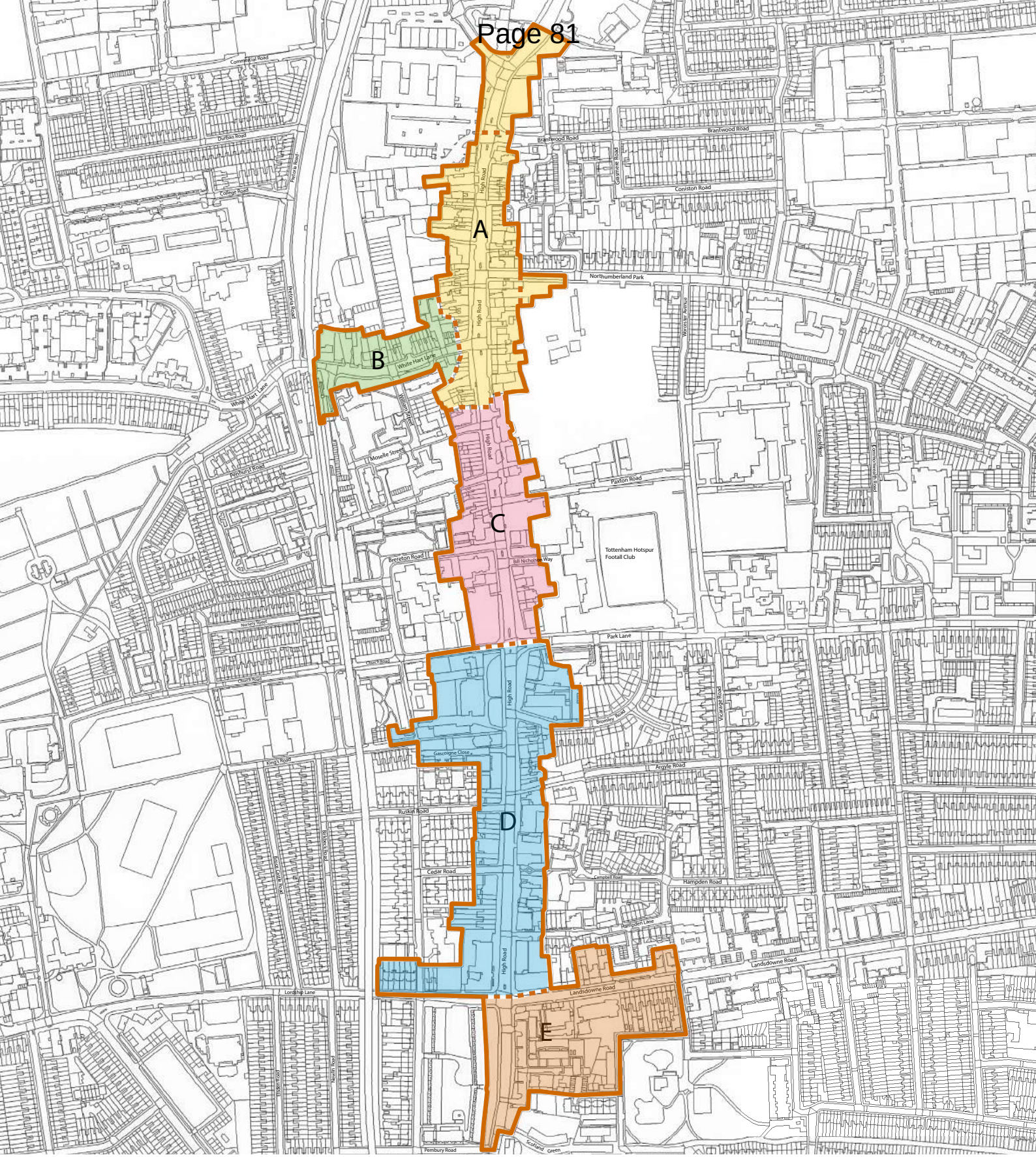
A The northern part of the High Road between Brantwood Road and White Hart Lane

B White Hart Lane

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

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

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



Map 7. **Character sub-areas**

Conservation Area Boundary

Character Area Boundary

CHARACTER SUB-AREA A TOTTENHAM HIGH ROAD NORTH

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Picture 24. Georgian and Victorian Architectural details.

Picture 25. Georgian and Victorian Architectural details.

Townscape summary

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

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

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

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

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CHARACTER SUB-AREA B WHITE HART LANE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

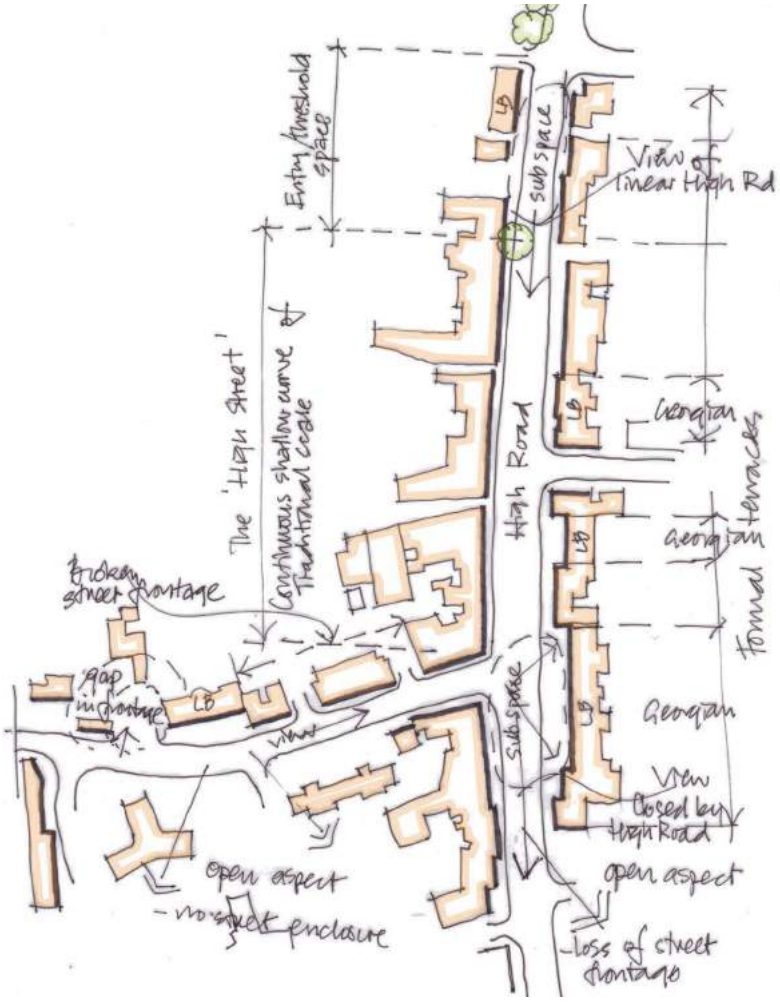
Picture 34. The original station building.

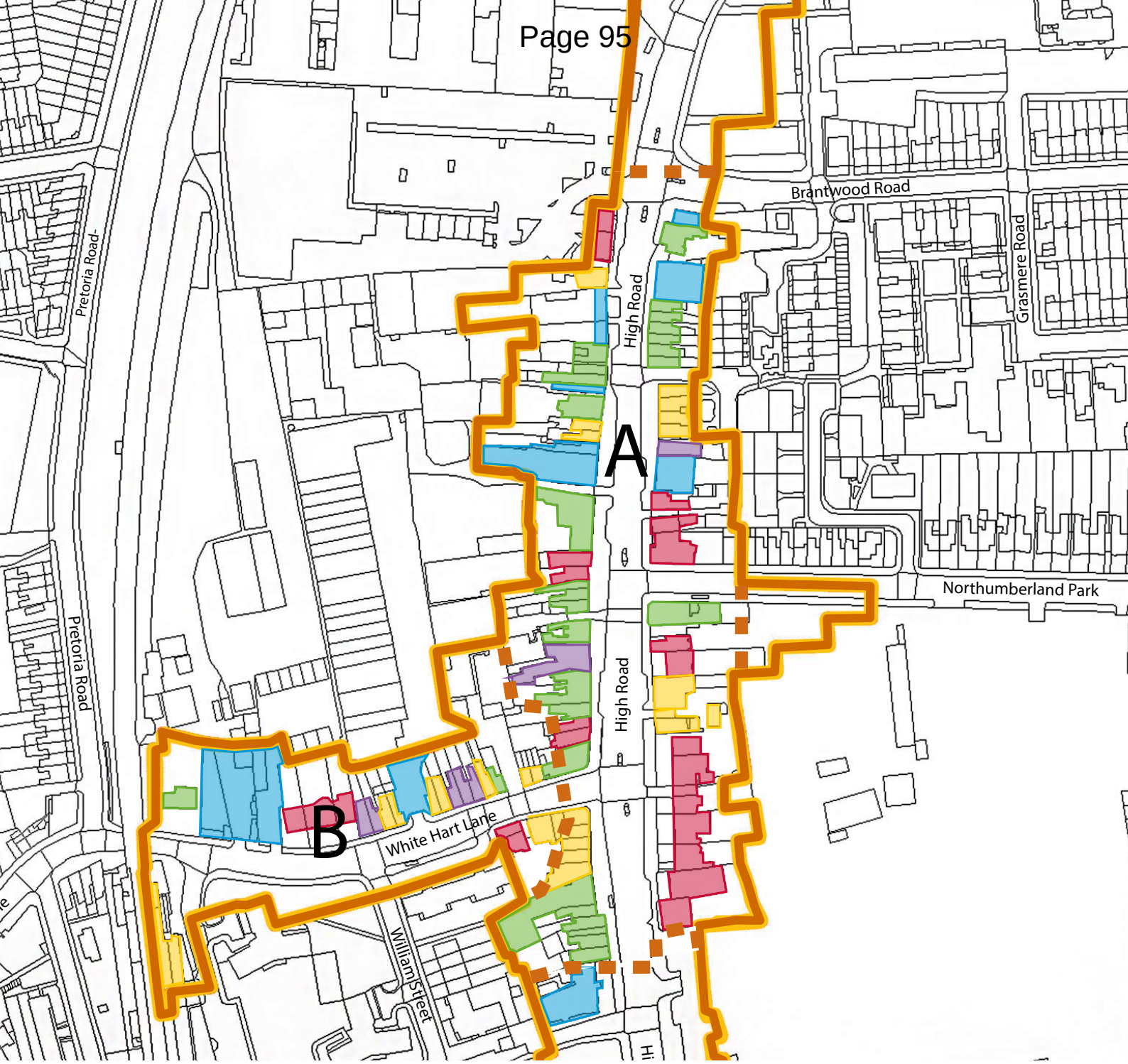
at ground floor and eight windows with pointed arches at the upper, platform level under bracketed eaves.

Townscape summary

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

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





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

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

35.

CHARACTER SUB-AREA C TOTTENHAM HIGH ROAD CENTRAL

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

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

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

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

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

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

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

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

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

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

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

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

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

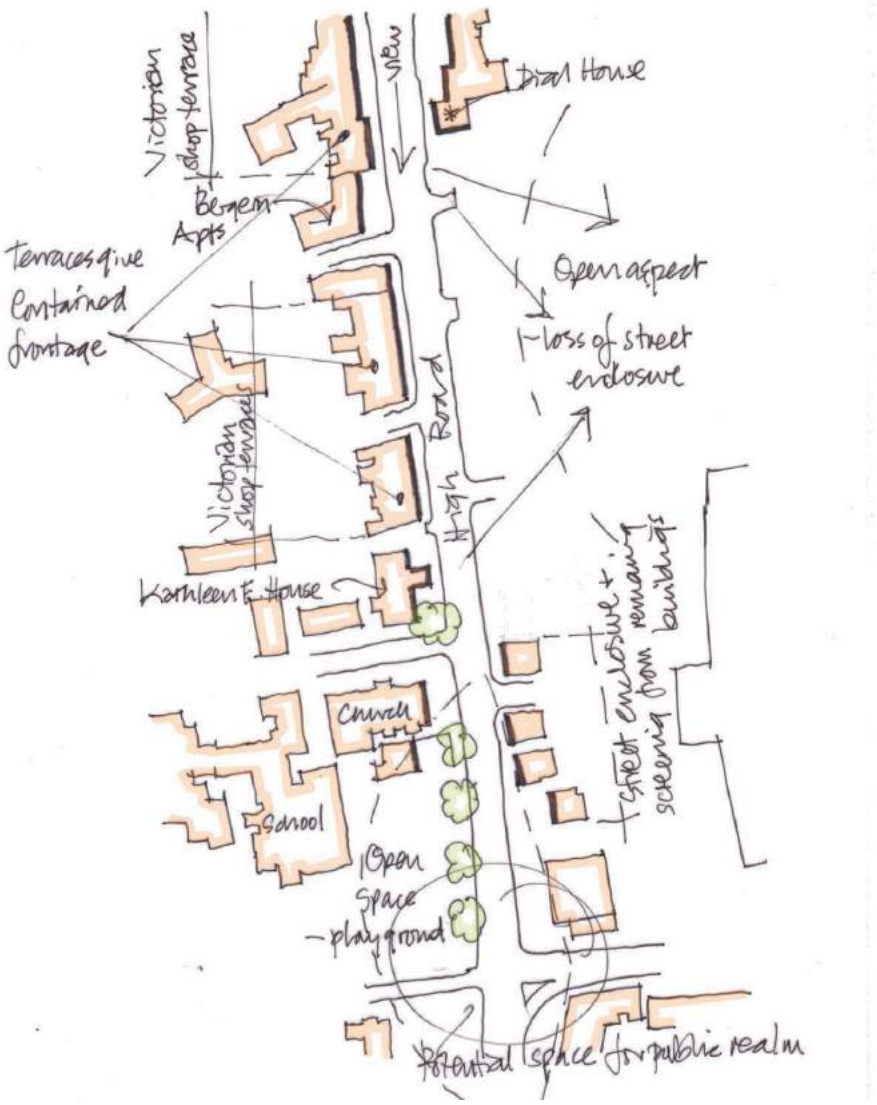
Picture 40. The locally listed buildings (now demolished) together with Warmington House, illustrating the street enclosure provided by this group of surviving buildings on the east side of the High road.

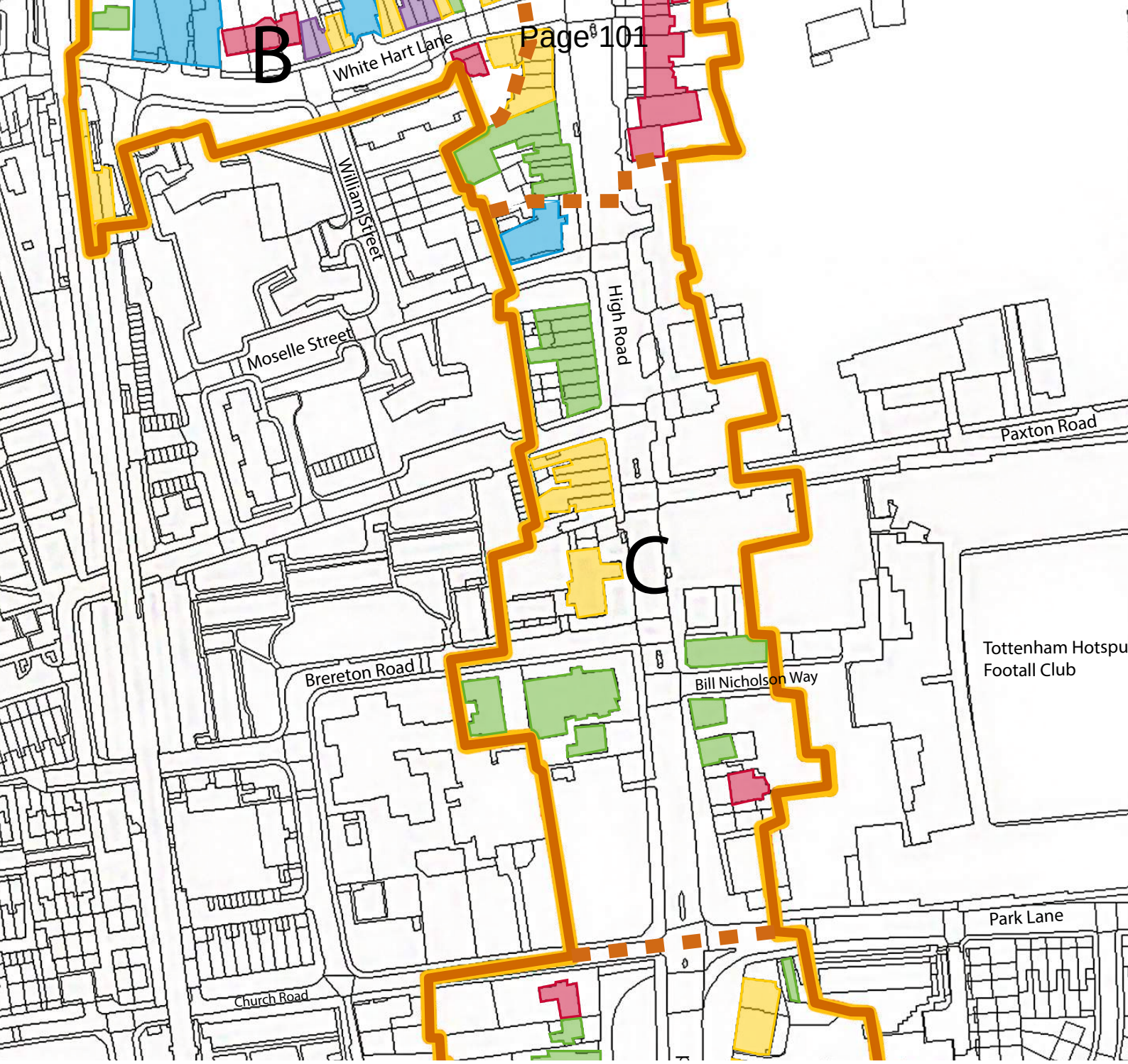
Picture 41. The former White Hart pub, No. 748 High Road and the Dispensary building – all locally listed, now demolished

1.5.33 **Townscape summary**

1.5.34 This character sub-area has lost much of its historic integrity with the demolition of most of the buildings on the east side of the High Road as part of the proposed Spurs redevelopment. There is a real danger that the historic linear continuity of the High Road will be lost entirely if redevelopment extends to the west side. Thus the two surviving Victorian commercial terraces, although much altered, are important components in preserving the linear continuity of the High Road, giving essential enclosure to the new open character of the east side of the road. Similarly, the remaining group of buildings between Bill Nicholson Way and Park Road preserve a semblance of the linear continuity of the east side of the road opposite the church and the open space of the school playground.

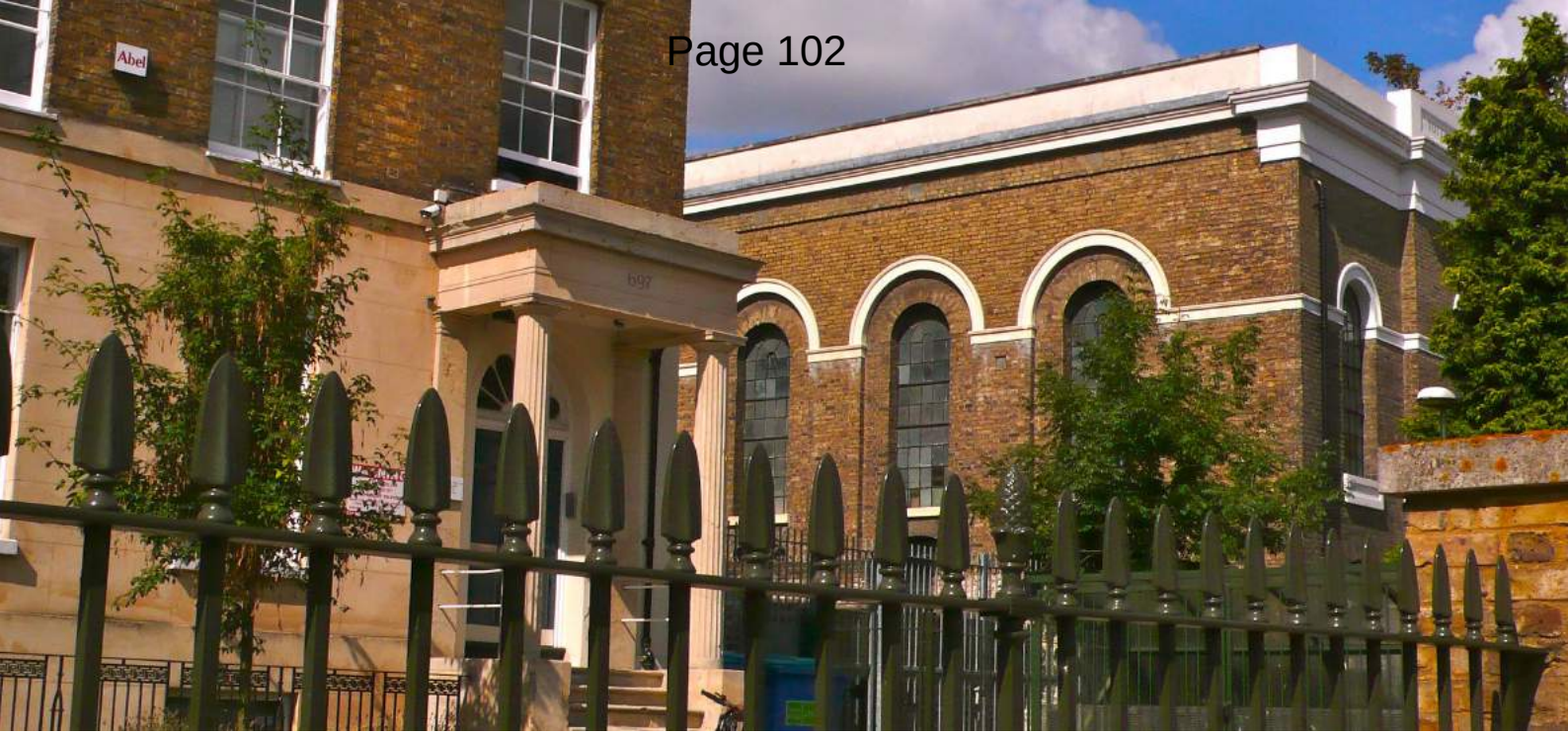
Map 10. **Sub-area C - Townscape analysis**





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

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



CHARACTER SUB-AREA D TOTTENHAM HIGH ROAD SOUTH

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Picture 48. The former Gas Company office

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

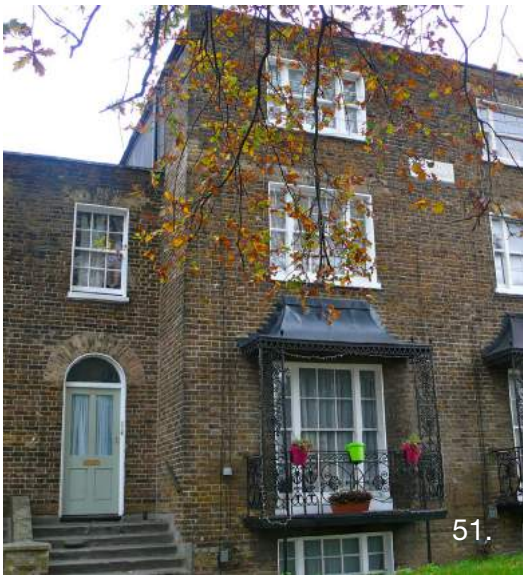
1.5.42 Criterion Buildings (Nos.653-689), probably dating from the 1880's, illustrates how the suburban shopping parade became a much more architecturally ambitious building type in late-Victorian London suburbs, in contrast with the earlier, uniform terraces seen further north on the High Road. Three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

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

Picture 49. Tottenham Baptist Church

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

Picture 51. Criterion Buildings

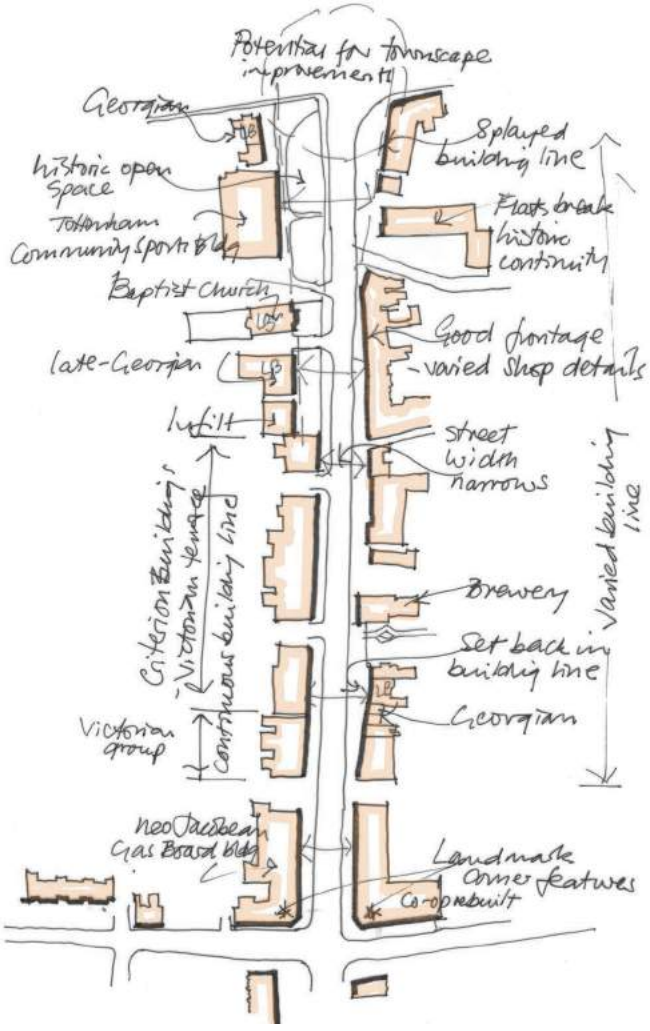


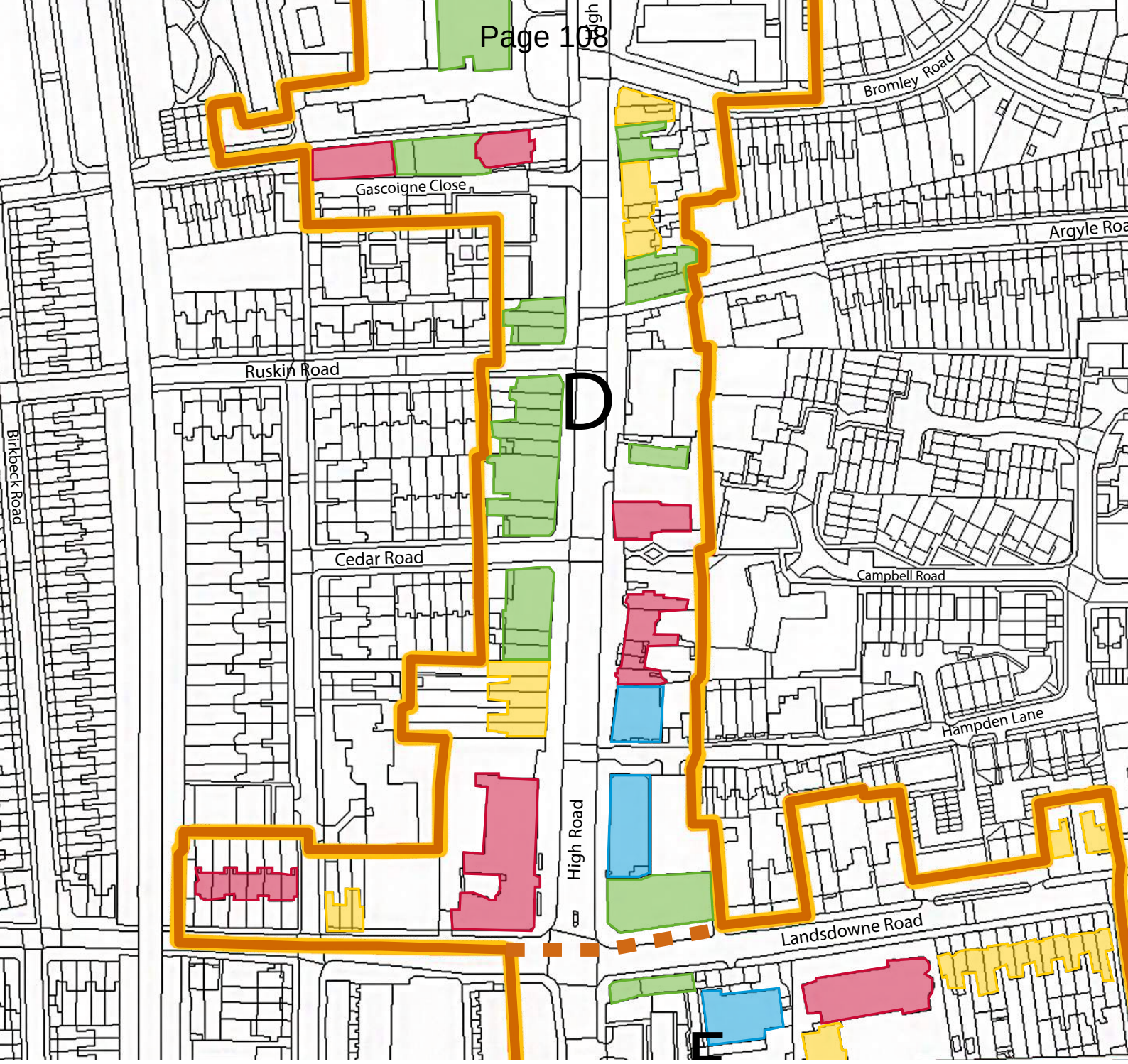
Townscape summary

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

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

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





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

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

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CHARACTER SUB-AREA E

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

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

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

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

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

55.

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

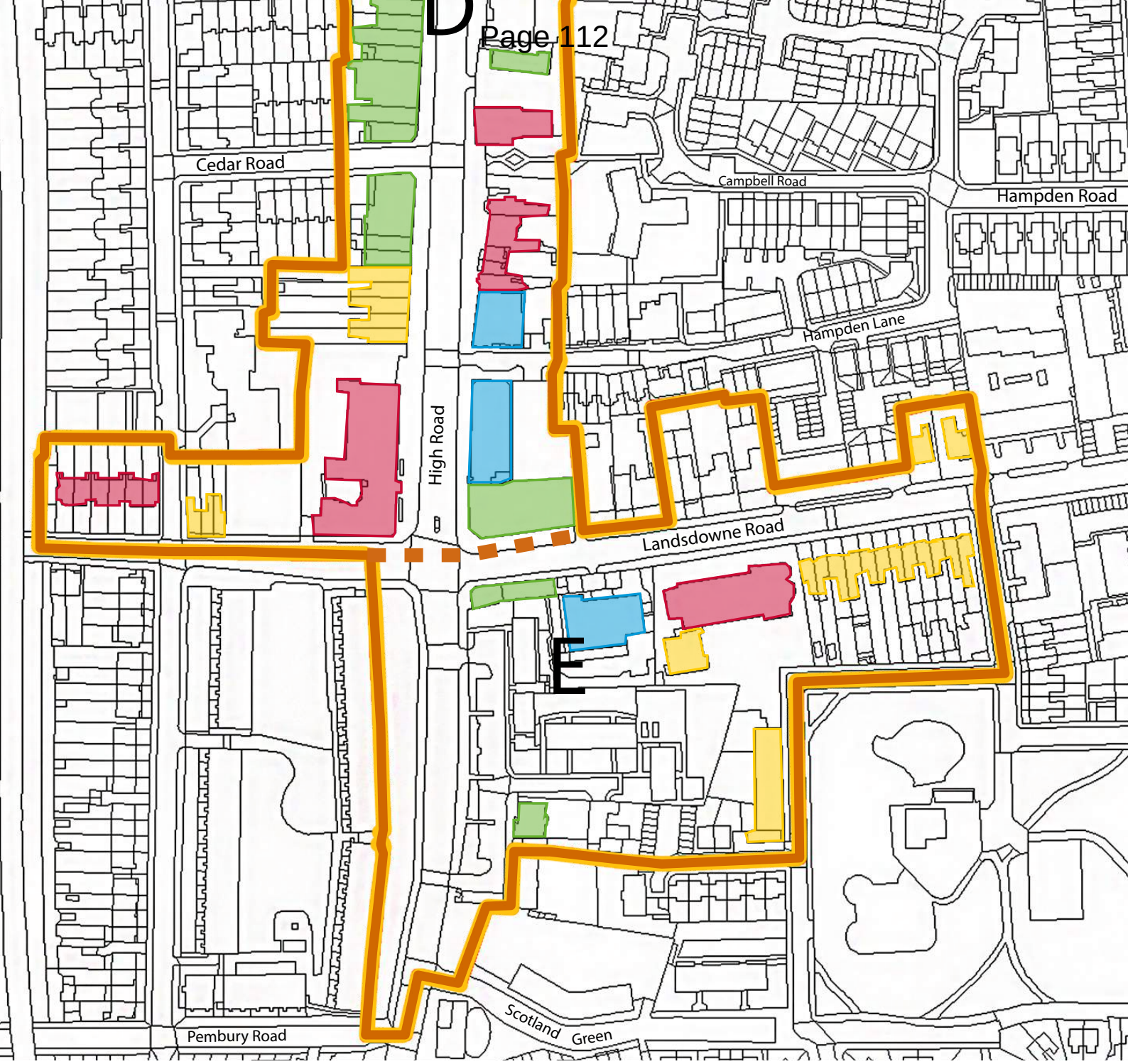
Picture 54. Houses on the south side of Lansdowne Road looking towards St Mary's Church

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

Townscape summary

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

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



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

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

1.6 PUBLIC REALM

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

1.7 CONDITION AND DEVELOPMENT PRESSURE

GENERAL CONDITION

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

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

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

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

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

PRESSURES FOR CHANGE

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

Picture 56. Fascia with projecting signs

Picture 57. Shop fronts with projecting signs

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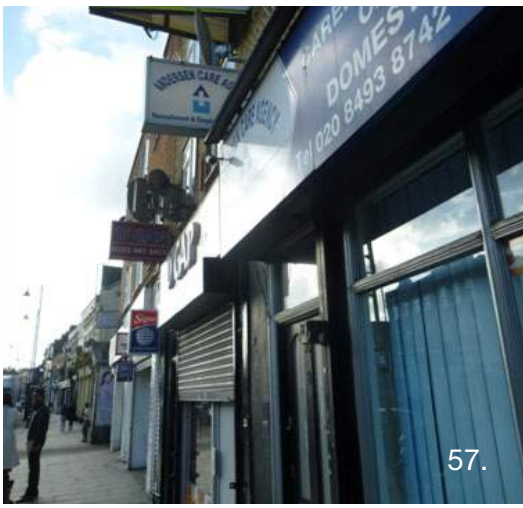
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will have a wider impact on the conservation area and its surroundings, and will come to dominate views along the High Road.

OTHER DEVELOPMENT PRESSURES

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

Shop fronts and signage

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

Elevations

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

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

Picture 59. Painting of Brickwork on Landsdowne Road

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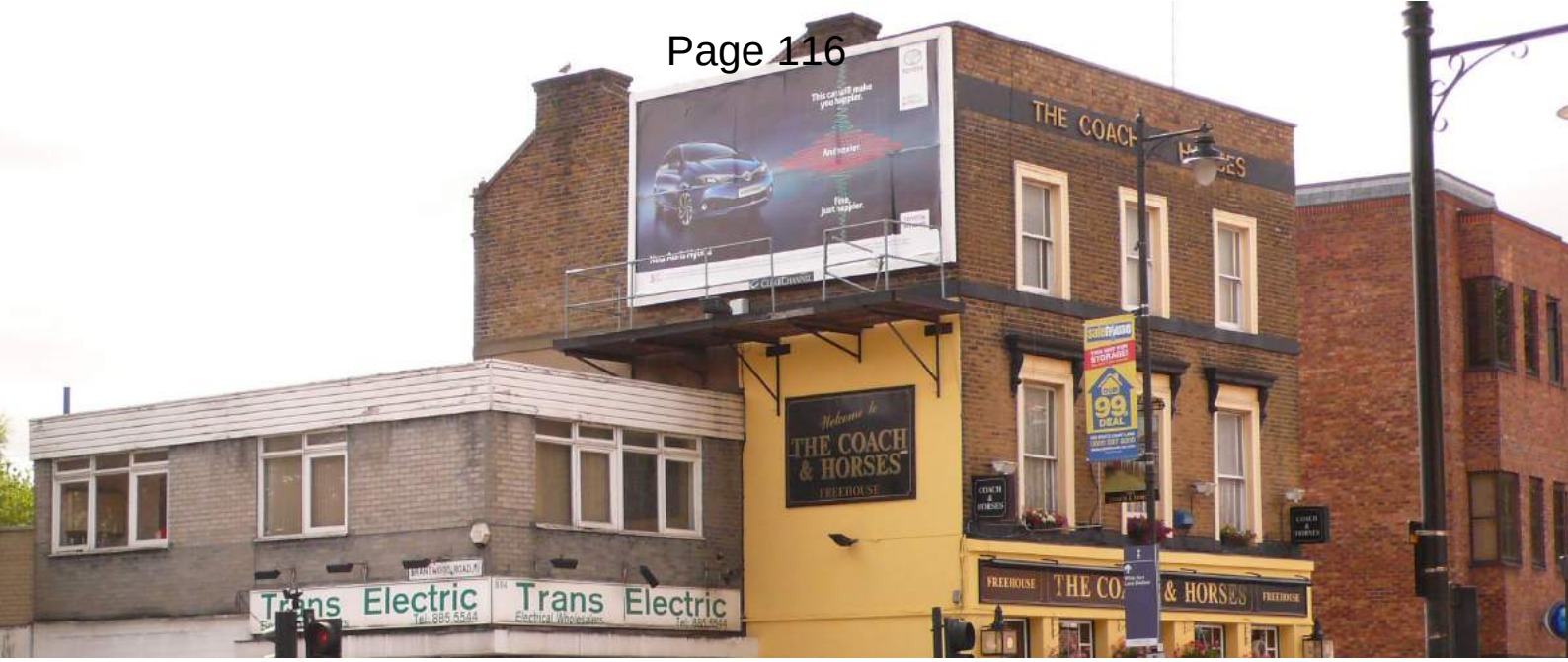


2. NORTH TOTTENHAM CONSERVATION AREA MANAGEMENT PLAN

2.1 THE PURPOSE OF CONSERVATION AREA MANAGEMENT PLANS

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

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

2.2 SUMMARY OF THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

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

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

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

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

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

2.3 DEVELOPMENT CONTEXT OF NORTH TOTTENHAM

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

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

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

2.4 MANAGING CHANGE IN THE CONSERVATION AREA: KEY PRINCIPLES

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

- All new development in the conservation area should preserve or enhance its special interest, in terms of scale, design and materials and should have regard to the design guidance provided in Part 3 - Preserving and Enhancing the Conservation Area.

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

- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

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

2.5 THE QUALITY OF PLANNING APPLICATIONS

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

LEVEL OF DETAIL

2.5.2 A typical planning application might include:

- Plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings

- Plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition

- Detail drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5

- Drawings annotated to show proposed materials

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

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

HERITAGE STATEMENT

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

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

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

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

ARCHAEOLOGY

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

MATERIALS AND WORKMANSHIP

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

EXPERIENCED CONSULTANTS AND BUILDERS

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

2.6 RECOMMENDED STEPS

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

- A dated photographic survey of the more significant elements of the conservation area is recommended as an aid to monitoring changes, the efficacy of the Management Plan, and to support enforcement action. It may be possible to engage local volunteers in this exercise.
- Article 4 Directions could be considered to remove permitted development rights for the painting of brickwork, which is highlighted in the Appraisal as a significant issue affecting the conservation area. The majority of properties in the conservation area are in commercial, mixed or non-residential uses, which means they have limited permitted development rights with regard to external alterations. Most of the works identified in the Appraisal as adversely affecting the conservation area are already subject to planning controls, and the principal issue is therefore the effective and consistent application of development control policies and, where necessary, enforcement.
- There is considerable scope for additional street tree planting along the High Road. One particular area that would benefit is the triangle at the south-east junction with Park Lane where the pavement widens

2.7 THE CONSERVATION AREA BOUNDARY

The following boundary changes are proposed:

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

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

2. Northumberland Park

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

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

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

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

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

2.7.8 However, the NPPF states in Paragraph 127 that "When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest." In this case it is doubtful whether the buildings on the west side of the High Road would, on their own, be considered of sufficient special interest to justify continued conservation area designation. Therefore, the second option which is recommended here, is to de-designate this subsection (sub-area C) consolidating the conservation area into two sections consisting of sub areas A and B, and sub-areas D and E.

2.7.9 The possibility of including St Francis de Sales Church (on west side of the road) as part of sub-area D and therefore allowing it remain a part of the conservation area was considered. However the church (and adjacent presbytery) is separated from the frontage to the south by a large open playground which does not make a positive contribution to character, and does not properly form part sub-section D, therefore this option is not recommended.

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.

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

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

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

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

3.1 WHEN IS PERMISSION NEEDED?

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

MAINTENANCE AND REPAIRS

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

SHOP FRONTS

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

ADVERTISEMENT CONSENT

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

WINDOWS AND DOORS

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

RENDERING AND CLADDING

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

EXTENSIONS

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

BOUNDARIES AND GARDENS

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

VENTS, SATELLITE DISHES AND SOLAR PANELS

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

DEMOLITION

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

TREES

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

LISTED BUILDINGS

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

CHANGE OF USE

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

3.2 SHOP FRONTS

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

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

GENERAL PRINCIPLES

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

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

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

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

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

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

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

TRADITIONAL SHOPFRONT DESIGN

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

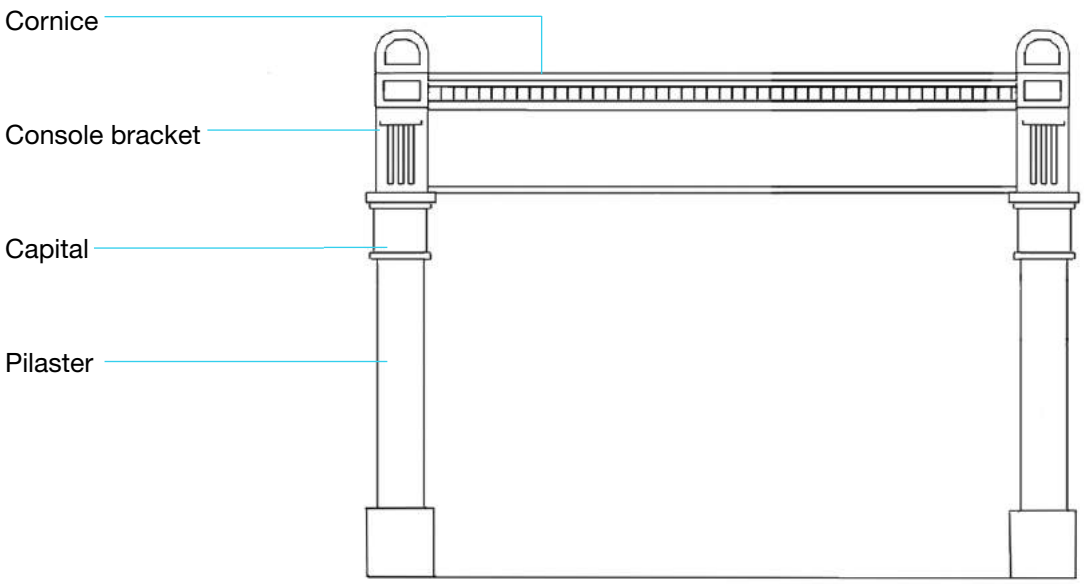
3.2.4 The architectural details that frame the shop front are an important element – usually pilasters, console brackets, and a fascia with cornice (see picture 59). These features should be repaired or restored to the original appearance and maintained in all cases. Original features such as tiling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

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

- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are not appropriate.

- **Stall risers:** These are traditionally in timber. Other materials might be considered appropriate in some circumstances (for example marble or granite for a bank, glazed tiles for a pub or butcher). Laminates, mosaics or reflective tiles are not appropriate materials.

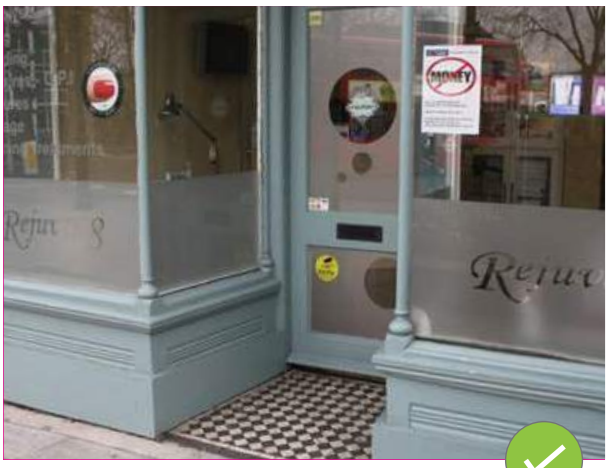
Picture 61. The traditional architectural details that frame the shop front.



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

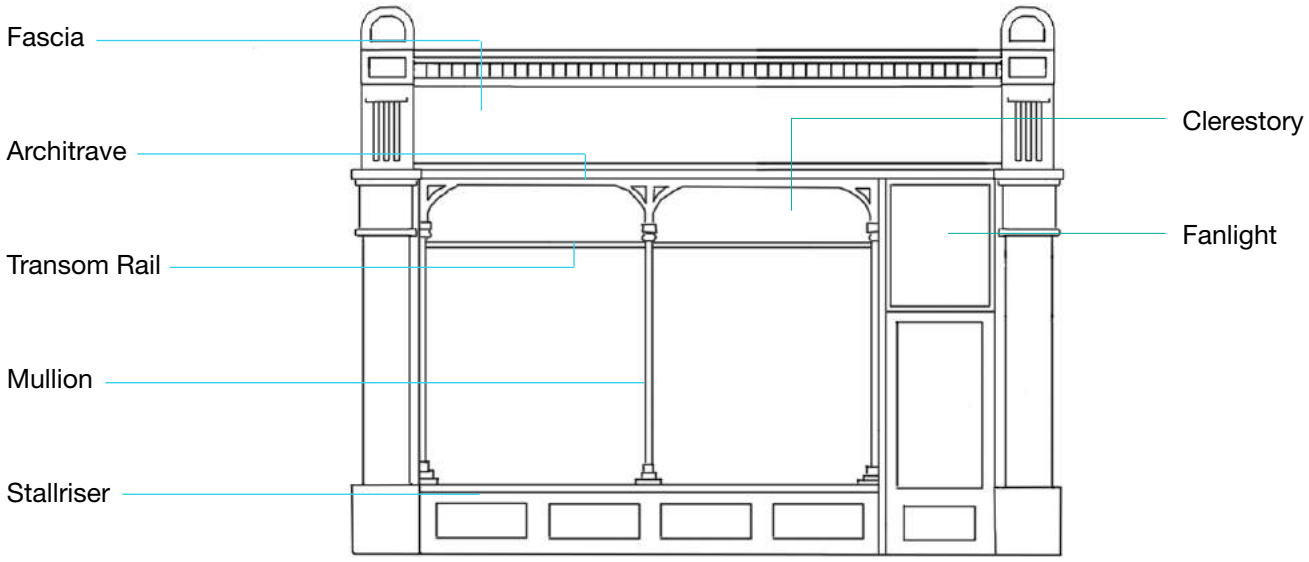
- **Doorway:** This can be set back from the edge of the pavement with a tiled entrance, or flush with the building line. Recessed doorways should be retained where these are an established feature of the street.

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



Designs incorporating the elements of traditional shop front design

Picture 62. A typical traditional shopfront



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

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

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

3.2.10 Double aspect corner shops should address both frontages appropriately.

Double aspect frontage on a corner shop

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

SIGNAGE AND ADVERTISING

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

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

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

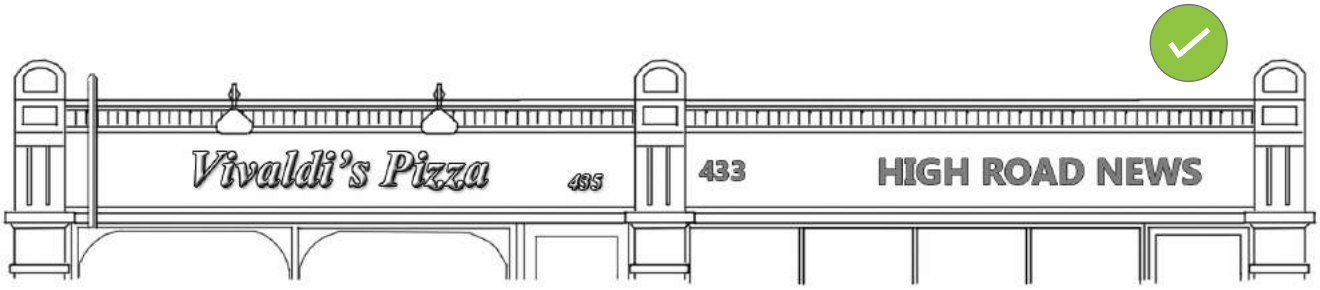
3.2.14 Standard corporate signage, logos and colour schemes should be adapted to suit the context, including colours, size of lettering, materials and style of illumination. In cases where corporate colour schemes are considered out of character, they should be restricted to lettering and detail only.

Fascia Signs

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

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

Picture 64. Fascia Signs



Hanging and projecting signs

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

Illuminated box facsia's are not appropriate

Excess signage is not appropriate

LIGHTING

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

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

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

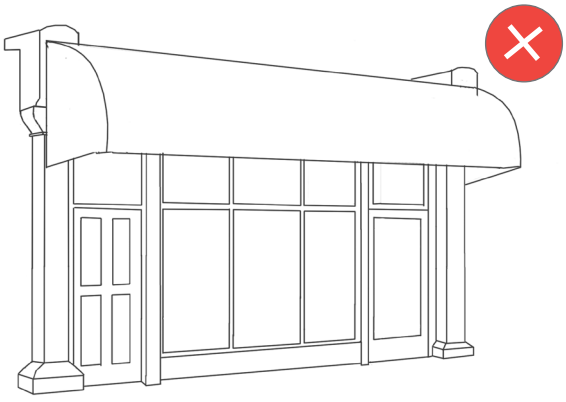
CANOPIES AND AWNINGS

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

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

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

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



SHUTTERS, GRILLS AND SECURITY

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

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

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

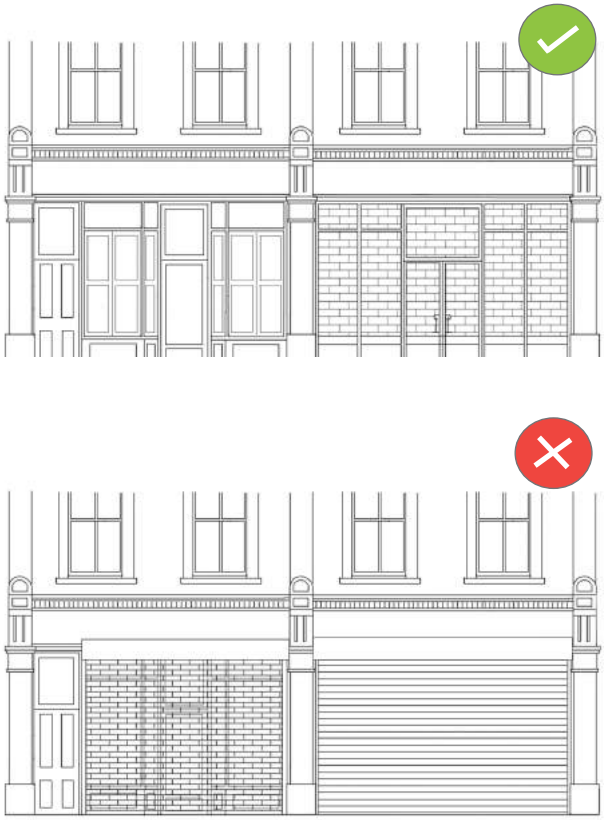
3.2.24 Shutters and grills should not cover pilasters when in the down/closed position and should have a painted or coloured finish to complement the rest of the shop front.

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

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

ACCESS

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



Picture 66. External Roller shutters are not appropriate.

Internal shutters which don't obscure architectural features

External roller shutters are not usually appropriate. .

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

VENTILATION EQUIPMENT

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

SHOP FRONTS CONVERTED TO RESIDENTIAL

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

Original shop front features should usually be retained and adapted.

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

SHOP FRONTS IN NEW BUILDINGS

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

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

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

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

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

67.

3.3 LISTED BUILDINGS

LISTED BUILDING CONSENT

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

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

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

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

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

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

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

GENERAL PRINCIPLES

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

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

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

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

MAINTAINING LISTED BUILDINGS:

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

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

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

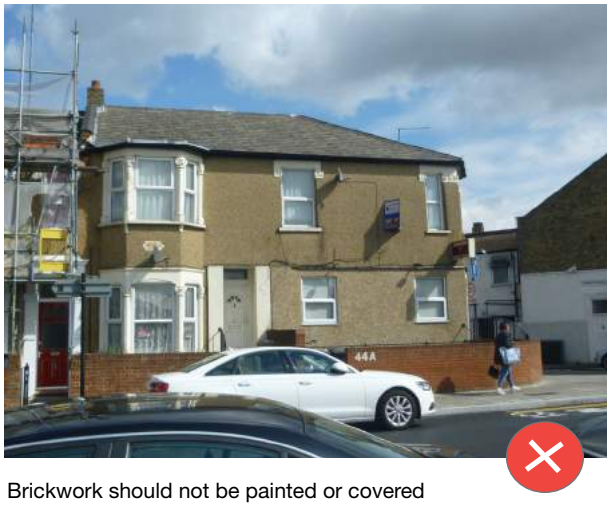
INTERIORS

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

3.4 GENERAL MAINTENANCE AND IMPROVEMENTS

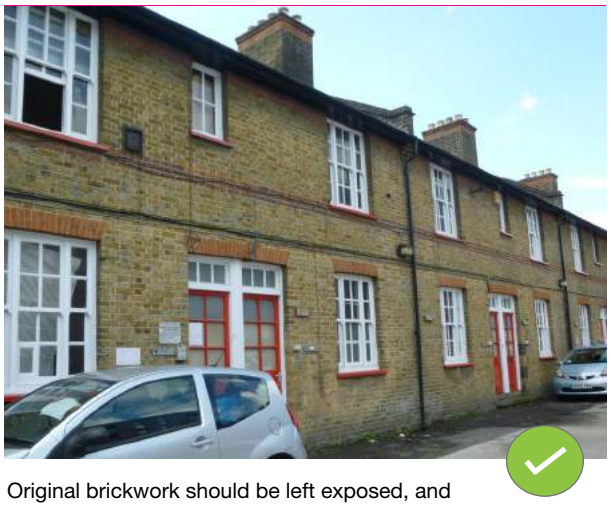
MASONRY AND BRICKWORK

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



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

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



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

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

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

ROOFS

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

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

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

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

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

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

WINDOWS AND DOORS

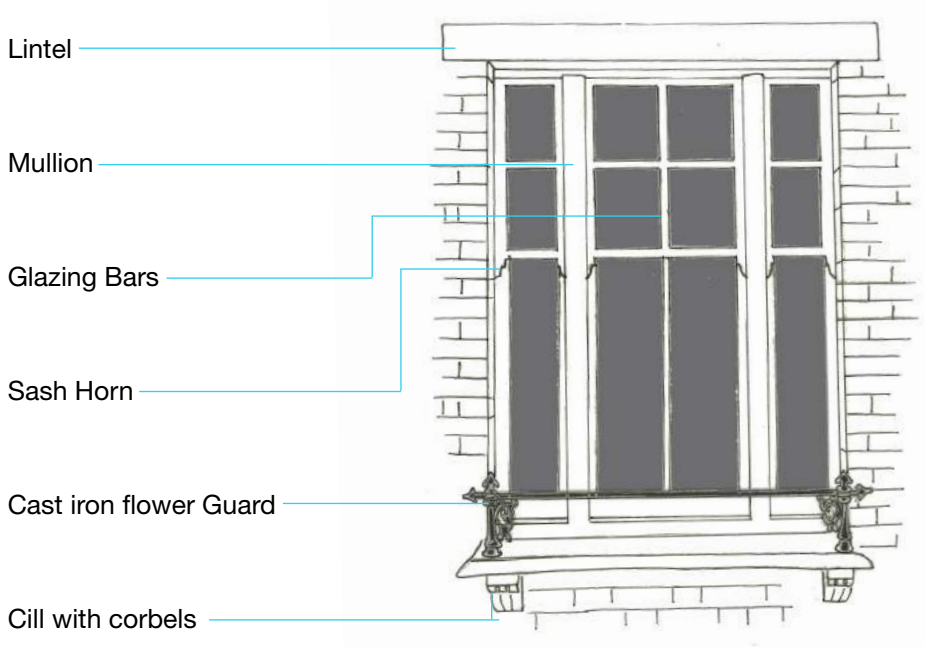
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

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

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

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

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



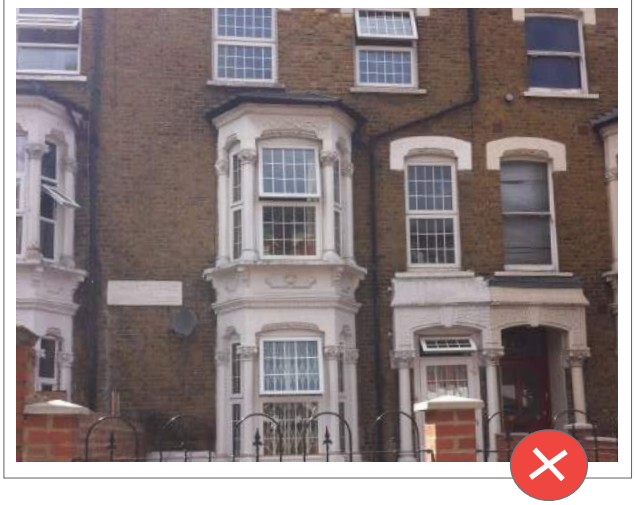
- Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

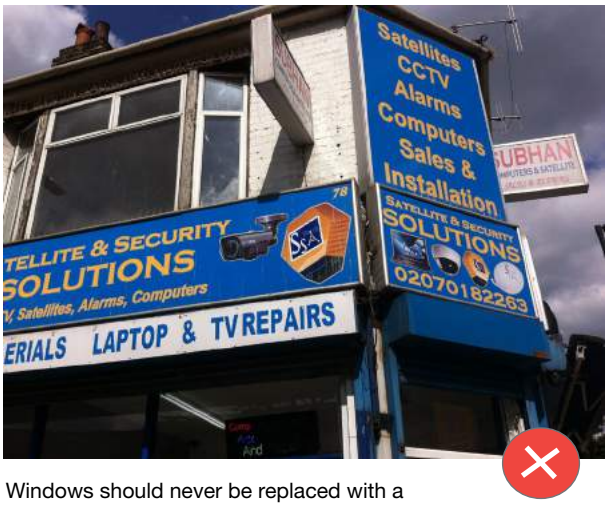
- In the case of listed buildings, the Council will strongly resist the loss of original windows and doors (including historic glass). Where an original window or door is beyond repair, it should be replaced on an exact like for like basis, and double glazing will not usually be acceptable. Historic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

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

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

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





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

ARCHITECTURAL FEATURES AND DETAILING

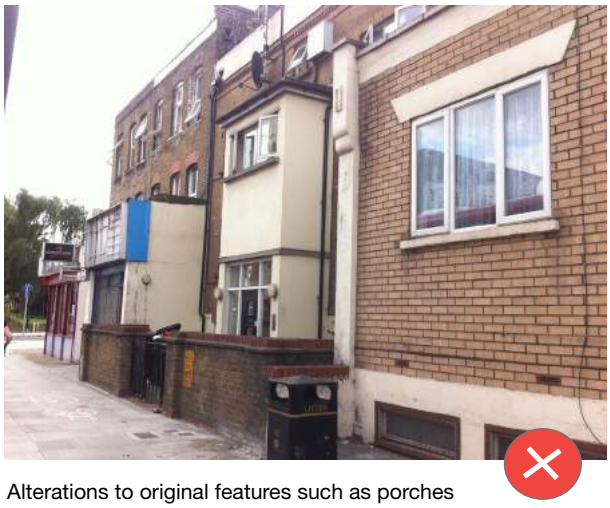
3.4.12 Original architectural features and decoration (and later features which add to the architectural or historic interest of the building) should be retained as far as possible. These might include features such as porches, parapets, balconies, verandahs, carved details in stone or timber, moulded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

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

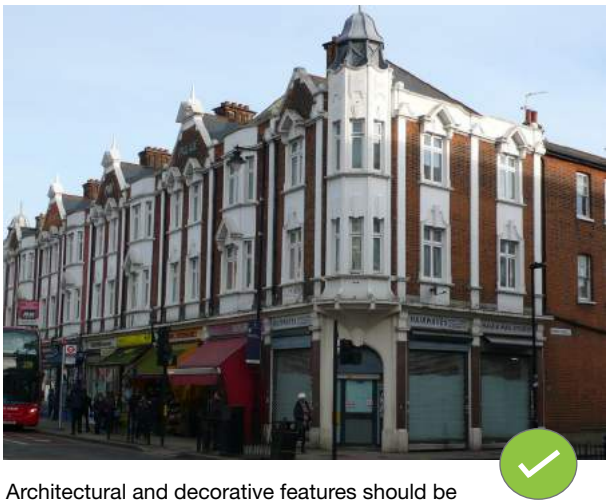
BOUNDARY WALLS AND PARKING

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

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



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



Architectural and decorative features should be retained and restored

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

EXTERNAL SERVICES AND FITTING

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

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

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

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

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

3.5 EXTENSIONS

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

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

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

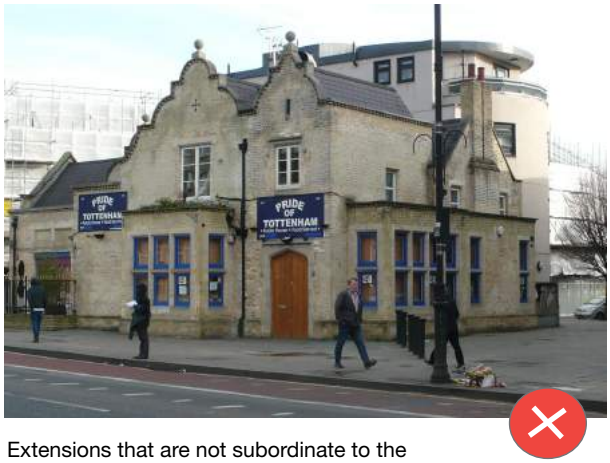
DORMERS AND ROOF EXTENSIONS

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

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

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

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



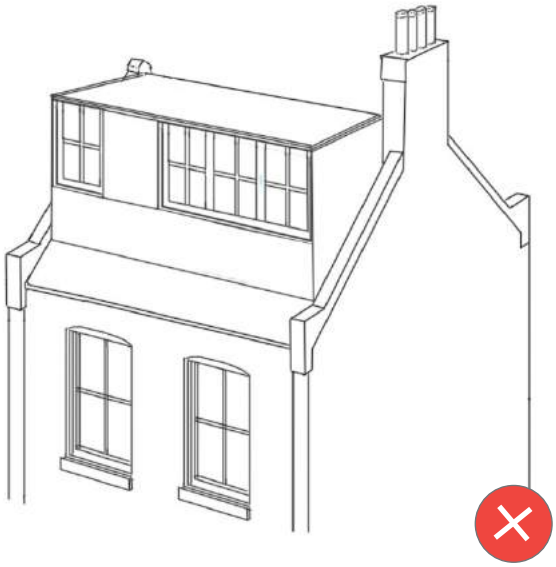
Extensions that are not subordinate to the original building can be detrimental to character

Mansard roof extensions are not usually appropriate

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

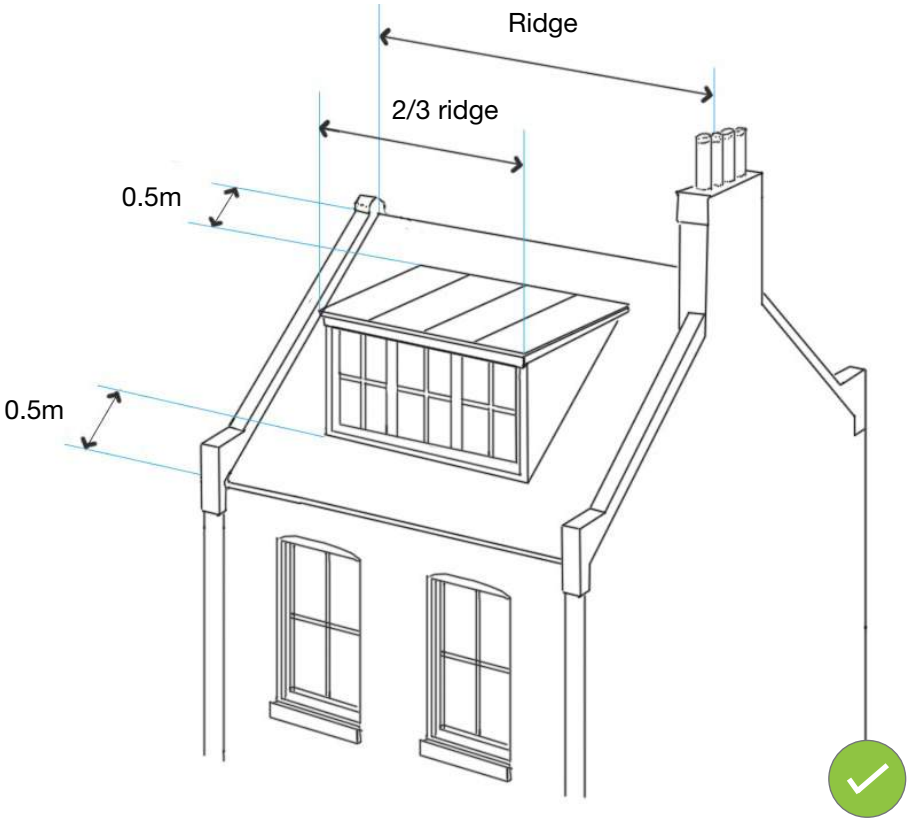
- Roof extensions should complement the original form of the roof, matching the original roofing material and details such as parapets and ridge tiles. Architectural details such as chimney stacks, finials and decorative brickwork should be retained where possible.

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



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

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



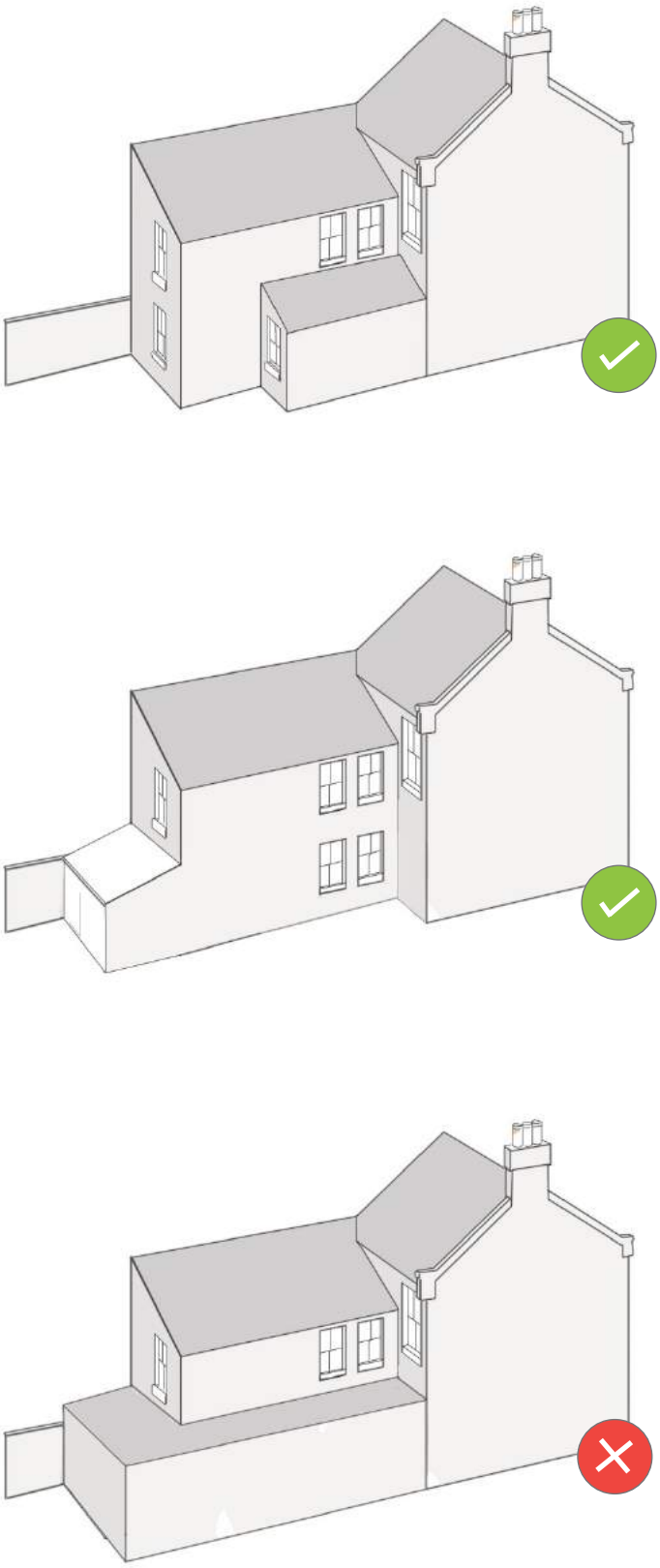
REAR AND SIDE EXTENSIONS

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

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

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

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



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

3.6 ENERGY EFFICIENCY IN HISTORIC BUILDINGS

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

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

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

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

INSULATION

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

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

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

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

.

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

MICRO-GENERATION EQUIPMENT

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

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

3.7 DEMOLITON

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

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

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

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

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

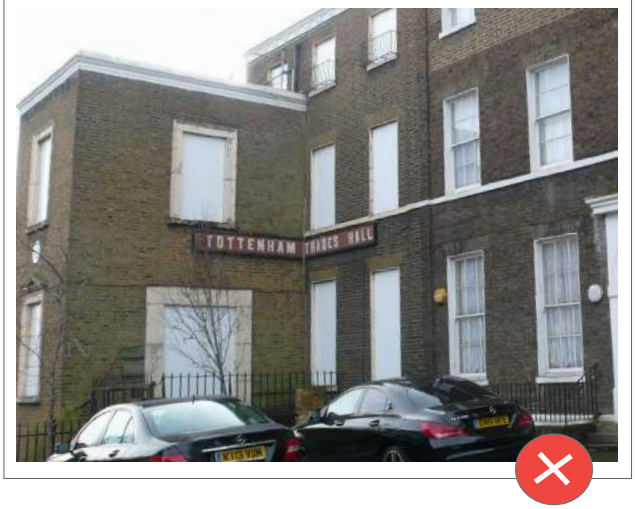
3.8 USES FOR HISTORIC BUILDINGS

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

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

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

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



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

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

4. APPENDICES

4.1 APPENDIX A - AUDIT

STATUTORILY LISTED BUILDINGS

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

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

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

LOCALLY LISTED BUILDINGS

Brereton Road, N17

St Francis De Sales Church & Primary School

Chapel Place N17

Former Catholic Chapel & Pastor's House

High Road (east side)

No. 628

No. 634 (former Red Lion Public House)

Nos. 636 & 638 (former LCS department store)

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

Nos. 684, 684A & B

High Road (east side) continued

Nos. 686 to 690 (even)

Nos. 698 & 700 rebuilt

Nos. 704 & 706

No. 742

No. 746 (former Tottenham Dispensary)

No. 748 (The Red House)

No. 750 (The White Hart Public House)

No 814 (former Barclay's Bank)

Nos. 840 to 850 (even)

Nos. 860 & 862 (Coach & Horses Public House

High Road (west side)

Nos. 641 to 663 (odd) Criterion Buildings

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

Nos. 685 to 689 (odd)

Tottenham Baptist Hall (fronting Chapel Stones)

No. 705

Wall to north of No. 707

No. 729 (St Francis de Sales Presbytery)

Electricity Substation (adjoining Library)

Nos. 743 to 757 (odd)

Nos. 769, 771 & 771A

Nos. 773 to 779 (odd)

Nos. 793 & 795 (former Nat West Bank)

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

Nos. 809 & 811

Nos. 813 to 817 (odd)

Nos. 823 to 829 (odd)

Nos. 841 & 843 (former Chequers Public House)

Nos. 847 to 853 (odd)

No. 865

Cattle Trough near borough boundary

Park Lane

Nos. 2 & 4

White Hart Lane

No. 7

No. 6A

No. 52 (former Station Master's House)

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

High Road (east side)

No. 694 & 696

Nos. 708 & 710

No. 722 (Public Conveniences)

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

No. 732 (The former Corner Pin Public House)

Nos. 804 & 806 (including building at rear)

High Road (west side)

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

Nos. 701 & 703 (Tottenham Sports Centre)

Nos. 731 to 741 (odd)*

No. 781

Nos. 783 to 791 (odd)

No. 807

No. 835*

No. 837 & 839

No. 845

*Included for group value

Kemble Road

Former Parochial Hall school building

The Cottage

Lansdowne Road

St Mary's Vicarage

Nos. 2 to 24 (even)

Nos. 3, 3A, 5 & 7

Nos. 13 & 15

Lordship Lane

Nos. 2 to 6 (even)

White Hart Lane

Nos. 2 & 4

No. 8

Nos.16 & 18*

Nos. 24 & 26*

Nos. 1 to 5 (odd)

White Hart Lane Rail Station

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

BUILDINGS MAKING A NEUTRAL CONTRIBUTION TO THE AREA

High Road (east side)

Rheola Close

Nos. 728-730

No. 830

Nos. 832-838

High Road (west side)

Nos. 691-93

No. 807

Nos. 835-839

No. 865

White Hart Lane

Nos. 8-14

Nos. 28-30

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

Coombes House

Nos. 640 to 656 (even)

Nos. 658-660

Nos. 678 to 682 (even)

No. 692

No. 702

No. 734

Nos. 738 & 740

No. 744A

No. 824-828

Nos. 852-858

No. 864

Altair Close

High Road (west side)

No. 761 (Bergen Apartments)

Nos. 831 & 833

Nos. 855 to 863 (odd)

Lansdowne Road

Vehicle depot adjacent to St Mary's Church

Liston Road

Nos. 1, 2 & 3

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

White Hart Lane

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

Nos. 36 to 50 (even) including land

Nos. 46-50

4.2 APPENDIX B - PLANNING POLICY CONTEXT

National

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

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

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

Regional

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

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

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

Local

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

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

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

4.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

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

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

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

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

Regional

The London Plan

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

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

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

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

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

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

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

Local

Haringey Local Development Framework

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

Haringey Streetscape Manual

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

4.4 APPENDIX D - SOURCES

Bibliographic

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

Maps

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

4.5 APPENDIX E - GLOSSARY

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

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

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

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

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

Casement window A window hinged vertically to open like a door

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

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

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

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

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

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

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

Cupola A dome that crowns a roof or turret

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

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

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

Elevation The external wall or face of a building

Façade The front or face of a building

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

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

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

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

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

Lintel A horizontal beam or stone bridging a door or window

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

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

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

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

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

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

Paterae Circular moulded ornaments derived from classical architecture

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

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

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

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

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

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

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

String-course A continuous horizontal band, usually moulded

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

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

SCOTLAND GREEN CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Haringey LONDON

FOREWORD **(Draft to be approved by Cllr Strickland)**

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

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

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

As a council we are committed to ensuring that all future development serves to enhance this valuable asset. By providing clear design guidance and a strong basis for consistent development management and enforcement, this document will be a valuable tool in achieving this. Good heritage management is only possible with the support and involvement of the local community. I would strongly encourage residents and local businesses to participate in the consultation process, and have their say on these important new documents.

Councillor Alan Strickland

Cabinet Member for Planning

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GENERAL INTRODUCTION

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

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

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

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

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

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

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

1. SCOTLAND GREEN CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

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

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

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

1.2 SUMMARY OF SPECIAL INTEREST

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

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

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

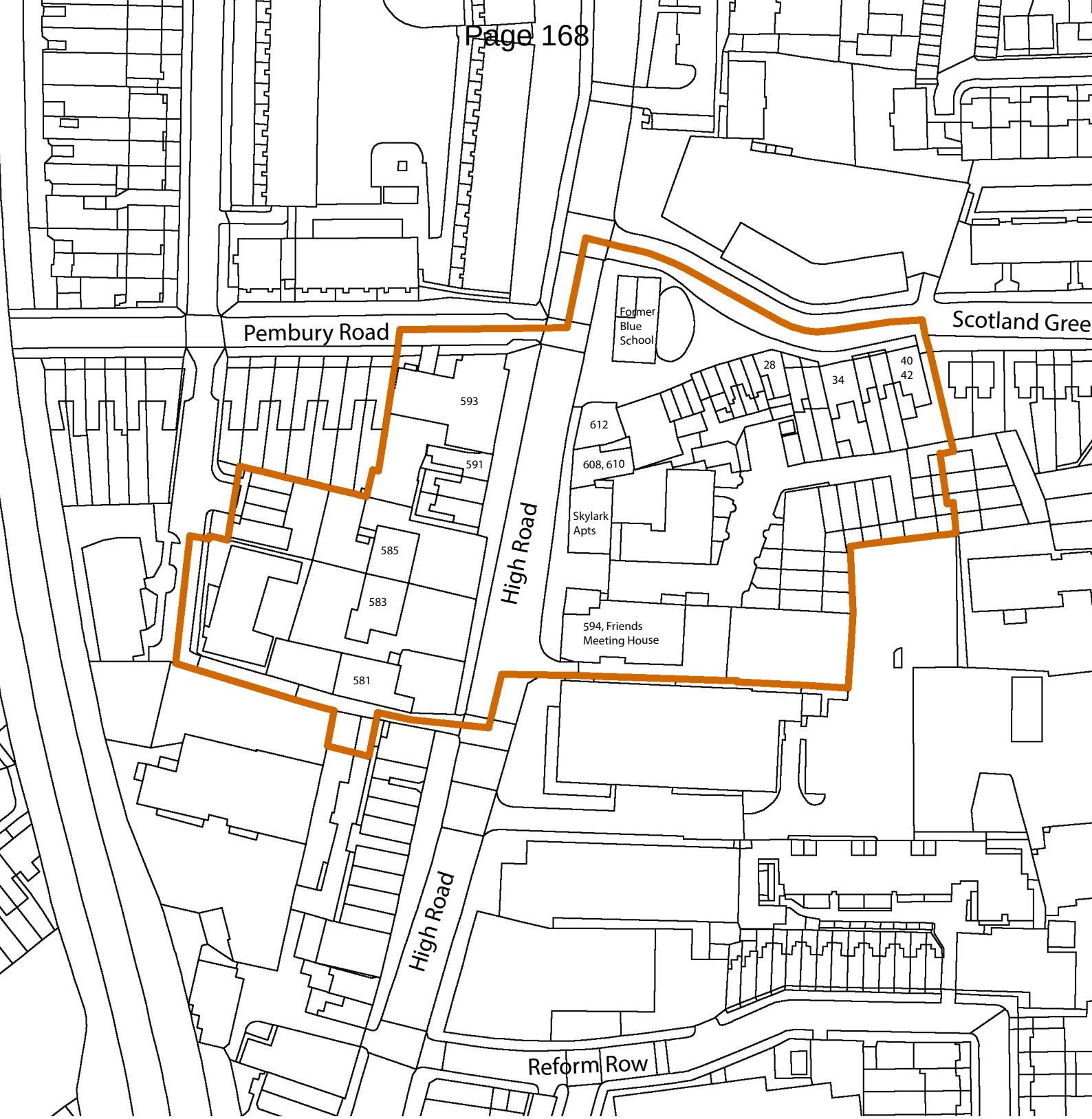
1.2.4 Although many of the other buildings on the east side of the High Road have been replaced, and the former rear gardens, apart from the Friends' burial ground, filled in by new development, the scale and historic character of this small area has at least in part been retained.

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

Conservation Area Boundary

Tottenham High Road Historic Corridor

Area covered by the emerging Tottenham Area Action Plan



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

Conservation Area Boundary

1.3 LOCATION AND SETTING

LOCATION

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

TOPOGRAPHY AND GEOLOGY

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

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

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

THE SETTING OF SCOTLAND GREEN CONSERVATION AREA

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

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

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

TREES AND OPEN SPACES

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

VIEWS

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

1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

THE DEVELOPMENT OF TOTTENHAM HIGH ROAD

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

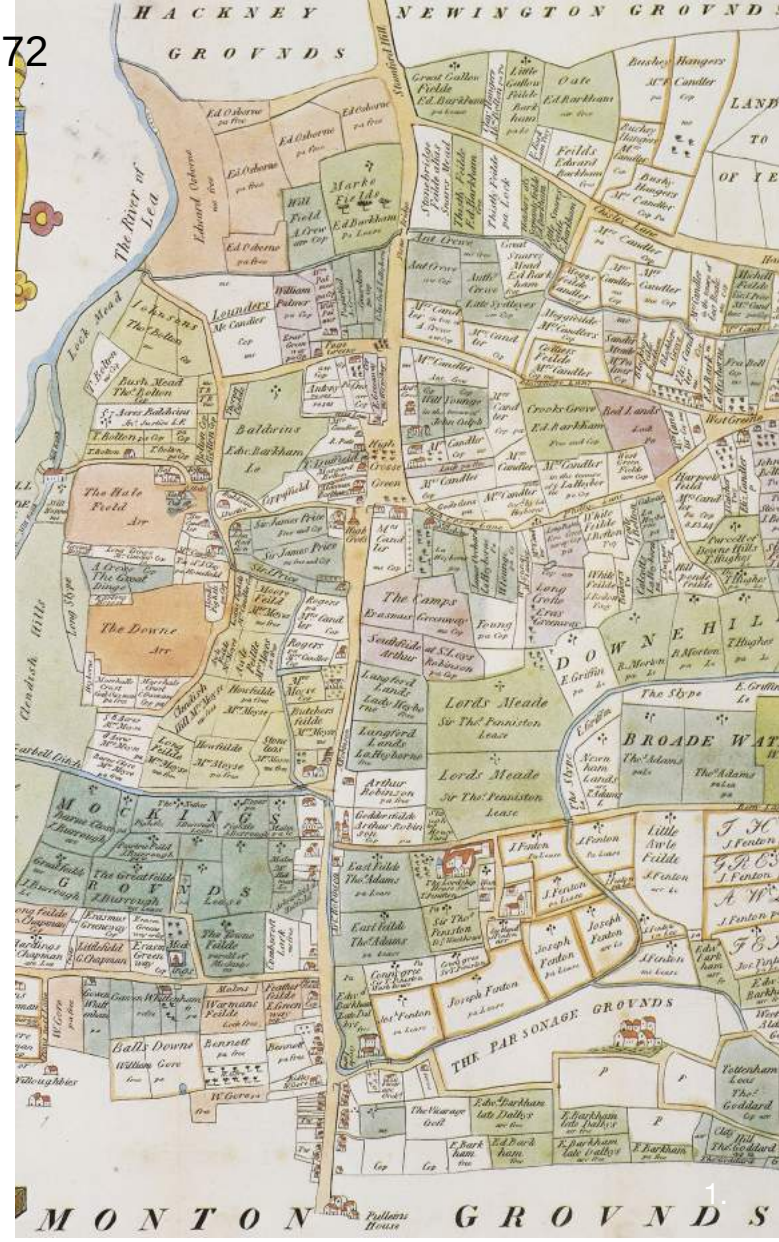
1.4.2 By the 16th century Tottenham was a favoured rural retreat for city merchants, a number of whom had mansions along the High Road, including the Black House, on the site of Northumberland Terrace, and Sir Abraham Reynardson's house in The Green. The High Road's development over the next two centuries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

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

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

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

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



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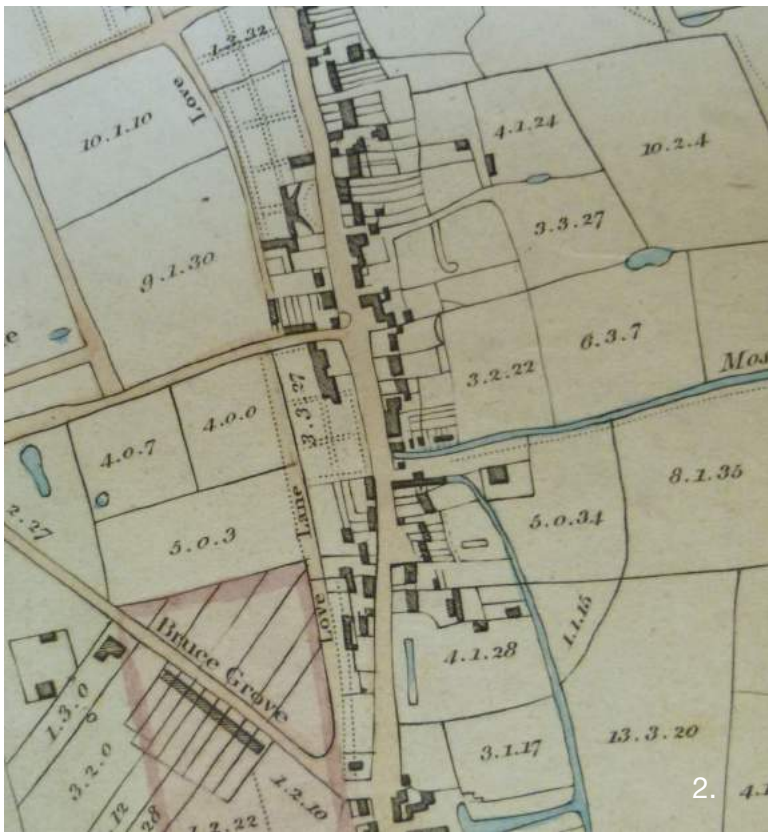

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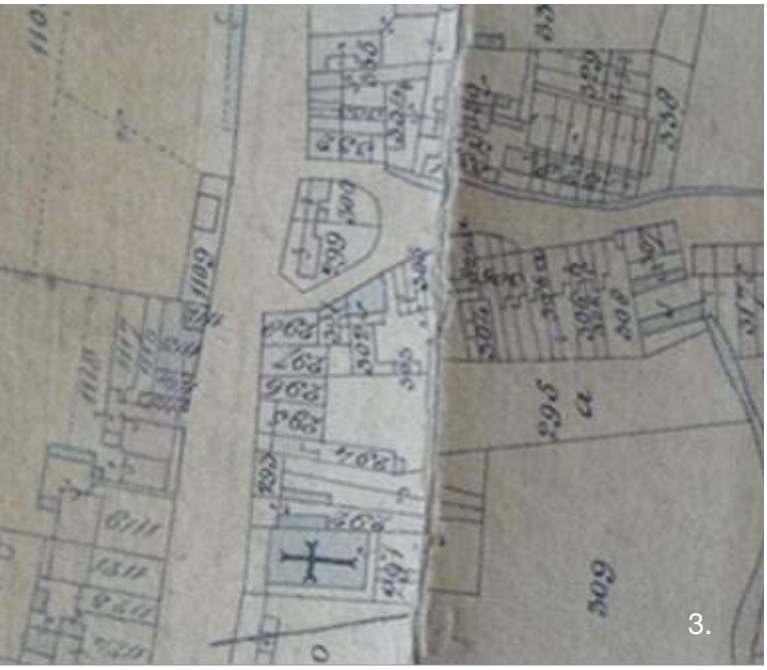
Picture 1. Thomas Clay's map of Tottenham 1619 (the map is oriented south)

Picture 2. Wyburd's parish map 1798

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

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



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

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

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

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

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

THE DEVELOPMENT OF THE HIGH ROAD AROUND SCOTLAND GREEN

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

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

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

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

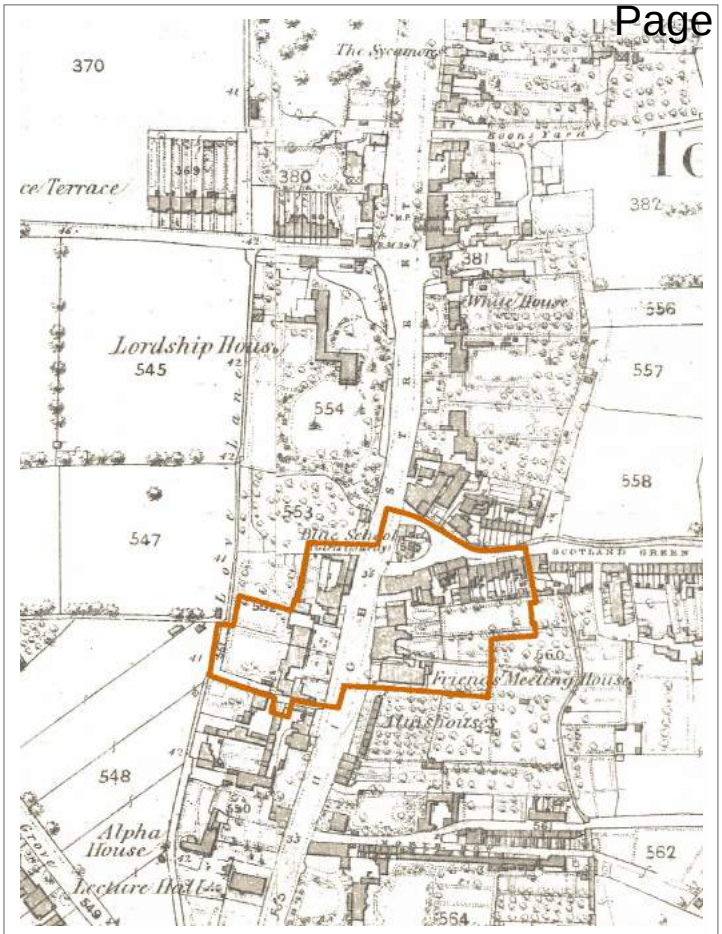
houses along the High Road frontage, with the exception of No. 596, which appears to be one half of a truncated pair. The Quaker meeting house was rebuilt in 1962, behind an office frontage and above a supermarket. Nos. 598-608 has recently been redeveloped as shops and flats.

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

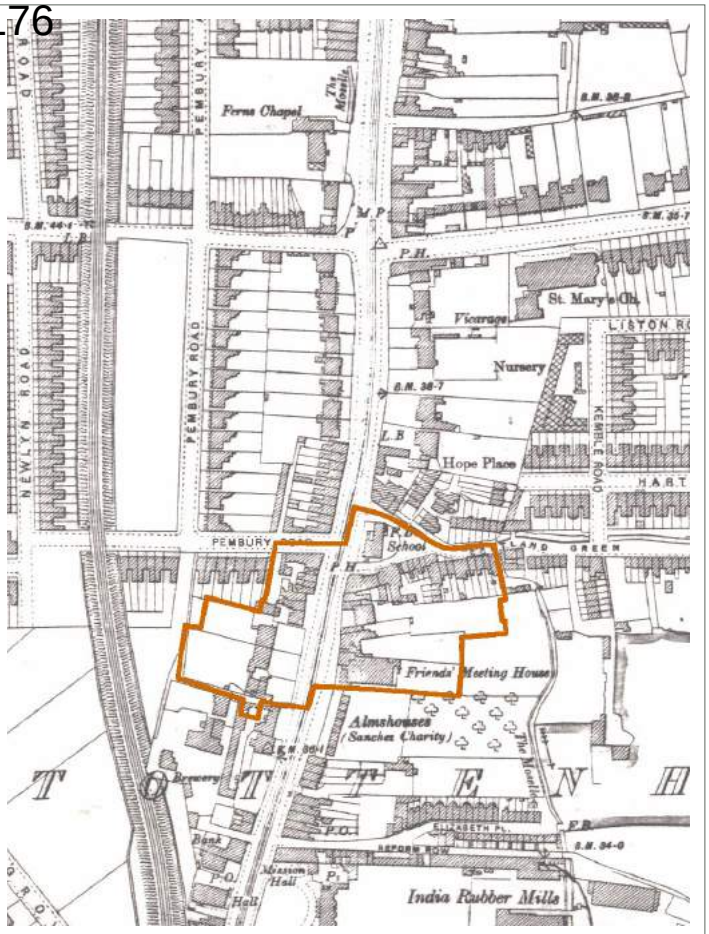
1.4.15 The west side of the High Road was largely unchanged until the creation of Pembury Road c1880, when a group of new buildings was constructed around the southwest of the junction with the High Road. In the late 1930s a parade of shops (Nos. 587-591) replaced a substantial pair of Georgian houses.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

ARCHAEOLOGY

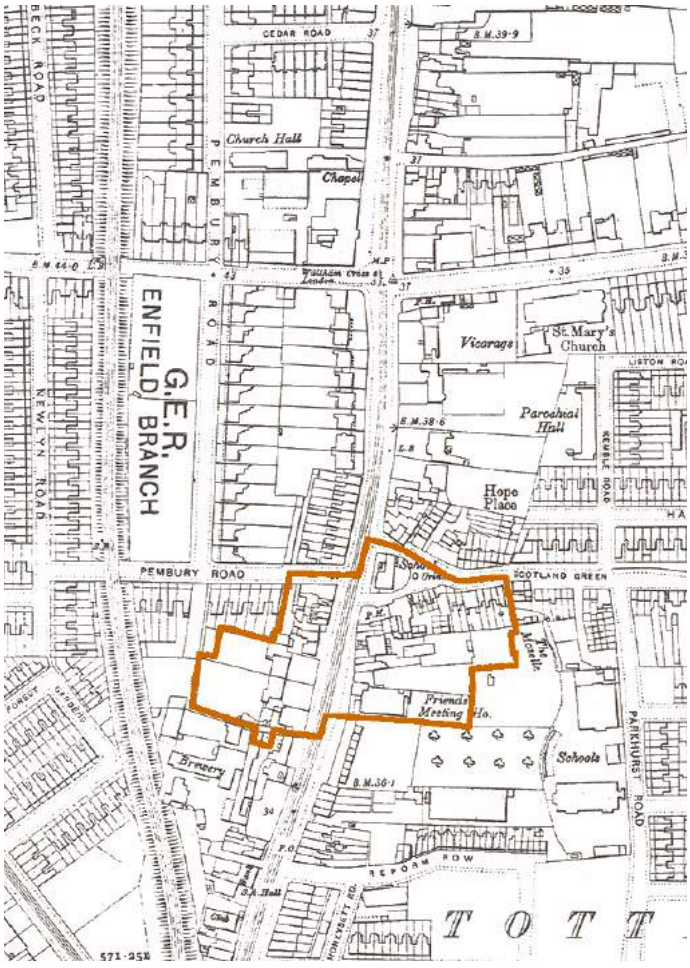
1.4.16 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle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



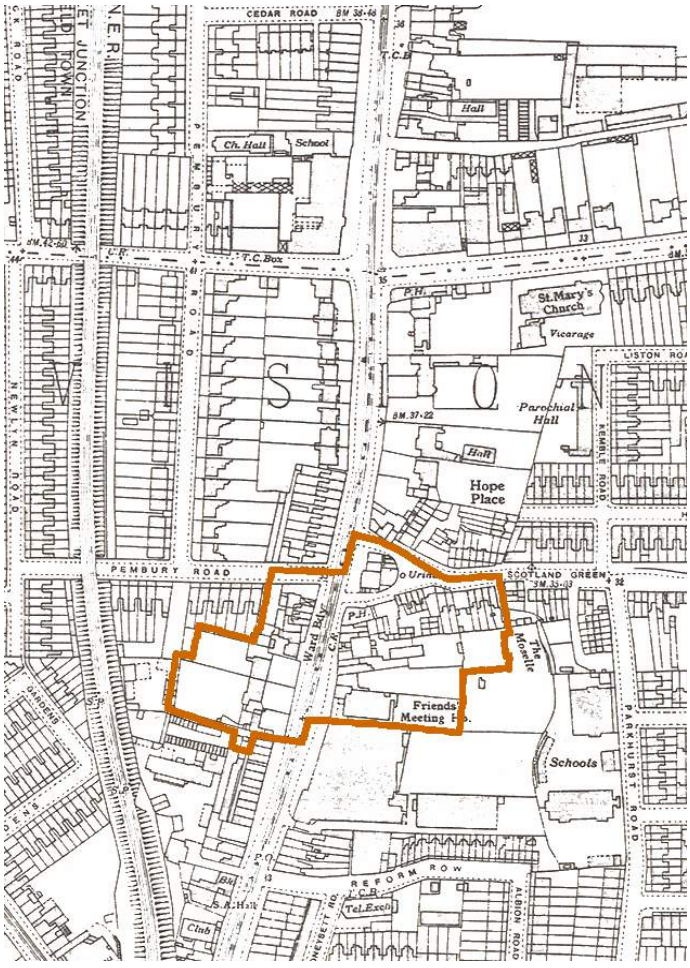
Map 3. **The area in 1864**



Map 5. **The area in 1914**



Map 4. **The area in 1894**



Map 6. **The area in 1935**

1.5 ARCHITECTURAL QUALITY AND BUILT FORM

HIGH ROAD WEST SIDE

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

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

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

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

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

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

Picture 5. 587-591 High Road.

Picture 6. 593 High Road

Picture 7. View of

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

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

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

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

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

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High Road east side and Scotland Green

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

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

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

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

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

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

Picture 12. Modest cottages on Scotland Green

Picture 13. The irregular building line of Scotland Green

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

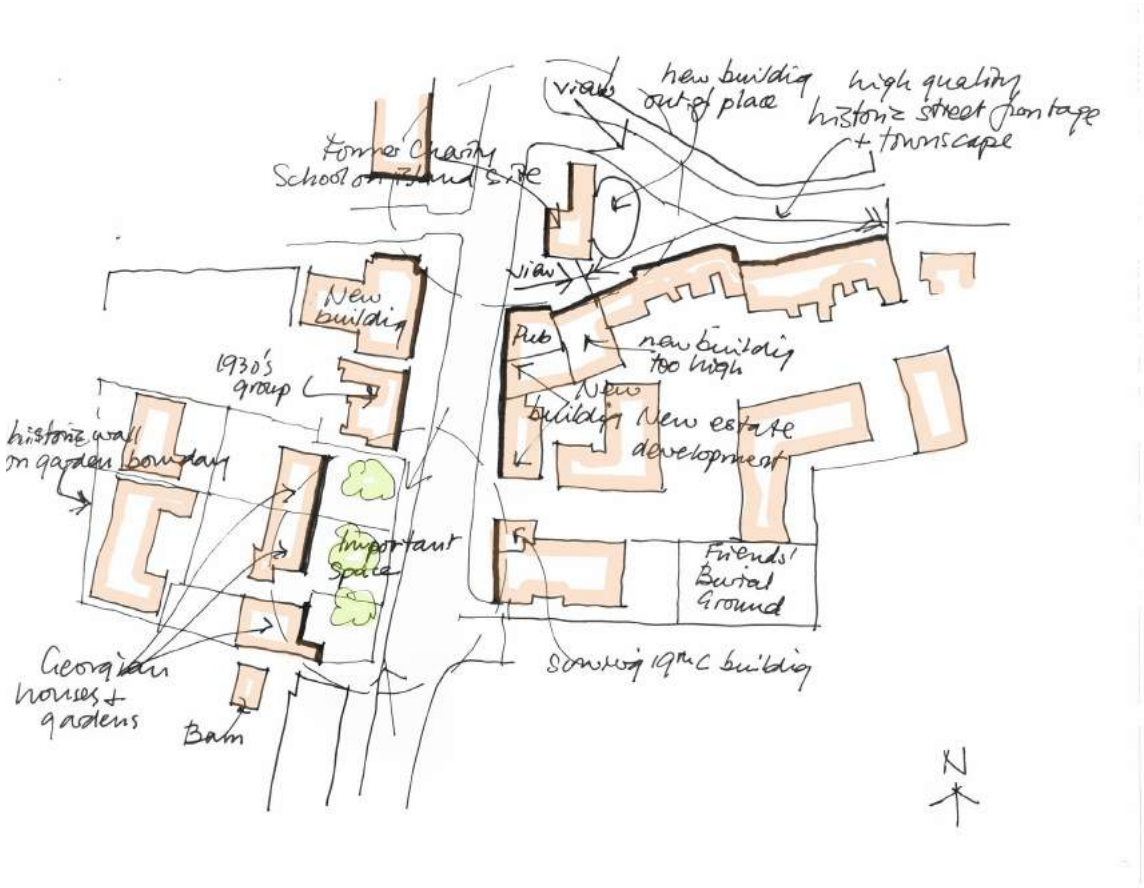
Picture 14. The converted Prince of Wales pub with its large rear extension

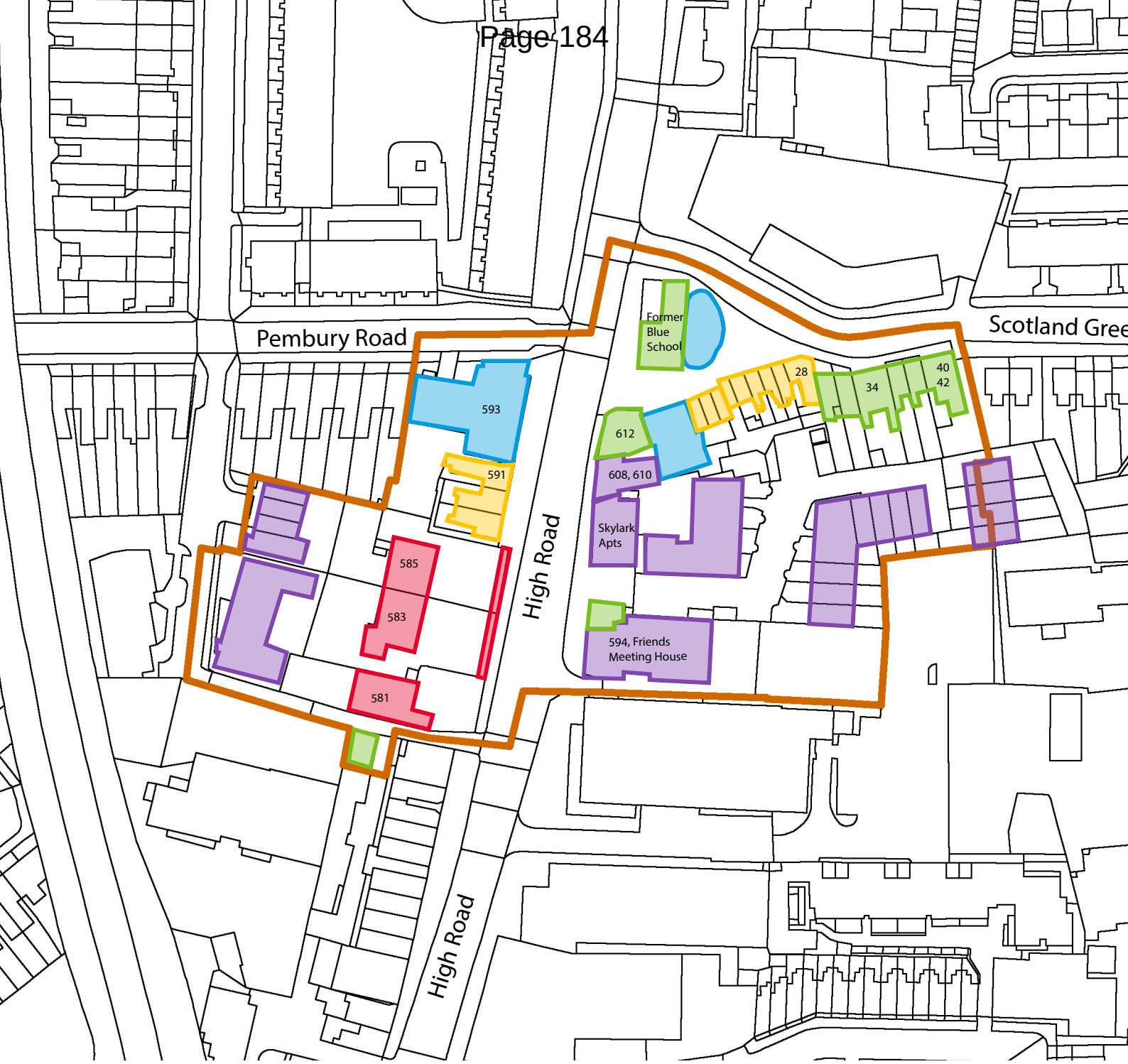
Picture 15. High Road looking South

Picture 16. 594 High Road and the Friends Meeting House

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

Map 7. **Townscape Analysis**





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

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

1.6 PUBLIC REALM

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

1.7 CONDITION AND DEVELOPMENT PRESSURE

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

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

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

PRESSURES FOR CHANGE

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

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

OTHER DEVELOPMENT PRESSURES

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

1.8 AUDIT

STATUTORILY LISTED BUILDINGS

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

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

LOCALLY LISTED BUILDINGS

High Road (east side)

No. 596

No. 612 (former Prince of Wales Public House)

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

High Road (west side)

No. 579A (former barn)

Scotland Green

Nos. 30 & 32

No. 34 (The Victoria Public House)

Nos. 36 & 38

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

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Nos. 14-28 Scotland Green

Nos. 587-591 High Road

BUILDINGS MAKING A NEUTRAL CONTRIBUTION TO THE AREA

Nos. 600-610 High Road

Nos. 16-19 Kenmare Drive and Ashling House

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

Nos. 593-599 High Road

Nos. 2-12 Scotland Green

Extension to rear of No. 612 High Road

2. SCOTLAND GREEN CONSERVATION AREA MANAGEMENT PLAN

2.1 THE PURPOSE OF CONSERVATION AREA MANAGEMENT PLANS

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

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

2.2 SUMMARY OF THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

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

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

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

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

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

2.3 DEVELOPMENT CONTEXT

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

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

2.4 MANAGING CHANGE IN THE CONSERVATION AREA: KEY PRINCIPLES

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

- All new development in the conservation area should preserve or enhance its special interest, in terms of scale, design and materials and should have regard to the design guidance provided in Part 3 - Preserving and Enhancing the Conservation Area.

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

- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

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

2.5 THE QUALITY OF PLANNING APPLICATIONS

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

LEVEL OF DETAIL

2.5.2 A typical planning application might include:

- Plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings

- Plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition

- Detail drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5
- Drawings annotated to show proposed materials
- Any other information considered necessary to assess the potential impact of the development (including, for example, colour perspective drawings, models, photographs, structural engineers statement).
- Planning applications for replacement of windows should include elevations at scale 1:10 or with all dimensions clearly annotated, property elevations or photographs of the whole of the property, with the windows to be replaced numbered to correspond with window elevations, A cross-section at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, with full size details of any glazing bars or leaded lights.

HERITAGE STATEMENT

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

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

ARCHAEOLOGY

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

MATERIALS AND WORKMANSHIP

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

EXPERIENCED CONSULTANTS AND BUILDERS

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

2.6 RECOMMENDED STEPS

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

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

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

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

2.7 THE CONSERVATION AREA BOUNDARY

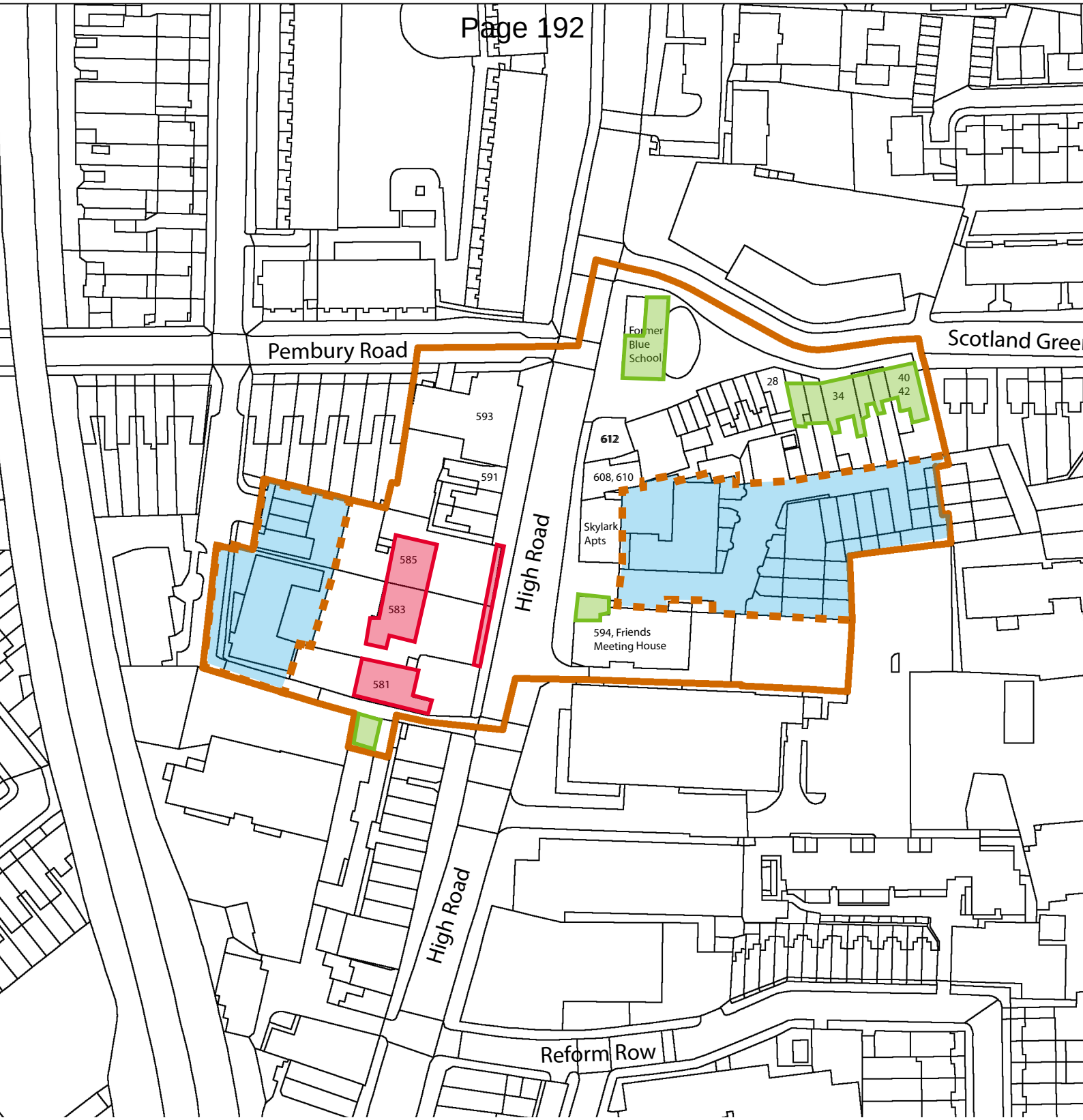
2.7.1 The appraisal has highlighted that the review of the conservation area boundary should include:

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

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

2.8 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.



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

Proposed area to be excluded from the conservation area

Existing Conservation Area Boundary

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

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

3.1 WHEN IS PERMISSION NEEDED?

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

MAINTENANCE AND REPAIRS

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

SHOP FRONTS

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

ADVERTISEMENT CONSENT

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

WINDOWS AND DOORS

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

RENDERING AND CLADDING

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

EXTENSIONS

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

BOUNDARIES AND GARDENS

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

VENTS, SATELLITE DISHES AND SOLAR PANELS

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

DEMOLITION

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

TREES

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

LISTED BUILDINGS

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

CHANGE OF USE

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

17.

3.2 SHOP FRONTS

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

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

GENERAL PRINCIPLES

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

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

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

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

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

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

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

TRADITIONAL SHOPFRONT DESIGN

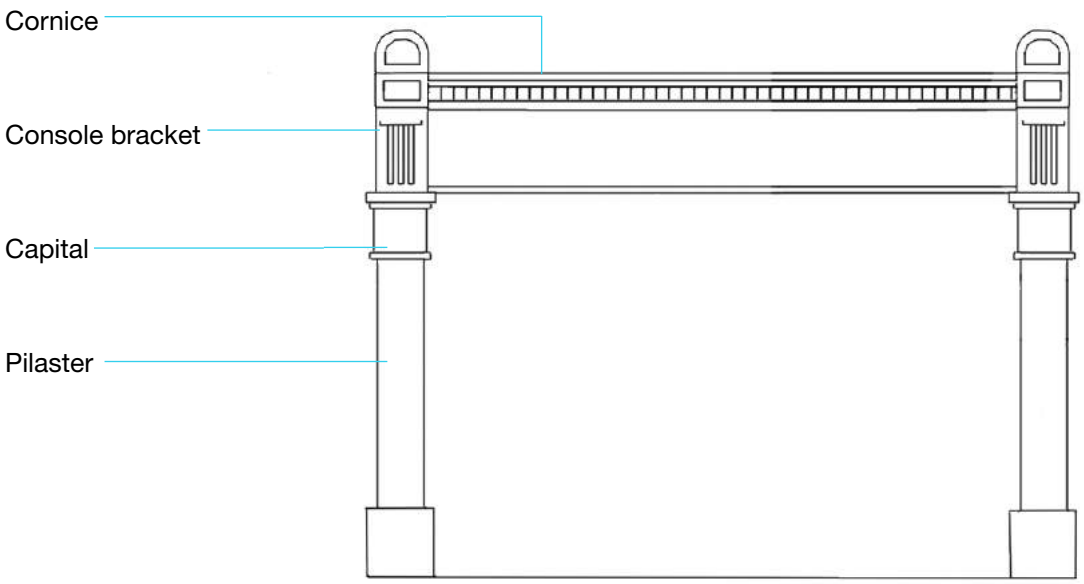
3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

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

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

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

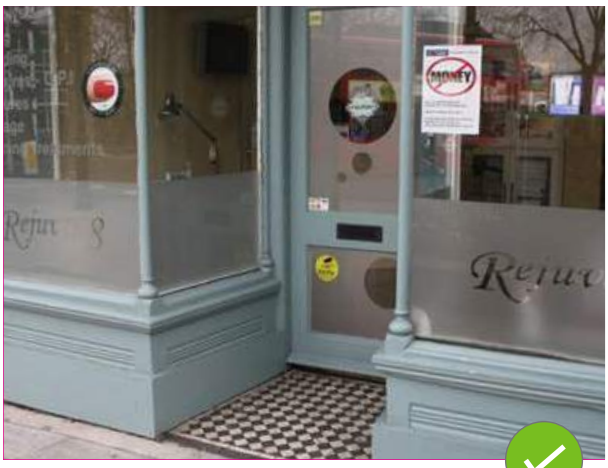
Picture 18. The traditional architectural details that frame the shop front.



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

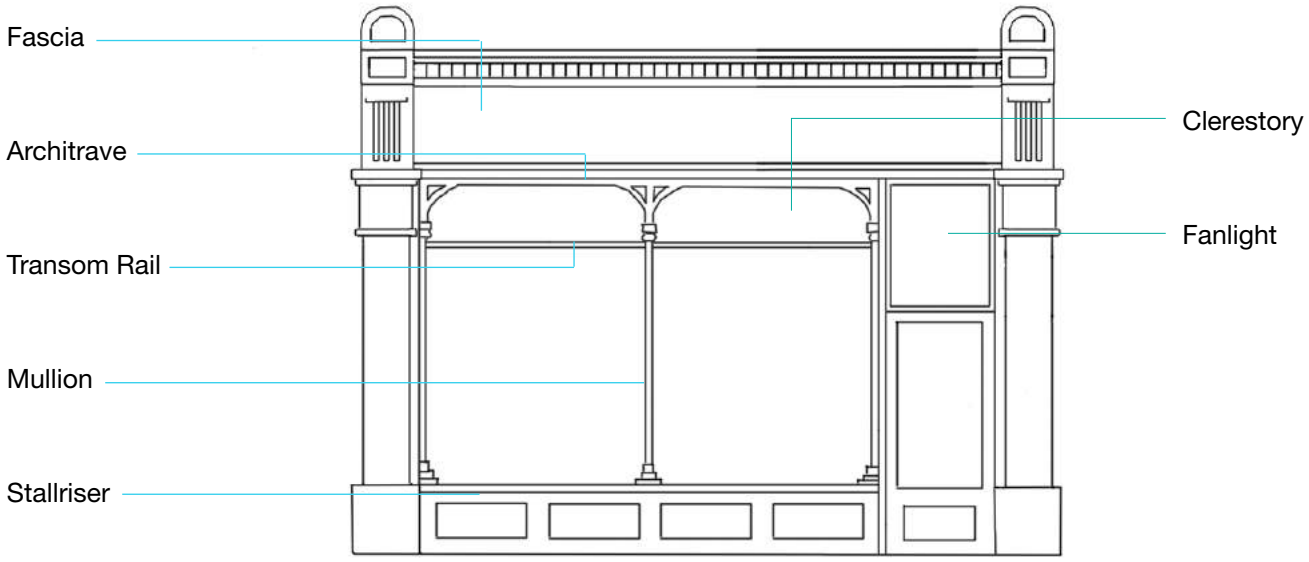
- **Doorway:** This can be set back from the edge of the pavement with a tiled entrance, or flush with the building line. Recessed doorways should be retained where these are an established feature of the street.

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



Designs incorporating the elements of traditional shop front design

Picture 19. A typical traditional shopfront



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

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

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

3.2.10 Double aspect corner shops should address both frontages appropriately.

Double aspect frontage on a corner shop

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

SIGNAGE AND ADVERTISING

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

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

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

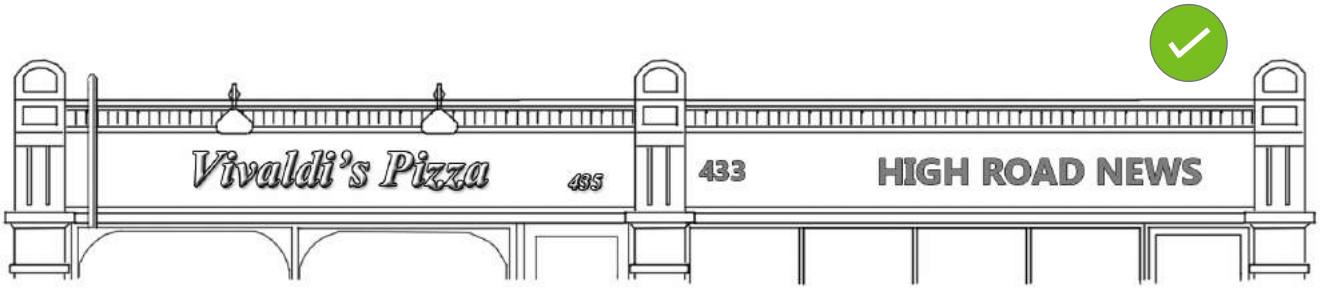
3.2.14 Standard corporate signage, logos and colour schemes should be adapted to suit the context, including colours, size of lettering, materials and style of illumination. In cases where corporate colour schemes are considered out of character, they should be restricted to lettering and detail only.

Fascia Signs

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

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

Picture 21. Fascia Signs



Hanging and projecting signs

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

Illuminated box facsia's are not appropriate

Excess signage is not appropriate

LIGHTING

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

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

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

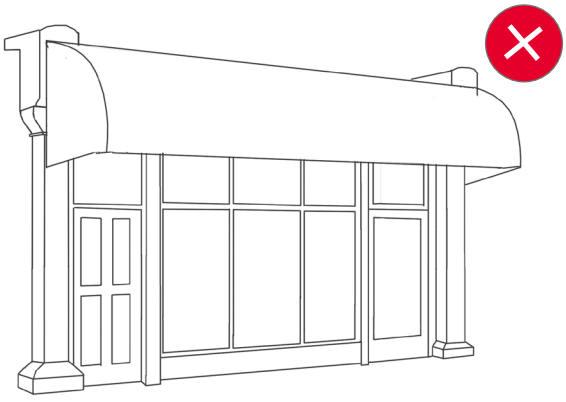
CANOPIES AND AWNINGS

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

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

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

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



SHUTTERS, GRILLS AND SECURITY

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

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

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

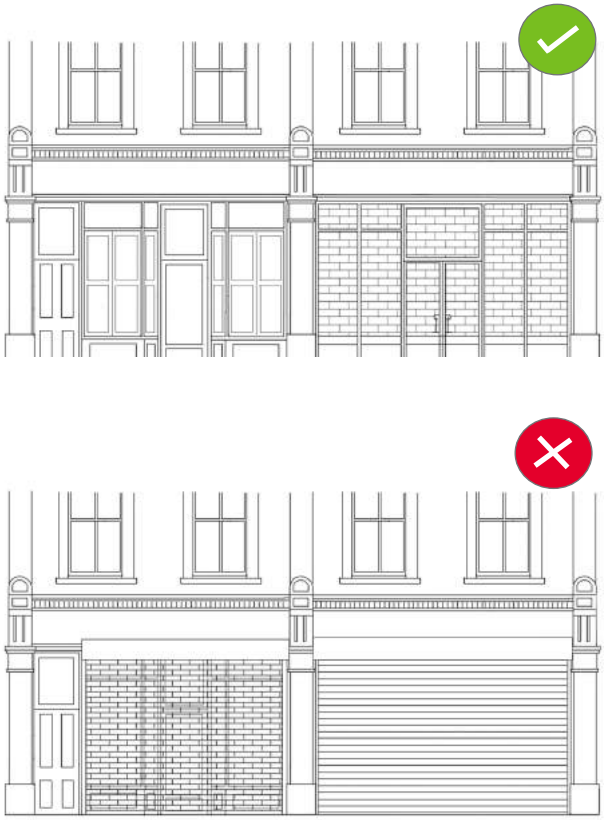
3.2.24 Shutters and grills should not cover pilasters when in the down/closed position and should have a painted or coloured finish to complement the rest of the shop front.

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

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

ACCESS

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



Picture 23. External Roller shutters are not appropriate.

Internal shutters which don't obscure architectural features

External roller shutters are not usually appropriate. .

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

VENTILATION EQUIPMENT

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

SHOP FRONTS CONVERTED TO RESIDENTIAL

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

Original shop front features should usually be retained and adapted.

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

SHOP FRONTS IN NEW BUILDINGS

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

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

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

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

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

3.3 LISTED BUILDINGS

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

LISTED BUILDING CONSENT

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

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

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

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

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

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

GENERAL PRINCIPLES

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

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

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

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

MAINTAINING LISTED BUILDINGS:

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

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

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

INTERIORS

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

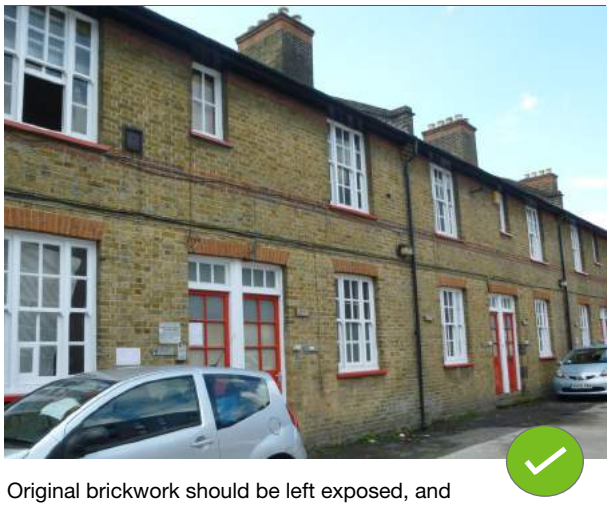
3.4 GENERAL MAINTENANCE AND IMPROVEMENTS

MASONRY AND BRICKWORK

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

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

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



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

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

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

ROOFS

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

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

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

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

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

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

WINDOWS AND DOORS

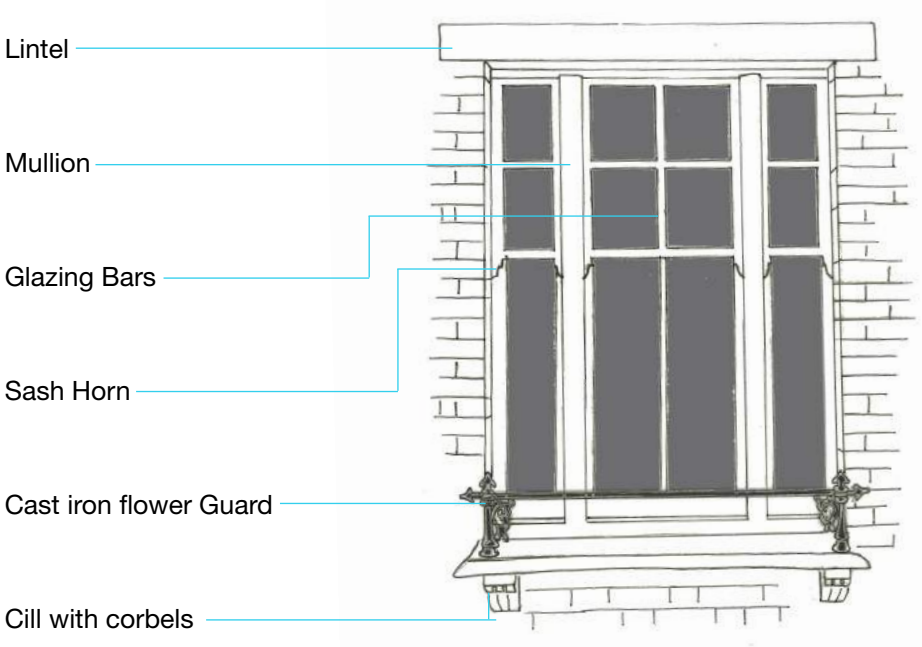
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

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

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

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

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



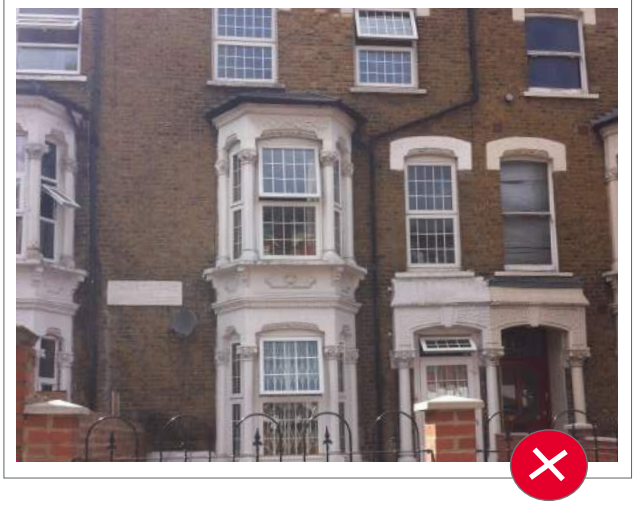
- Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

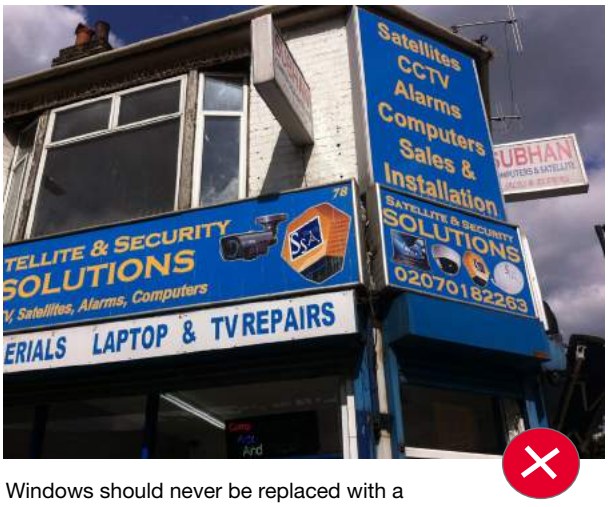
- In the case of listed buildings, the Council will strongly resist the loss of original windows and doors (including historic glass). Where an original window or door is beyond repair, it should be replaced on an exact like for like basis, and double glazing will not usually be acceptable. Historic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

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

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

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





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

ARCHITECTURAL FEATURES AND DETAILING

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

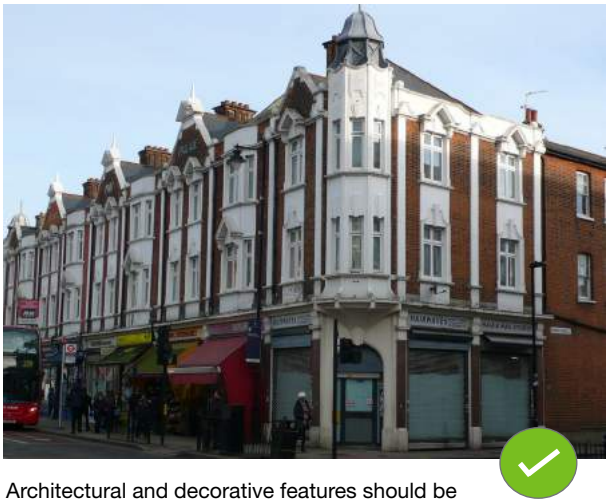
- Repairs to decorative features should usually be carried out by an appropriately skilled craftsperson or conservator.
- Where architectural features or decorative details have been lost or replaced with poor-quality substitutes, the Council will strongly encourage their reinstatement (if there is clear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

BOUNDARY WALLS AND PARKING

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

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

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



Architectural and decorative features should be retained and restored

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

EXTERNAL SERVICES AND FITTING

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

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

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

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

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

3.5 EXTENSIONS

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

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

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

DORMERS AND ROOF EXTENSIONS

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

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

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

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

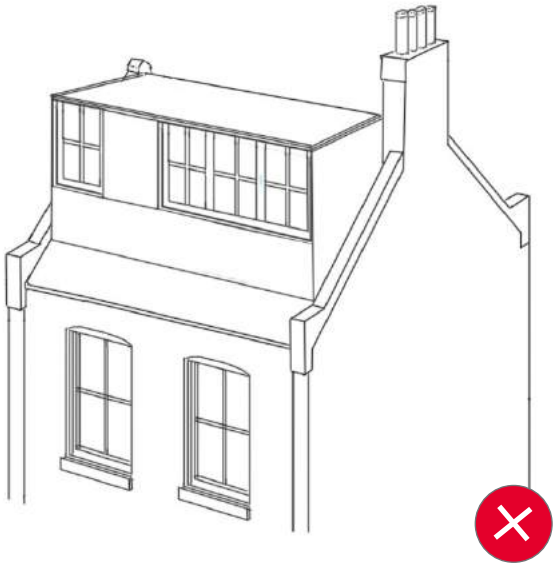
Extensions that are not subordinate to the original building can be detrimental to character

Mansard roof extensions are not usually appropriate

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

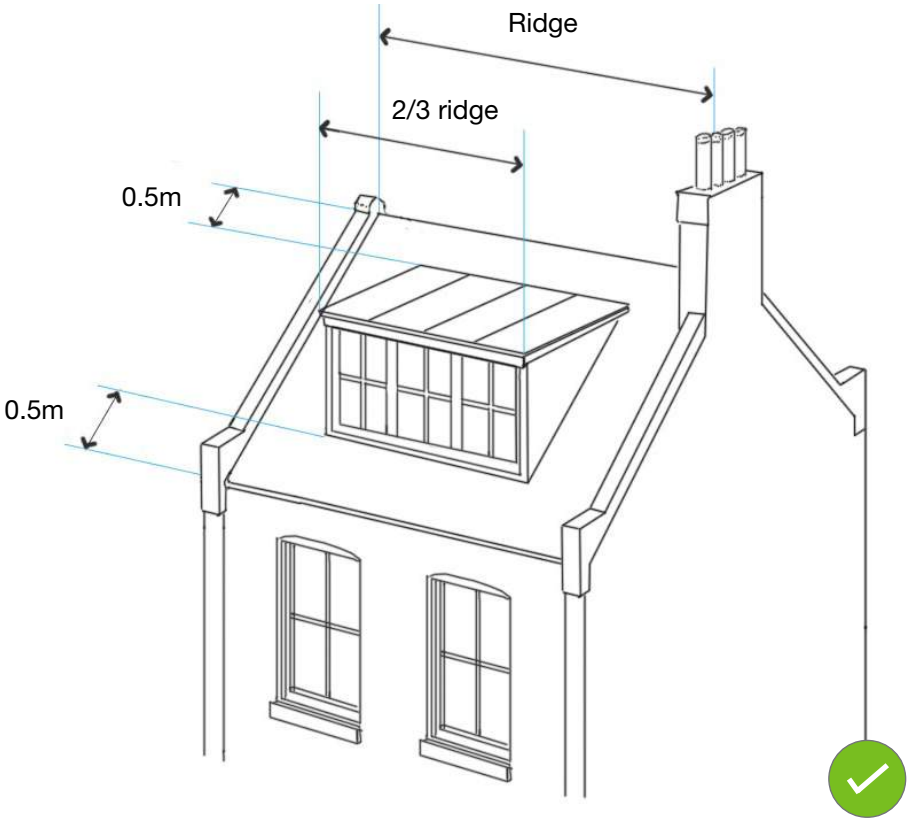
- Roof extensions should complement the original form of the roof, matching the original roofing material and details such as parapets and ridge tiles. Architectural details such as chimney stacks, finials and decorative brickwork should be retained where possible.

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



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

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



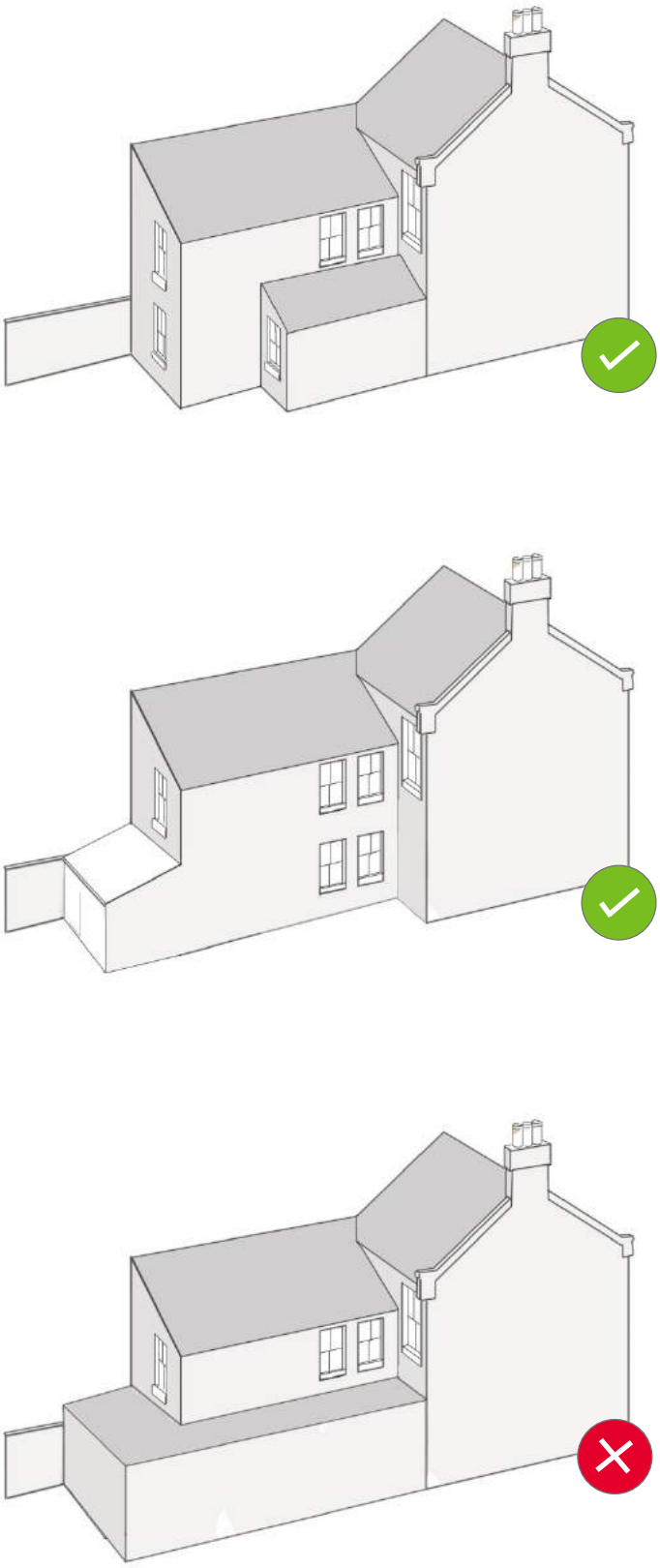
REAR AND SIDE EXTENSIONS

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

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

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

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



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

3.6 ENERGY EFFICIENCY IN HISTORIC BUILDINGS

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

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

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

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

INSULATION

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

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

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

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

.

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

MICRO-GENERATION EQUIPMENT

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

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

3.7 DEMOLITON

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

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

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

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

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

3.8 USES FOR HISTORIC BUILDINGS

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

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

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

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

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

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

4. APPENDICES

4.1 APPENDIX A - AUDIT

STATUTORILY LISTED BUILDINGS

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

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

LOCALLY LISTED BUILDINGS

High Road (east side)

No. 596

No. 612 (former Prince of Wales Public House)

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

High Road (west side)

No. 579A (former barn)

Scotland Green

Nos. 30 & 32

No. 34 (The Victoria Public House)

Nos. 36 & 38

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

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Nos. 14-28 Scotland Green

Nos. 587-591 High Road

BUILDINGS MAKING A NEUTRAL CONTRIBUTION TO THE AREA

Nos. 600-610 High Road

Nos. 16-19 Kenmare Drive and Ashling House

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

Nos. 593-599 High Road

Nos. 2-12 Scotland Green

Extension to rear of No. 612 High Road

4.2 APPENDIX B - PLANNING POLICY CONTEXT

National

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

Regional

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

Local

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

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

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

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

4.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

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

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

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

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

Regional

The London Plan

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

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

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

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

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

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

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

Local

Haringey Local Development Framework

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

Haringey Streetscape Manual

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

4.4 APPENDIX D - SOURCES

Bibliographic

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

Maps

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

4.5 APPENDIX E - GLOSSARY

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

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

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

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

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

Casement window A window hinged vertically to open like a door

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

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

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

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

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

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

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

Cupola A dome that crowns a roof or turret

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

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

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

Elevation The external wall or face of a building

Façade The front or face of a building

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

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

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

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

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

Lintel A horizontal beam or stone bridging a door or window

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

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

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

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

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

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

Paterae Circular moulded ornaments derived from classical architecture

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

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

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

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

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

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

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

String-course A continuous horizontal band, usually moulded

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

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

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BRUCE GROVE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Haringey LONDON

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FOREWORD **(Draft to be approved by Cllr Strickland)**

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

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

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

As a council we are committed to ensuring that all future development serves to enhance this valuable asset. By providing clear design guidance and a strong basis for consistent development management and enforcement, this document will be a valuable tool in achieving this. Good heritage management is only possible with the support and involvement of the local community. I would strongly encourage residents and local businesses to participate in the consultation process, and have their say on these important new documents.

Councillor Alan Strickland

Cabinet Member for Planning

GENERAL INTRODUCTION

Under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an "area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance". Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

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

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

The London Borough of Haringey has 29 conservation areas. Bruce Grove Conservation Area was designated in 1991, comprising the section of the High Road from No. 581 to Felixstowe Road on the west side, and from No. 594 to Reform Row on the east side. The boundary was amended in 1998 to include the area between the railway and the west side of the High Road, Nos. 444 to 462 on the east side, and the builder's yard and No.22 (the former Royal Mail Sorting Office) on the east side of Moorefield Road.

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

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

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

1. BRUCE GROVE CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

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

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

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

1.2 SUMMARY OF SPECIAL INTEREST

1.2.1 The length of Tottenham High Road within Bruce Grove Conservation Area is notable as an example of an essentially late-Victorian commercial townscape. The urbanisation of this part of the High Road advanced rapidly from about 1872 onwards, following the opening of Bruce Grove station on the Liverpool Street to Enfield line. The railway not only ensured the demise of the remaining houses and estates to the west side of the High Road, but was the catalyst for a wave of commercial development along the High Road itself.

1.2.2 The early-Victorian shopping parade of Warner Terrace, with its simple classically inspired elevation, was later joined by grander versions in an increasingly eclectic range of architectural styles, of which Nos. 527-541 is an unusual example, leading up to Windsor Terrace (1907). This development culminated in the grand classical or Art Deco inspired designs of the Burton's and Marks and Spencer stores dating from the 1930s

1.2.3 Unlike the High Road in North Tottenham, little residential use survived the change to predominantly commercial uses, resulting in a relatively uniform three-storey building height and regular building line with very few if any set backs, which contributes to the enclosed street frontage that is very much part of the character of the 'traditional' Victorian and Edwardian high street, marked also by its density of activity. Only the station buildings break the visual enclosure of the High Road, with their direct presence on the street frontage.

1.2.4 The south side of Bruce Grove was built up with larger houses as an early offshoot from the High Road but the surroundings remained undeveloped until the commercially driven building boom of the late-19th century led to the building of the shopping parades and the cinema that formed an adjunct to the burgeoning town centre on the High Road.

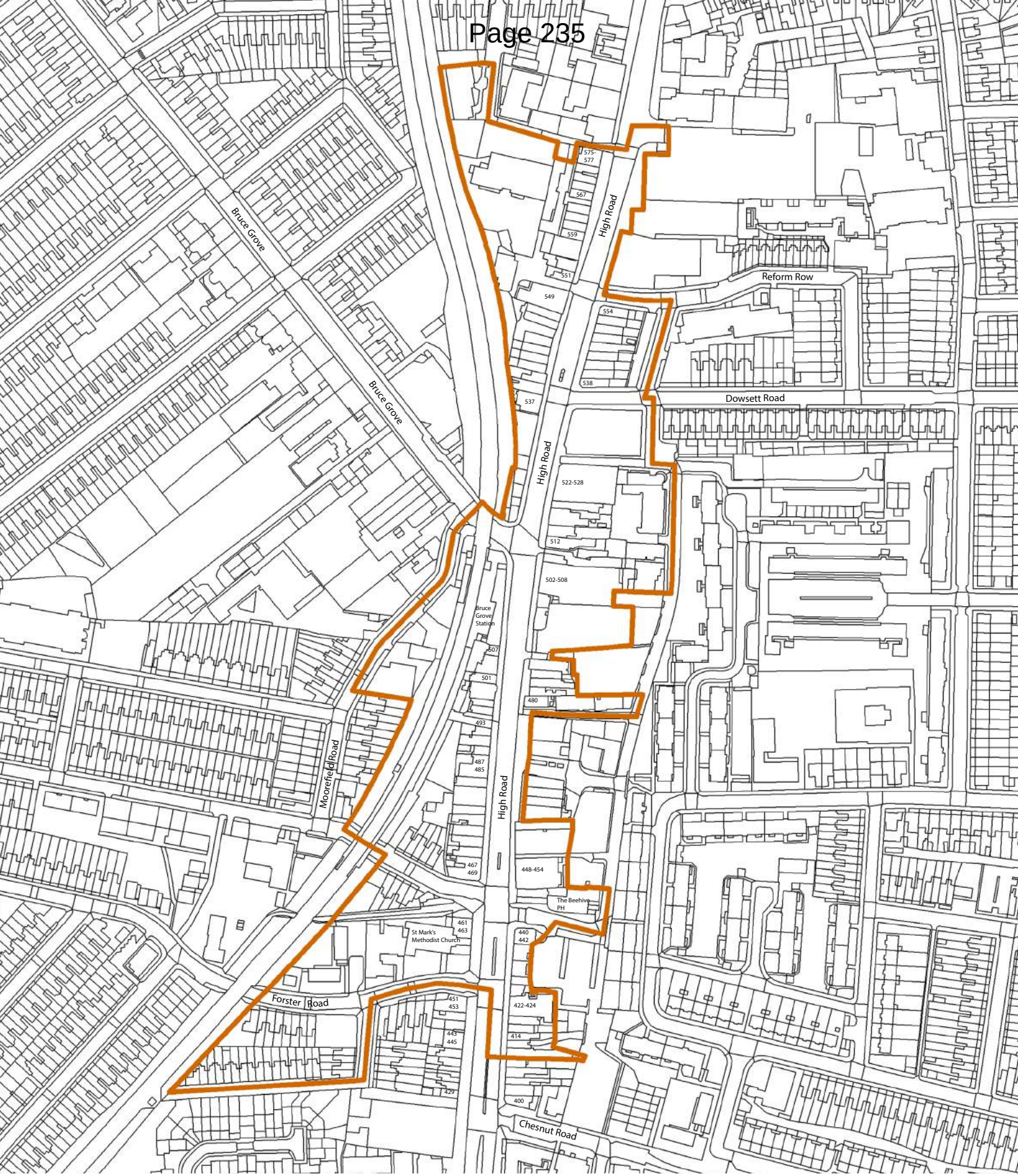
1.2.5 Most of the buildings that helped to create the original bustling nature of the high street survive but much of this essential character has been lost in the 20th century. Due largely to changes in retailing and in shopping patterns, Bruce Grove's shopping centre has declined in the quality of the street frontages. The success of the various grant-aided townscape improvement schemes is notable but the character of the conservation area is also being eroded by new infill development of poor-quality design, compounded by signage and advertising hoardings that detract from the appearance of the High Road.

Map 1. **Location map: Bruce Grove Conservation Area**

Conservation Area Boundary

Tottenham High Road Historic Corridor

Area covered by the emerging Tottenham Area Action Plan



Map 2. **The boundary of the Bruce Grove Conservation Area**

Conservation Area Boundary

1.3 LOCATION AND SETTING

LOCATION

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

TOPOGRAPHY AND GEOLOGY

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

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

1.3.4 The abundance of brick-earth in Tottenham meant that brick and tile-making was a key local industry from the middle-ages to the 19th century, while the rich alluvial soil along the banks of the

Picture 1. View looking north from Bruce Grove Station showing the narrow pavements

River Lea gave rise to many farms and market gardens producing fruit and vegetables for the London market.

1.3.5 Bruce Grove runs northwest in a straight line from the High Road to Bruce Castle, following the line of one of the avenues of Bruce Castle Park. The road slopes gently downhill towards the High Road.

THE SETTING OF BRUCE GROVE CONSERVATION AREA

1.3.6 On the east side of the High Road, the conservation area boundary generally follows the rear property boundaries of those buildings facing the High Road. The Victorian street pattern behind the High Road between Factory Lane and Chesnut Road has been virtually erased by post-war housing developments.

1.3.7 The railway embankment delineates the western conservation area boundary. The extensive network of late-Victorian and Edwardian terraced housing beyond the railway have survived virtually complete, although these streets have no visual relationship with the High Road itself.

TREES AND OPEN SPACES

1.3.8 There are very few street trees along this stretch of the High Road, where pavements are generally narrow and there are few properties set back behind gardens or forecourts. Trees along the railway embankment however provide a backdrop to views from the High Road into Bruce Grove and into other streets along the west side. A small number of trees remain in the forecourts of the listed buildings in Bruce Grove.

VIEWS

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

Picture 2. Forecourts with trees, Bruce Grove

2.

1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

THE DEVELOPMENT OF TOTTENHAM HIGH ROAD

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

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

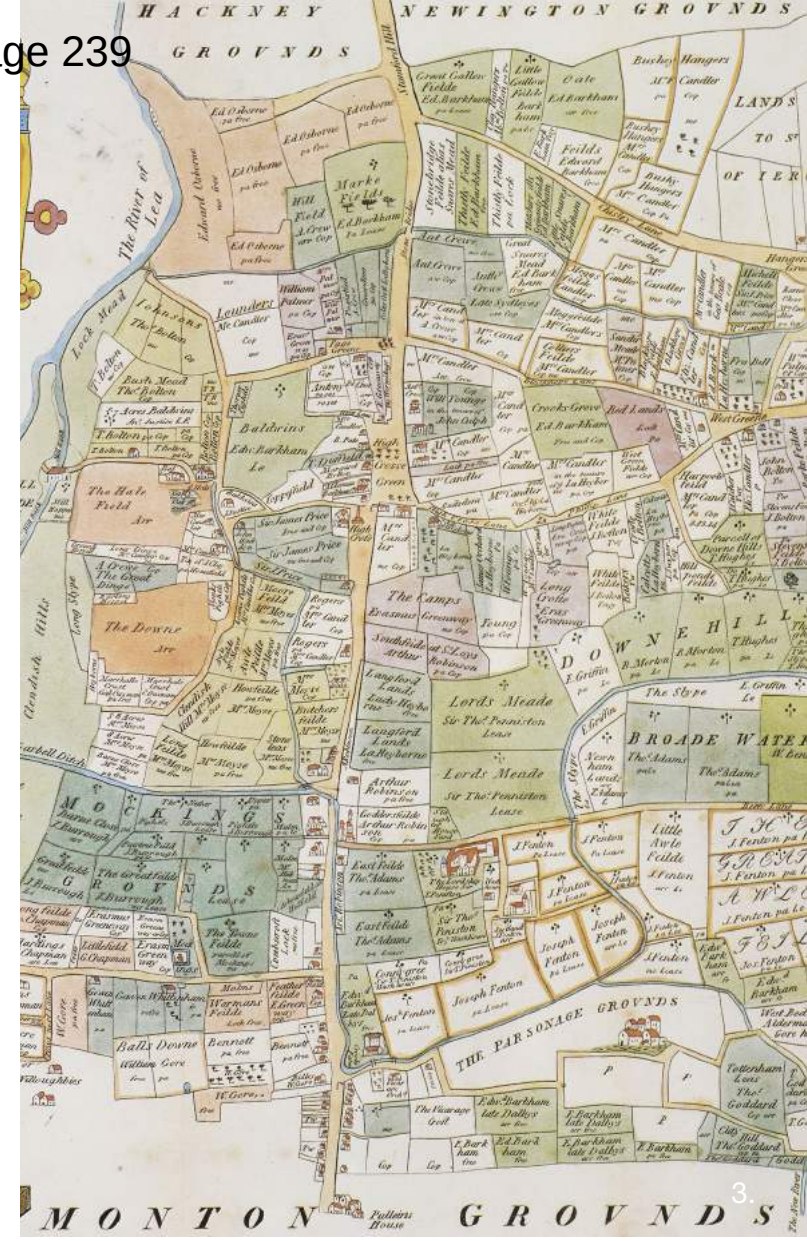
1.4.3 Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, owner of Tottenham Manor, depicts the High Road with intermittent buildings along its frontage, others set back within enclosed grounds, and concentrations around High Cross and near the northern parish boundary. Farmland or private grounds bordered much of the road, with no buildings between Stamford Hill and Tottenham Green. The main east-west thoroughfares linking Tottenham with Hornsey and Wood Green were established: the present White Hart Lane, Philip Lane, Berry Lane (Lordship Lane); Blackhope Lane (West Green Road) and Chisley Lane (St Ann's Road). Eastwards, as-yet un-named, Marsh Lane (Park Lane) ran along the course of the Garbell Ditch, and High Cross Lane (Monument Way) and Broad Lane respectively linked High Cross and Page Green with The Hale.

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

1.4.5 In his Tour through the whole island of Great Britain (1724-7) Daniel Defoe remarked upon the number of houses in Tottenham belonging to 'the middle sort of mankind, grown wealthy by trade', but the High Road was never the exclusive preserve of the rich: as in most villages, tradesmen and

artisans would have lived in proximity to wealthier residents, while the dwellings of the poor, often unmapped, have vanished without record. As Peter Guillery comments in The Small House in Eighteenth Century London (2004) 'some affluent commuters had very big houses... but there were other kinds of houses here too. The face of Tottenham High Road was hugely varied; few of the many timber-built small-scale buildings survive'. The variety in status and scale remains discernible in the High Road's surviving pre-Victorian fabric and, to a degree, in redeveloped building plots.

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



Picture 3. Thomas Clay's map of Tottenham 1619 (the map is oriented south)

Picture 4. Wyburd's parish map 1798

Picture 5. The Tottenham Parish Tithe Map 1844, Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

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

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

1.4.9 From the mid-19th century, the High Road's character was incrementally transformed as dwellings acquired ground-floor shops or were converted to other uses, purpose-built shopping parades appeared, and ancient hostelries were rebuilt as modern pubs. By 1914 the street boasted the whole range of commercial and public buildings appropriate to a populous London suburb. A

significant arrival was Tottenham Hotspur FC, which moved to its present site, a former plant nursery, in 1913. The outward spread of housing continued apace in the inter-war years; by the 1930s the fields, orchards and gardens between Tottenham and Wood Green had all but disappeared.

THE DEVELOPMENT OF THE HIGH ROAD AND BRUCE GROVE

1.4.10 The development of Bruce Grove was enabled by the break-up of the Bruce manorial lands in 1789. Building commenced on the south-west side near the junction with the High Road with a series of villas (Nos. 5-16), soon to be associated with wealthy Quaker families, which were completed by 1798, followed a couple of decades later by a short terrace, Nos. 1-4. The opposite side was still undeveloped in 1894.

1.4.11 The 1844 tithe map shows that the frontage of the High Road north of Bruce Grove was less intensively built up than that further south, especially on the west side where large detached properties or undeveloped plots fronted the highway, while further south it appears that considerable redevelopment and infill had taken place since 1798, including the partly built Warner Terrace (Nos. 479-491). Also apparent are several back land developments of narrow streets and courts, for example the as yet un-named Reform Row close to the rubber factory, with a concentration of buildings near the junction with Bruce Grove. The development of Stoneleigh Road had also begun.

1.4.12 On the east side, at the north boundary of the conservation area, stood Sanchez Almshouses, a row of eight single-storey dwellings founded in 1600 by Balthazar Sanchez (c1544-1602), confectioner to Philip II of Spain, who came to England in 1554 on the King's marriage to Mary Tudor and bought the manor of Stone Lease to the east of the almshouse site. The almshouses made way for Burgess's department store in 1923. Other charitable foundations included the Pound Almshouses of c1744, extended southwards over the parish pound in 1847, and immediately to the north, the Green Coat School or School of Industry of 1792.

1.4.13 The area also contained three of the High Road's oldest hostelries. On the east side, now the site of No. 490, stood the 16th-century George and Vulture, rebuilt in 1829 and demolished in the 1960s and the Plough Inn of 1537, rebuilt in 1891 and again in the 1960s (No. 474). On the west side the Ship Inn (No. 499) was rebuilt in the late-19th century.

1.4.14 Places of worship included a Methodist chapel of 1818 fronted by a burial ground. Now the site of Nos. 522-528, it was superseded in 1867 by St Mark's church and destroyed by fire in 1904. Brook Street Chapel, built in 1839 for the Plymouth Brethren, survives in altered form.

1.4.15 The 1864 OS map suggests limited change to the frontage, although some redevelopment of existing plots had evidently taken place, e.g. the

terrace at Nos. 482-488. A notable addition on the west side was a public lecture hall, built c1845 by the local Quaker William Janson, which survived after various changes of use until the 1960s; its site is now occupied by No. 545. On the east side, Chestnut (now Chesnut) Road was substantially developed. St Mark's Methodist Chapel was built in 1867 on a large plot acquired from the Forster family, with a Sunday school added to the rear in 1880.

1.4.16 The arrival of the railway in 1872 prompted a major transformation in the built form of the High Road, beginning with the clearance of the buildings around the junction with Bruce Grove to make way for the station and viaduct, followed by the redevelopment of the flanking wedges of land between the curve of the railway line and the High Road. By 1894 two shopping parades (Nos. 515-541), a post office, later a Salvation Army hall, now the site No. 547, a bank (No. 549), and Nos. 551-553, had been built on the north side. Tottenham Brewery (now Morrison Yard) had been established behind the frontage, and would expand considerably in the next two decades. South of Bruce Grove station, another commercial group (Nos. 497, 499 and 501-507) included the rebuilt Ship Inn, while further south, a long shopping parade, Nos. 467-477, had been built. Two new residential streets: St Loy's Road and Forster Road, intersected with the High Road.

1.4.17 The most substantial Edwardian/pre-1914 redevelopment took place on the east side, notably Windsor Parade (Nos. 538-554) of 1907; Nos. 522-528, premises of GL Wilson & Co. builders' merchants, and two parades: Nos. 492-502 and 504-510 of 1907 and 1908 respectively. Dowsett Road was begun around this time.

Picture 6. Histoirc photograph of Tottenham High Road, view looking north from Bruce Grove Station

Picture 7. Historic photograph of Bruce Grove Station looking south

6.

7.

1.4.18 Commercial redevelopment resumed in the inter-war years with new high-street stores designed in the 'moderne' spirit of the age, beginning in 1923 with Burgess's department store on the site of Sanchez Almshouses. A Burton's tailors (Nos. 448-454), a Marks and Spencer (Nos. 502-508) and some small shopping parades: Nos. 424-440, on the site of the The Pound Almshouses, and Nos. 559-565 and 567-577 were built in the 1930s. Among these developments can be counted the frontage of St Mark's Methodist Church, rebuilt in 1938 due to the spire's structural instability, incorporating ground-floor shops.

1.4.19 The Tottenham Cinema and Entertainment Co. Ltd opened the Bruce Grove Cinema in 1921 by. The cinema was designed by the local architect Charles Blackbourn who was also commissioned to design the adjacent Bruce Grove Ballroom which opened in 1923.

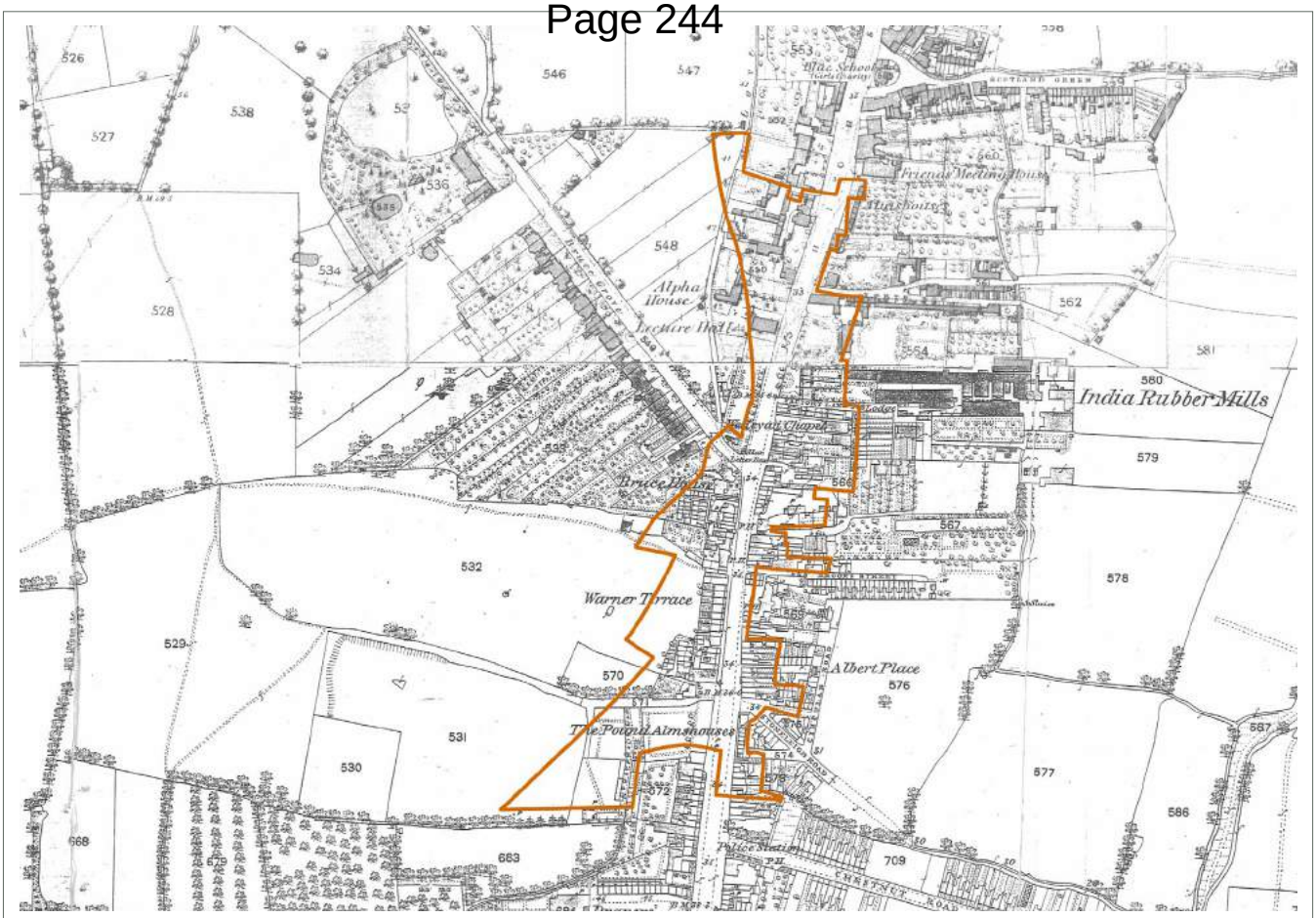
1.4.20 The most extensive post-war redevelopment occurred on the east side of the High Road between the northern conservation area boundary and Windsor Parade, and further south at Nos. 466-476. More recently, a locally listed early-19th century terrace, Nos. 530-536, was destroyed in the Tottenham riots of 2011 and has been redeveloped as flats.

ARCHAEOLOGY

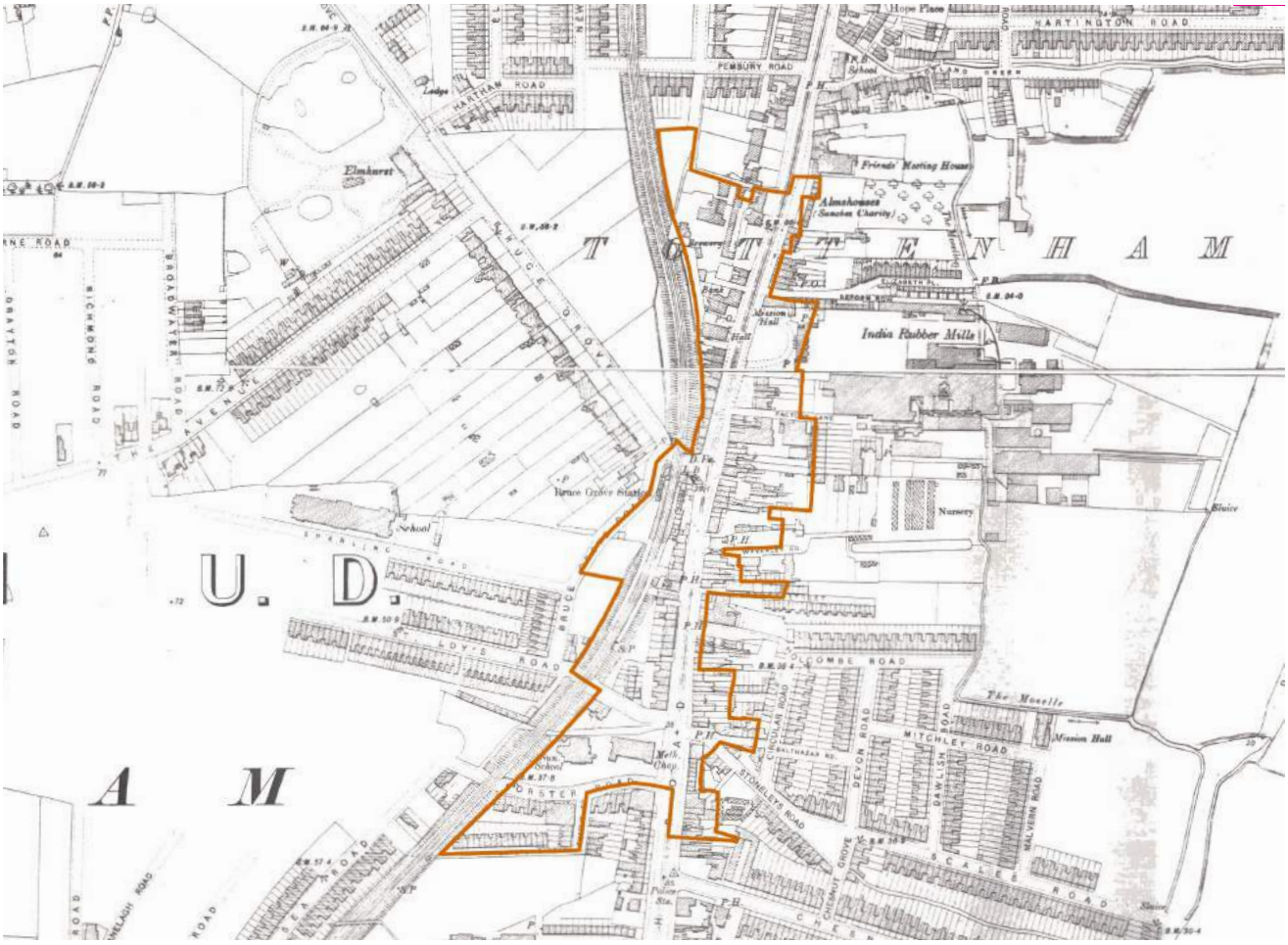
1.4.21 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle Place is the 'Roman Road and Medieval Settlement' AAI; from Lansdowne Road to Scotland Green is the 'Saxon Settlement and Medieval Manor House' AAI; and from Chesnut Road south to Talbot Close is the 'Historic Core of Tottenham' AAI.

Picture 8. Historic photograph of Bruce Grove Station Forecourt on Tottenham High Road

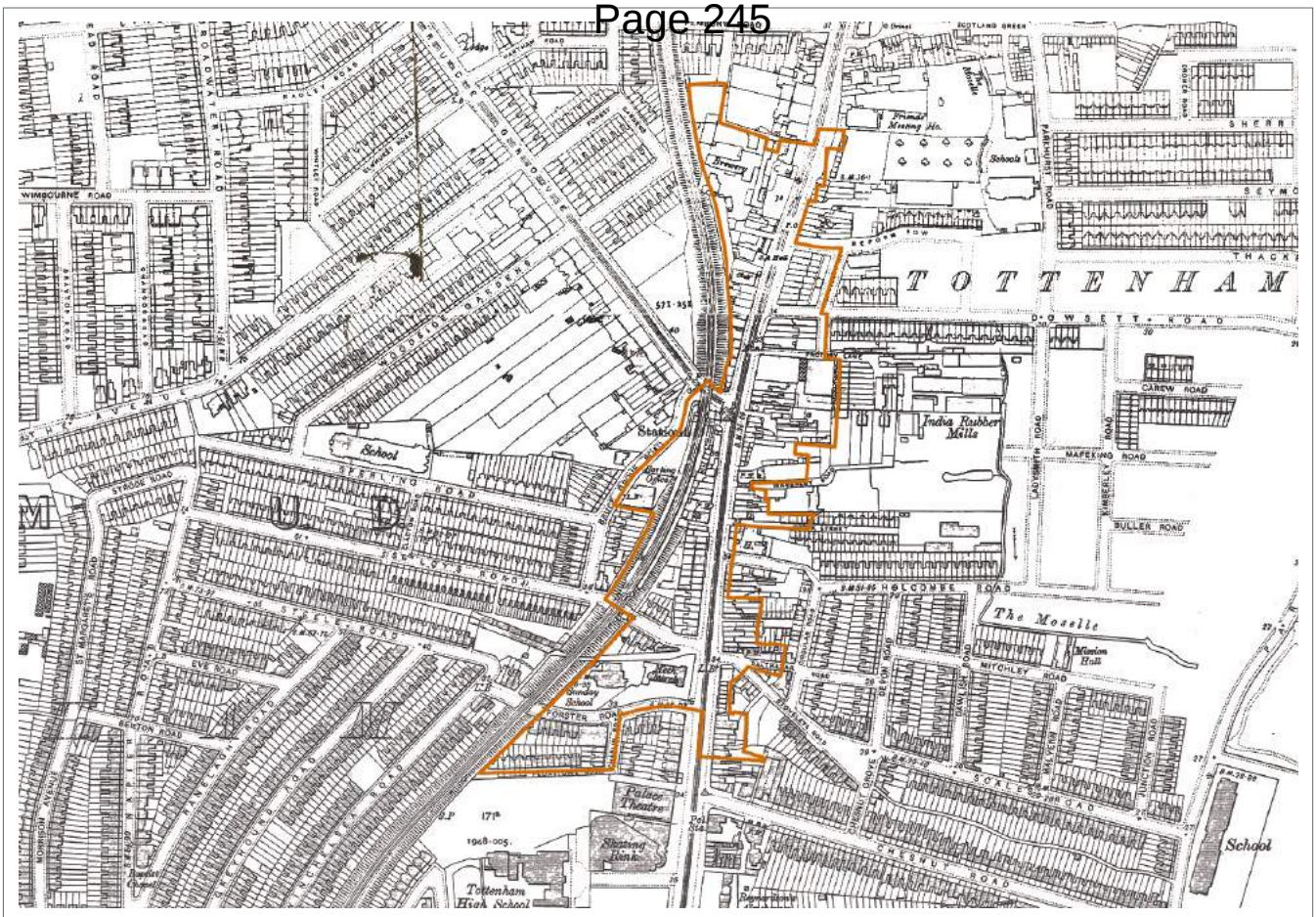
8.



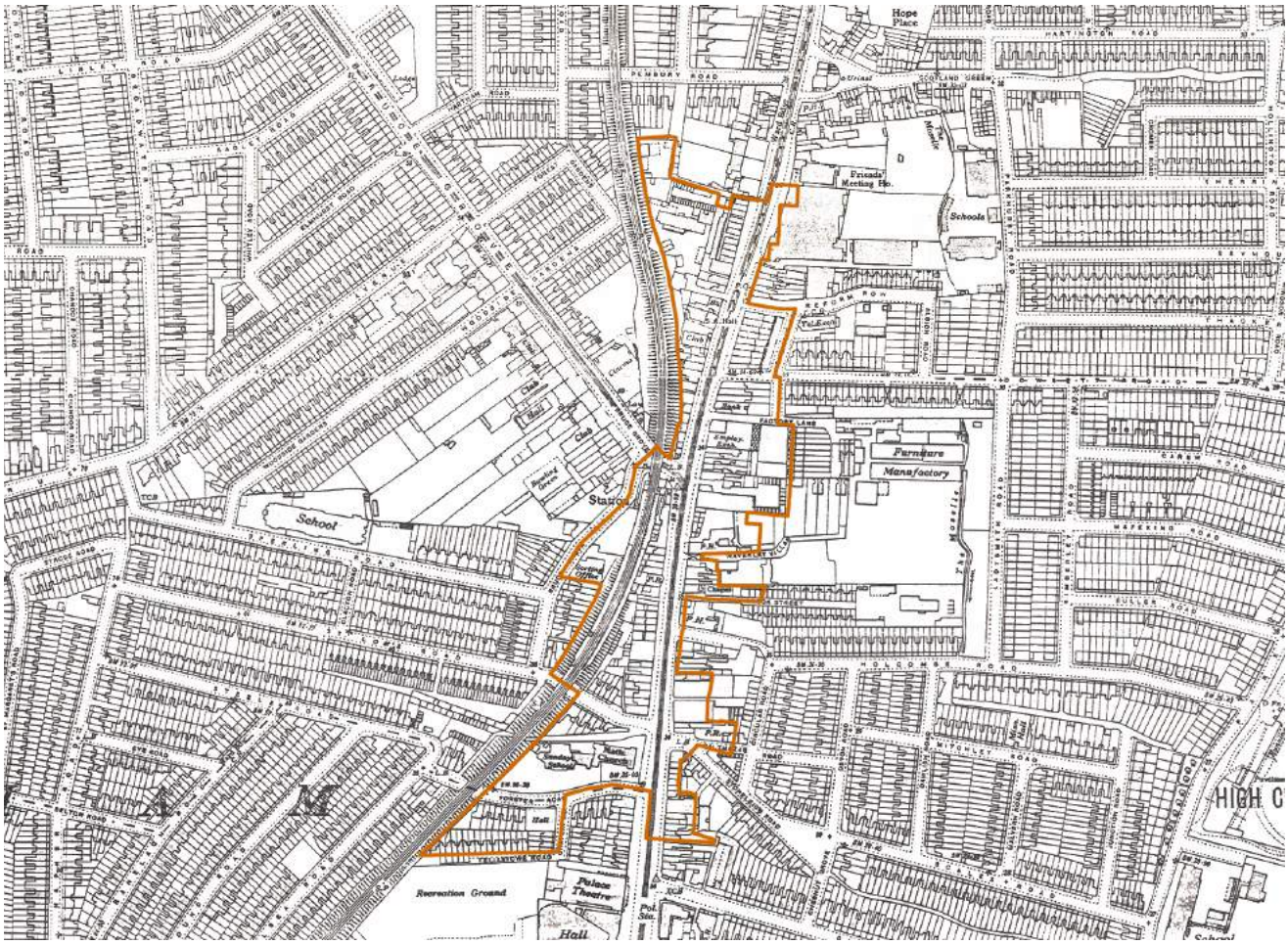
Map 3. **The area in 1864**



Map 4. **The area in 1894**



Map 5. **The area in 1913**



Map 6. **The area in 1935**

Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

1.5 ARCHITECTURAL QUALITY AND BUILT FORM

CHARACTER SUB-AREAS

1.5.1 Character sub-areas are a helpful way of understanding conservation areas that contain development of more than one period. Georgian, Victorian and later development, combined with industrial and commercial activities, create discernible sub-areas of relatively consistent character.

1.5.2 Sub-areas are also a useful means of identifying the differences in townscape character of parts of the conservation area.

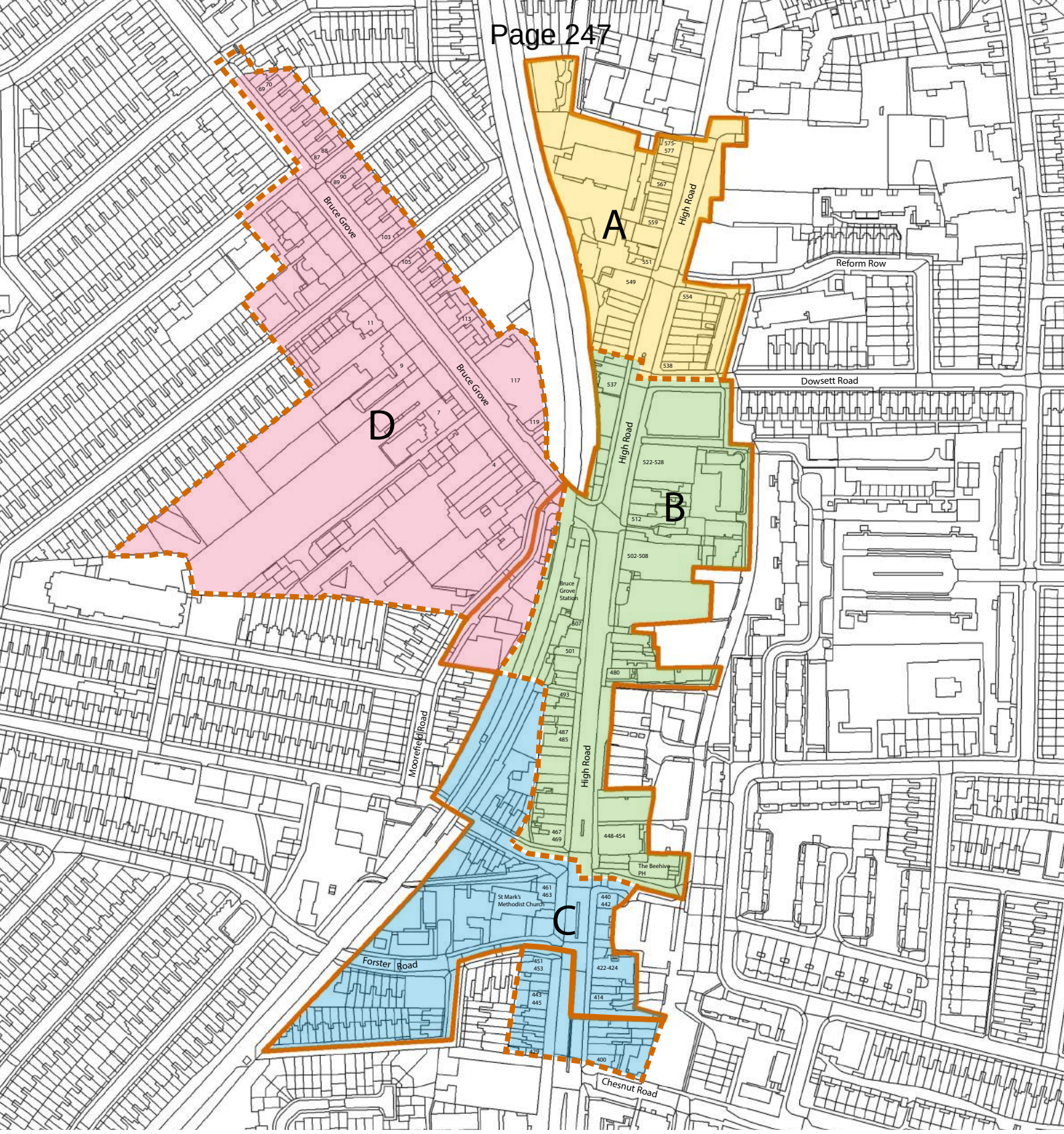
1.5.3 Bruce Grove Conservation Area can be considered as consisting of the following character sub-areas:

A The High Road from the northern boundary with Scotland Green Conservation Area to Dowsett Road

B The High Road from Dowsett Road to St Loy's Road

C The High Road from St Loy's Road to the southern boundary with Tottenham Green Conservation Area at Chesnut Road

D Bruce Grove



Map 7. **Character sub-areas**

Conservation Area Boundary

Character Area Boundary

9.

CHARACTER SUB AREA A: FROM THE NORTHERN CONSERVATION AREA BOUNDARY TO DOWSETT ROAD

1.5.4 In contrast to the more open character of the Scotland Green Conservation Area just to the north, Bruce Grove Conservation Area has a much more enclosed high street feeling, which is quite apparent looking south along the High Road from Scotland Green. However, the interest of the first section encountered is focussed on two groups of buildings, separated by lower scale and poorer quality street frontages. On the west side the first group are Nos. 549-553 and the buildings behind in Morrison Yard, while on the east side the outstanding group is Windsor Parade.

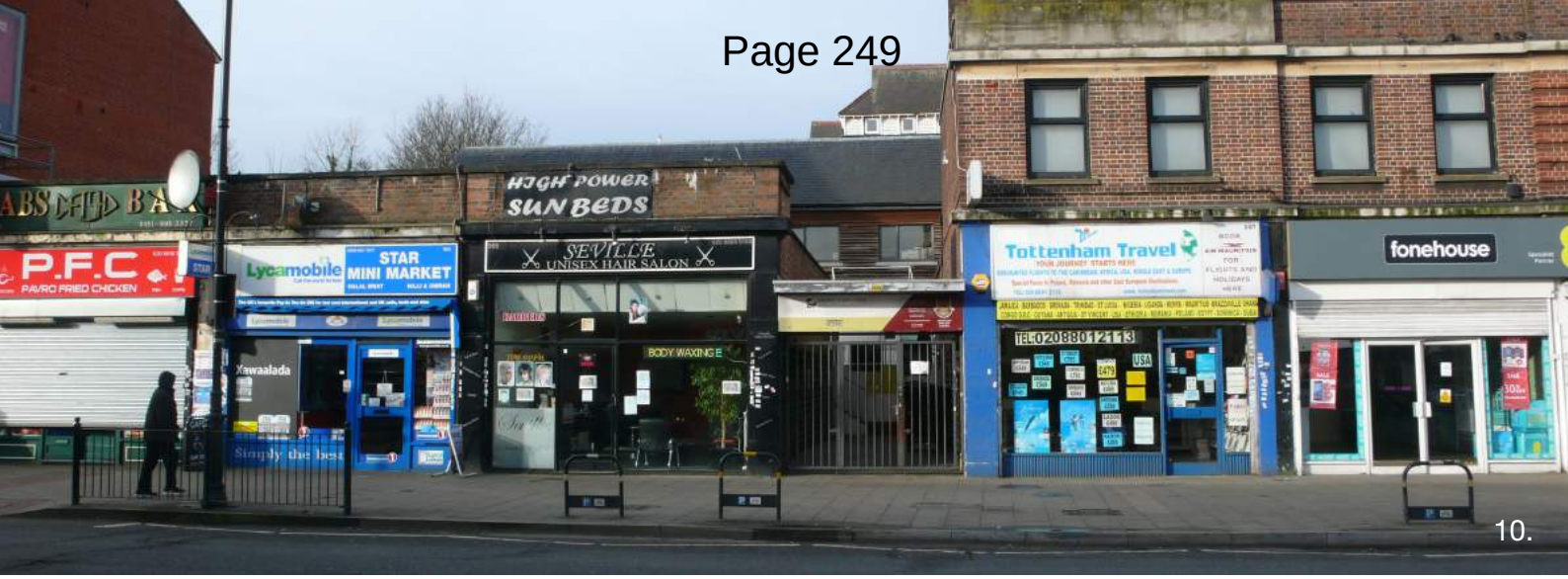
1.5.5 The street frontage on the east side between No. 594 (the Friends' Meeting House) and Nos. 538-544 (Windsor Parade) is excluded from the conservation area. The supermarket (No. 570-592) replacing Burgess's department store and the Grove Business Centre which itself replaced a series of early-19th-century houses, detract from the architectural and historical continuity of the High Road.

Picture 9. Brown brick terrace at 567-575 High Road (west side)

High Road west side

1.5.6 On the west side Nos. 567-575 is a 1930s two-storey terrace in red/brown brick with a stone cornice and parapet. The end units and the central two units project slightly, with brick quoins and a shallow stone pediment emphasising the centre of the symmetrical composition. The original steel Crittall windows on the first floor have all been replaced and this, together with the modern shopfronts, detracts from the character of the group. Nevertheless the continuity of the first-floor elevation still makes a modest but positive contribution to the conservation area.

1.5.7 Nos. 559-565 is a group of four single-storey shop units with fascia signs mounted both on and beneath a brick parapet, and collectively the group detracts from the quality of the street scene. No. 555-557 is a late-20th century four-storey building of flats above ground-floor shops, in red brick with grey-brick soldier courses above the windows. The poor proportions and over scaled shop



fascia, coupled with the added impact of the large advertisement hoarding on the north flank wall, all detract from the appearance of the street.

1.5.8 By happy contrast a handsome pair of late-19th century buildings flanks the entrance to Morrison Yard. Nos. 551-553 is a pair of three-storey buildings in yellow stock brick with shallow arched timber sash windows beneath white-painted stone lintels. The party wall line is emphasised by a narrow recessed panel with a pointed red-brick arch. The left-hand building, No. 551, retains all its original decorative features including the stone entrance with engaged foliate columns and elliptical headed arch, a ground-floor triple sash window with stone surround, and a first-floor square oriel window supported by shaped stone brackets. No. 553 has a simple Art Deco style stone shop surround probably installed in the 1930s with a late-20th century shop front and a first-floor triple sash window in place of the oriel window. This is an attractive pair of buildings that were both restored with grant aid as part of the High Road Regeneration Scheme, and which make a significant contribution to the townscape.

Picture 10. 559-565 High Road - single storey shops that detract from the character of the area

Picture 11. Entrance to Morrison's yard, flanked by 549 High Road (originally a bank) and 551 HIgh Road, forming an attractive pair.

Picture 12. 551-553 and 555-557

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Picture 13. 551B - The former brewery gatehouse

Picture 14. 551A - The former brewery building

Picture 15. 545-547 - Projecting single storey shop fronts

1.5.9 On the south side of the entrance to Morrison Yard, No. 549 is a tall three-storey late-19th century building, originally a bank, in red brick with stone string-courses, window heads and with a balustraded parapet. The ground floor has lost its original timber windows but retains the tall round-headed window openings with their alternating brick and stone voussoirs.

1.5.10 No. 551B closes the view when looking from the High Street into the entrance to Morrison Yard. It is an attractively proportioned, single-storey late-19th century classically detailed building in stone that was originally the gatehouse and electricity sub-station of the former Tottenham Brewery. It has a prominent pedimented portico with Tuscan columns, to one side of three windows separated by Tuscan pilasters beneath an entablature and projecting cornice.

1.5.11 No. 551A is the former brewery building, converted into commercial units in the late 20th century. It is a four-storey building in yellow stock brick with red-brick shallow arched lintels, arches and string-courses. The main block has a prominent stepped and gabled, slated roof visible from the adjoining railway line but largely unseen from the High Road. A smaller single-storey building in the same materials formed the gatehouse to the site.

1.5.12 The next sequence of buildings on the west side of the High Road, Nos. 545-545C and 547A and B, consists of single-storey shop fronts projecting forward of two-storey buildings of poor quality that detract from the character of the townscape.

High Road east side

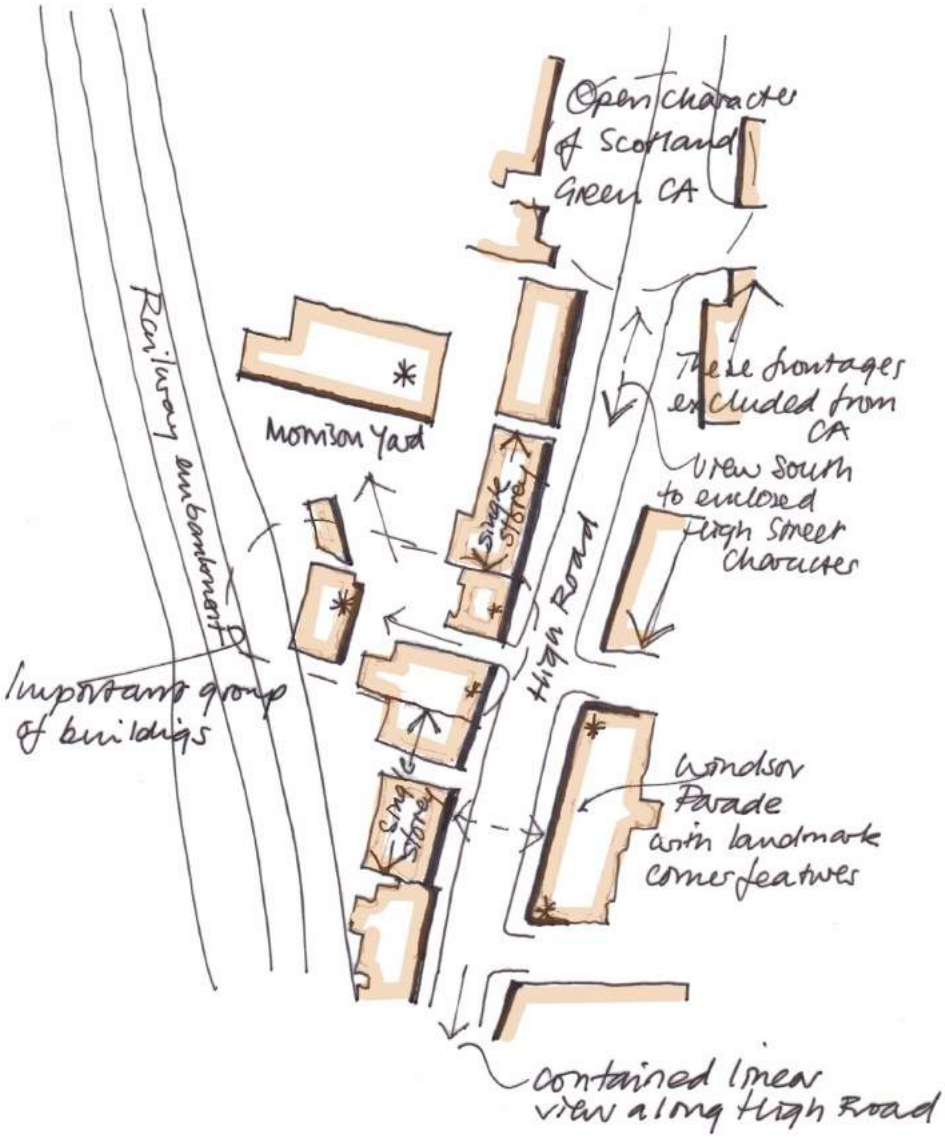
Picture 16. The uniform decorative frontage of the Windsor Parade (538-554 High Road)

1.5.13 Windsor Parade (Nos. 538-554) is an elaborately detailed three-storey shopping parade dating from 1907 and constructed of red brick with stucco dressings, with a slate roof and moulded chimneystacks. The design incorporates 'neo-Mannerist' features such as the tall angular pediments and elongated keystones typical of the later Edwardian period. The symmetrical elevation consists of nine pilastered bays, with decorated and rendered full-height canted bay windows, alternating with paired casements surmounted by prominent gables, some of which have broken pediments and obelisk finials in stone. The central three pediments contain the name and date 'WINDSOR 1907 PARADE' in either bronze or copper. The corner bays, designed as octagonal stuccoed turrets supported on fan-shaped corbels above a recessed porch, have decorative panels at parapet level incised with '1907' and 'ISLV', crowned by an octagonal lead cupola. The shop fronts and their surrounds, including the polished granite pilasters and corbel brackets, were restored with the help of grant aid as part of the Townscape Heritage Initiative regeneration works programme for the High Road. The uniform shop fascias are contained within the architectural framework. The parade is one of the architectural highlights of the conservation area, and makes a major contribution to the townscape.

Townscape Summary

1.5.14 The townscape of this sub-area is fragmented, with long frontages of poor quality on both sides of the High Road. The principal interest lies in Windsor Parade on the east side of the High Road, and on the west side the group consisting of Nos. 549 and 551-3, together with 551A and B to the rear in Morrison Yard, all locally listed. Together these form a group of buildings of architectural interest that make a positive contribution to the character and appearance of the conservation area.

Map 8. **Townscape Analysis**



Map 9. **Sub-area A, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary

17.

CHARACTER SUB AREA B: FROM DOWSETT ROAD TO ST LOY'S ROAD

Dowsett Road to Bruce Grove

High Road (west side)

1.5.15 No. 543 High Road is a modern three-storey building with a ground-floor shop unit, in yellow stock brick with modern sash windows. The rest of the west side of the High Road, as far as the junction with Bruce Grove, consists of a long three-storey shopping parade (Nos. 515-541) distinguished by a continuous glazed enclosure at first floor. The ground and first floors step forward from the main wall of the buildings beneath a curved metal roof. Projecting party walls and consoles at fascia level denote the separate units. Nos. 525-541 has a parapet roof with a stucco cornice and the frontage is split into eight bays successively 6-6-3-4-3-4-4 windows wide (from north to south) with the second, fifth and seventh bays projecting slightly.

Picture 17. Shopping parade at 515-541 High Road. showing alterations to No. 539.

1.5.16 The best of the first-floor units were restored with the help of grant aid and retain the original windows, including their blue and red glass margin lights, set within a decorative metal frame consisting of fluted cast-iron columns with 'capitals' and elaborate ogee arches (No. 525 has lost these features and has later casements). The upper floor has wooden sash windows beneath moulded cast lintels outlined in red brick, also with red-brick band courses set in the yellow stock-brick wall.

1.5.17 No. 539 has been drastically altered with the insertion of a two-storey neo-Georgian façade in red brick, presumably dating from the 1930s and considered more fitting for a bank. The upper windows have also been changed to resemble Georgian sashes. This unfortunate intervention breaks the continuity of the terrace and looks quite out of place in the street scene.

1.5.18 The remainder of the terrace, Nos. 515-523, is three storeys high and slightly lower with a pitched slate roof and an eaves line marked by a red-brick cornice and dogtooth ornament. The second-floor windows are smaller two-over-two timber sashes; the original moulded lintels have been replaced with red-brick segmental arches. The projecting first floors originally had windows with cast-iron columns and arches matching those of Nos. 527-541, but these have been replaced with casement windows with upper opening lights. The first-floor feature turns the corner into a two-storey unit in Bruce Grove but unfortunately the windows of this unit have been further altered.

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Picture 18. The South end of the shopping parade which has lost some of the original window details.

Picture 19. Window detail from 527-541 High Road.

High Road (east side)

1.5.19 Nos. 530-536 is a recent four-storey building in red brick with white pre-cast cornice and copings. The projecting front part of the building is three storeys high and approximately aligns with the height of Windsor Terrace to the north. The upper floors have full-height windows and contain storey-height textured panels, presumably intended to alleviate the harshness of the red brick, but in spite of this the building does not sit happily in its context. It is all the more disappointing that this building replaced a locally listed early-19th century terrace with shop fronts restored with grant aid in the 1990s, which was destroyed in the 2011 riots.

1.5.20 Just to the south Nos. 522-528 is a distinctive three-storey commercial building notable for the curved corner to Factory Lane, bands of blue glazed bricks and tall timber-framed windows separated by fluted iron classical pilasters and capitals. The ground-floor shop fascia is over scaled and poorly integrated with the proportions of the building.

1.5.21 There follows a sequence of buildings of varying dates, height and scale starting with Nos. 518-520, a pair of c1900 three-storey buildings built in red brick with terracotta quoins, banding and a parapet with ball finials. The elevation also retains the original timber first-floor casements and second-floor sashes with glazing bars in the upper sections. They are virtually identical to No. 324 further South on the HIgh Road.

1.5.22 Nos. 514-516 is a pair of plain three-storey buildings of an early to mid 19th-century date and hence smaller scale, set back behind projecting

Picture 20. 530 to 536 and its context

Picture 21. 522-528 with its blue glazed brick banding and timber frame windows, adjoining 518-520

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ground-floor shop units. Built in yellow London stock brick with red-brick gauged window arches and timber sashes with glazing bars, No. 516 retains most of its original features but No. 514 has painted brickwork and replacement metal casement windows. No. 512 is a taller, three-storey building of similar date with a painted brick facade and oddly truncated first-floor sash windows that fronts directly onto the High Road. Most of the shops have poorly designed modern shop fronts, but several of the shop surrounds retain their pilasters and corbels and the group forms an integral part of the character and appearance of this part of the conservation area.

Bruce Grove to St Loy's Road

High Road (west side)

1.5.23 Bruce Grove Station and the elevated railway line form a focal point in this part of the conservation area, dominating the views along the High Road and Bruce Grove. This section of the High Road is mainly lined with three-storey Victorian buildings that provide the sub-area with an almost continuous frontage and contribute to the enclosed urban character. The continuous terraces also provide a greater degree of uniformity than the surrounding areas. The Victorian properties are interspersed with single-storey commercial premises and recent infill buildings of little or no architectural merit.

1.5.24 Bruce Grove Station, situated at the junction between the High Road and Bruce Grove is a part single, part two-storey Victorian building, built in yellow London stock brick with a hipped slate roof. The station, with its cast-iron bridge spanning Bruce Grove, was originally built to a standard 'stripped Gothic' style that was used for all the stations of the Great Eastern Railway line in 1872, including those at Seven Sisters and White Hart

Picture 22. 512-518 High Road

Picture 23. Bruce Grove Station facing the High Road

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Picture 24. Streetscape in front of Bruce Grove Station, looking South

Lane, but unfortunately few remain intact following British Rail 'modernisation' works in the 1970s when the staircase enclosures and roofs were removed together with the towers on both sides of the bridge.

1.5.25 An original locally listed cast-iron Royal Mail Box inscribed 'VR', contemporary with the station building, is set into the ticket office wall to the left of the main entrance doors. Grants were given in 1995-98 to restore and reinstate some of the architectural features including the cast-iron and fretted timber platform canopies and to improve the street frontage by creating an open courtyard out of a derelict coal yard on the High Road frontage using York stone, granite sets, rowan trees and seating behind metal gates and railings.

1.5.26 South of the station, this section of the High Road is fronted by a sequence of imposing late-19th century buildings with ground-floor shops. Nos. 501-507 is a uniform three-storey terrace, built of London yellow stock brick with decorative stucco window surrounds and lintels and a deep parapet. Roof and façade repairs and refurbishment were carried out as part of the High Road regeneration programme. Nos. 503-505, were converted into a public house, now named The Elbow Room, in the 1980s.

1.5.27 The Ship, No. 499, is a three-storey, late-19th century red-brick public house with a full-height canted bay forming the right half of the street elevation, and an elaborate openwork stone parapet containing a panel inscribed 'THE SHIP'. The first-floor windows are round headed while those at second floor have segmental arches, all with moulded stucco surrounds and keystones. Above the first-floor windows on either side of the projecting bay there are decorative painted relief panels depicting a sailing ship. Green glazed bricks distinguish the ground-floor frontage of the building.

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1.5.28 The adjacent building, No. 497, is a plainer pair of three-storey red-brick buildings, with bracketed eaves and an attic storey with prominent gabled dormers in a steep slate roof, notable for the pair of triple-arched windows on the first floor. These buildings have also undergone repair and refurbishment works to their roofs and facades as part of the High Road regeneration programme. The gap between this and the next building has been filled by Nos. 491A & 493, a pair of single-storey late-20th century retail units of poor visual quality that leave an unfortunate gap in the street frontage.

Picture 25. 501-507 south of Bruce Grove station

Picture 26. Original cast iron royal mail post box in the Bruce Grove station ticket office wall

Picture 27. The Ship public house with its distinctive facade in green glazed brick

Picture 28. The gap in the building line adjacent to 497 High Road

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1.5.29 Warner Terrace, Nos. 479 to 491, is a symmetrical three–storey terrace built in the early 1840s, with shop units on the ground floor. It is built in yellow London stock brick with timber sash windows in a plain façade with a parapet roof set between slightly projecting pavilions at each end, each with a shallow pediment, the southern one in brick, the northern one picked out in white painted render. The appearance of the terrace has been badly compromised by the painting of the brickwork of No. 489 but even worse by the large mosaic tiled fascia covering the first-floor windows of Nos. 479 & 481, and painted brickwork above at second floor.

1.5.30 A photograph of c1890 shows Warner Terrace with ground-floor arched windows and entrance doors in Nos. 479 and 491 at each end, while the other units had early shop fronts with bow windows and glazing bars. This illustrates the extent of the loss of the High Road's original character since the late-Victorian period.

1.5.31 No. 477A is a late-20th century infill building replicating 19th-century details and materials, linking the two adjoining terraces. Nos. 467-477 is a late-19th century three-storey parade in red brick with a moulded brick cornice and

Picture 29. Mosaic Fascia at 479 and 481 High Road, compromising the appearance of Warner Terrace

Picture 30. The corner of St Loy's Road

parapet surmounted by ball finials, string-courses and decorative pediments over the central first-floor windows. No. 467, at the junction with St Loy's Road, has a splayed corner with a gablet surmounted by a ball at parapet level. The upper floors retain most of their original timber sash windows but the modern fascias mostly obscure the original projecting brick cornice line above the shops. At first floor the south elevation onto St Loy's Road bears a painted sign of a tent advertising "O'Meara Camping Ltd".

1.5.32 Although spoilt in part by the disfiguring alterations to Warner Terrace, the gap in the frontage and the poor general quality of the modern shop fronts, the frontage from Bruce Grove station to St Loy's Road is still one of the best sequences of Victorian high street buildings in this part of the conservation area.

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High Road (east side)

1.5.33 No. 510, on the south side of an alleyway providing access to No. 510A, is an attractive single bay, three-storey red-brick building with stone quoins and keystones, whose elevation to the High Road is dominated by a richly detailed painted stucco gable bearing the inscription '1907'. It is the sole survivor of a symmetrical parade of four shops: Nos. 504-510, of which No. 504 had an identical gable. The building retains its original timber sliding sash windows with glazing bars in the upper sections; the first-floor window is in the form of a shallow canted oriel window.

1.5.34 Nos. 504-508 was rebuilt in the 1930s as a Marks and Spencer's store, absorbing No. 502, the end unit of the adjacent shopping parade to the south. It is an impressive three-storey Art Deco style building, the upper floors set back from the building line of the flanking Edwardian buildings, with a cream painted stucco facade and original

Picture 31. 510 High Road and 504-508, rebuilt as a Marks and Spencer store in the 1930s

Picture 32. Stuccoed gable of 510 High Road with inscription

Crittall metal windows. The ground floor has poorly integrated shop fronts.

1.5.35 Nos. 492-500 is a five, originally six-bay, two-storey parade stylistically similar to No. 510 and possibly by the same developer, built in red brick with a stone cornice, quoins and window dressings. The first-floor windows are in the form of shallow canted oriels and the two end units have decorative stucco gables with the date 1908, the gable of No. 500 apparently relocated from the demolished No. 502. The overall effect of this once-attractive terrace has been diminished by the painting of the brickwork of three of the five first-floor units. Most of the decorative ground-floor pilasters in green glazed tiles with floral panels remain intact, as do the large console brackets and fascia cornices, but all now

Picture 33. Two-storey parade at 492-500 High Road

suffer from poorly designed modern shop fronts and from over-sized fascias.

1.5.36 On the site of the George and Vulture, No. 490, now a supermarket, is an unattractive late-20th-century two-storey flat-roofed infill building with a blank rendered first-floor elevation that has a negative impact on the street scene. Nos. 482-488 is a mid-19th century three-storey terrace with a white-painted stucco facade lined out to replicate stone coursing and a roof parapet with recessed panels above the second-floor windows. All the units have similar replacement timber sash windows with glazing bars and the ground-floor shops have surrounds with traditional features. However No. 488 has a larger shop frontage at ground-floor level with an oversized fascia and false consoles masking the original. The former open carriageway to the left of the shop front is now an additional shop unit.

1.5.37 At the junction with Brook Street, No. 480 is a late-19th century three-storey red-brick building with Tudor style half-timber detailing at second-floor and at gable level. The building makes an interesting contribution to the street scene, particularly as it steps forward of the adjoining building frontages. However, the poor-quality modern shop front and large fascia wrapping around the corner of the building detract from the appearance of the building at ground-floor level. A prominent high-level advertisement hoarding and access platform dominates the south facing flank elevation, also obscuring the first and second-floor windows.

1.5.38 Brook Street Chapel, a single-storey building of 1839 with later alterations, is situated to the rear of No. 480. It is built in yellow London stock brick and has a west-facing gable-end with a high-level bulls-eye window and projecting entrance porch with round-headed door case which are visible in views down Brook Street from the High Road.

1.5.39 South of Brook Street, the High Road frontage between Nos. 466-476 inclusive, consisting of poor design quality modern buildings, has been excluded from the conservation area.

1.5.40 No. 462 is a three-storey early-19th century building with a parapet and white-painted brick facade with one window on each of the upper floors. The modern shop front at ground-floor level has an over-scaled applied fascia that has resulted in the first-floor window being shortened - to the detriment of the building's appearance. Nos. 456-460 is a three-storey building, which appears to be a late-20th century reworking of a 1930s Art Deco style building with faience tile cladding. The faience is still visible on the south flank elevation but the main elevation has been refaced in brickwork in poor imitation of the original.

1.5.41 Nos. 448-454, on the south side of Albert Place, is a large three-storey building that was built in the 1930s as a Burton's tailors store with an upper-floor billiard hall, later the Tottenham Snooker Hall. The upper floors have a well-modulated stone facade with classical detailing that includes double-height pilasters and an entablature framing large metal windows. The ground floor originally had a large fascia bearing the Burton name but the effect has been damaged by the addition of the separate shop fronts, each with a different fascia. On the corner of Stoneleigh Road, Nos. 444 & 446 is an unattractive late-20th century two-storey red-brick building with an attic storey in a steep tiled mansard roof and modern shop front.

Picture 34. 482-488 High Road, showing the oversized fascia at No.488

Picture 35. Tudor-style half timbering on the corner of Brook Street

Picture 36. 456-460 with faience tile cladding visible on the flank elevation, next to the stone facade of 448-454, the former Burton's tailoring store

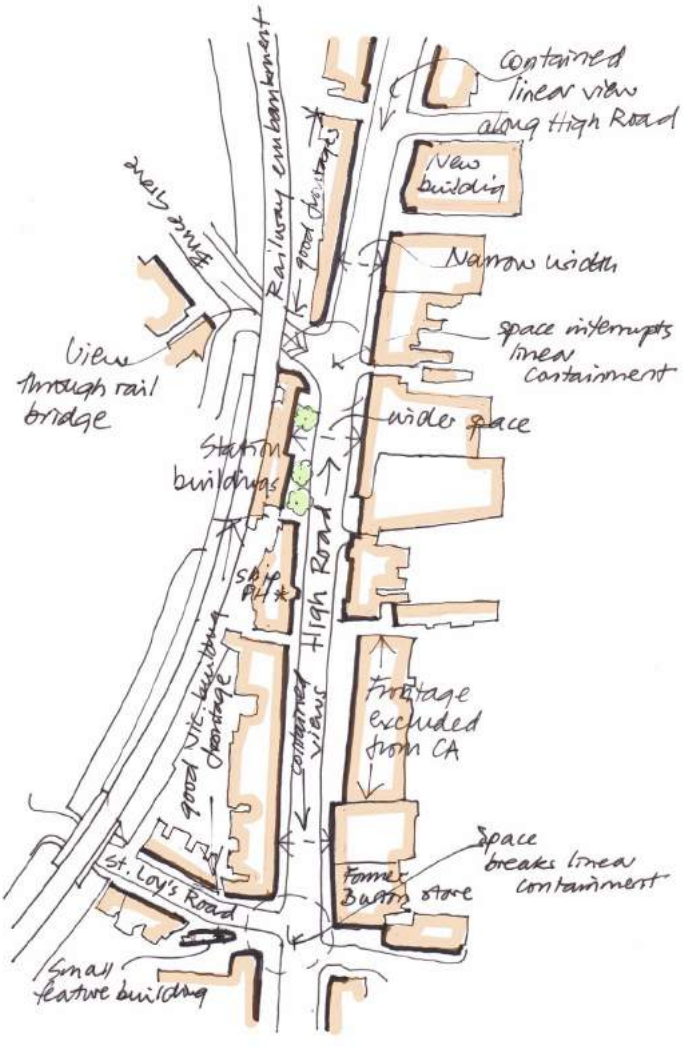
Townscape Summary

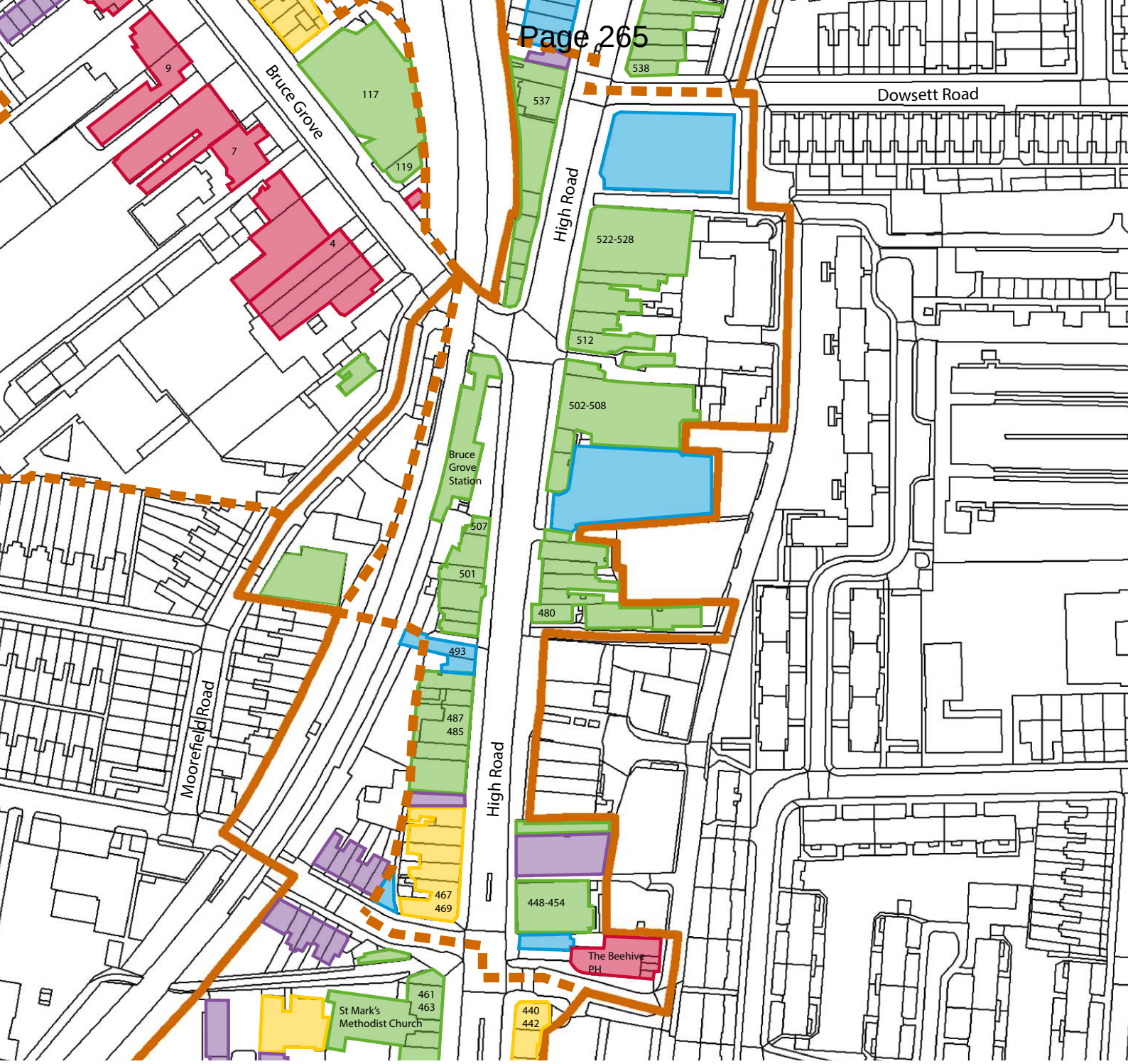
1.5.42 This part of the High Road still preserves the essential character of the late-Victorian high street, showing very clearly the development in the size, scale and pretensions of the shopping parades of this period when compared to the earlier development seen in the North Tottenham Conservation Area. This development culminated in the grand classical or Art Deco inspired designs of the Burton and Marks and Spencer stores.

1.5.43 Although a small number of older buildings remain, the scale of the High Road is mainly set by the three-storey shopping parades with little variation in the building line, creating a definite sense of enclosure reinforced by the slight curve in the road that helps to close the long views when looking either north or south.

1.5.44 However, poorly designed modern buildings with a multiplicity of shop fronts and uncoordinated signage, exacerbated by some examples of large advertising hoardings, impair the quality of the townscape.

Map 10. **Townscape Analysis**





Map 11. **Sub-area B, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary

Character Sub-area C: St Loy's Road/ Stoneleigh Road to Chesnut Road

High Road (west side)

1.5.45 The sub-area begins with St Mark's Methodist Church, whose entrance and tower form the centrepiece of a small shopping parade, Nos. 455-465. The original Gothic Revival church of 1867 was built in ragstone with a tall eastern spire. The eastern end of the church facing the High Road was rebuilt in 1938 and subsequent wartime land mine damage destroyed much of the nave and the 1880 Sunday school. The church, rebuilt in brick in 1963, retains elements of the original building including the lower masonry courses and the western apse and vestry. While the architectural cohesion of the original group has been lost, the Art Deco style frontage to the High Road is of architectural note in its own right. It is faced in pre-cast stone with a central stepped tower with vertical glazing incorporating a cross, and (mainly) original horizontal steel glazing divided by fluted panels; despite altered shop fronts it is one of the High Road's most distinctive inter-war buildings.

Picture 37. The rebuilt eastern end of St Mark's Methodist Church forming the centrepiece of a small Art Deco parade

1.5.46 The south-west corner of Forster Road is occupied by a single-storey inter-war shop (No. 449) which took the place of a farrier's. It retains a stepped parapet characteristic of the period but is otherwise much altered. The adjacent Edwardian block, Nos. 443-449, comprising ground-floor shops (King's Parade), is a typical example of the 'mansion' flats more commonly associated with inner London. It is a striking, symmetrical red-brick composition, four storeys high plus a tall attic with pedimented dormers and prominent moulded chimney stacks, but marred by poor replacement windows and shop fronts and a huge advertisement board on its north flank wall.

Picture 38. View looking north from the corner of Chesnut Grove showing the four storey King's Parade and the St Mark's Methodist Church

Picture 39. Corner detail, 465 High Road

Picture 40. The side elevation of St Mark's from Forster Road

1.5.47 King's Parade replaced four houses that formed part of a long row present on the 1798 map. Of this row six houses survive and of these four, Nos. 433-441, are locally listed. Possibly of mid-18th century date, they are two storeys high with mansard roofs and altered 20th-century shop fronts. The facade of Nos. 433-437, originally a single house, was rendered in the 1930s and embellished with jazzy Art Deco mouldings with a bold keystone, an ambitious treatment for a building of this small scale. Although altered, these are important representatives of the High Road's smaller 18th-century houses, of which only a handful remain. Also part of the original row, Nos. 429 and 431 have been more extensively altered, the mansard roof is a modern addition, and are primarily of interest for their group value. The remainder of the houses made way for the Tottenham Palace Theatre of 1908, which stands within the Tottenham Green Conservation Area.

High Road (east side)

1.5.48 The sub-area commences with a two-storey shopping parade of c1930, Nos. 428-442, which is faced in dark-red brick with contrasting stone dressings, quoined pilasters dividing each bay, and an ornate openwork parapet; the central entrance leading to the upper floors has unfortunately been lost. This is one of the High Road's most noteworthy inter-war shopping parades, albeit with poor replacement windows and shop fronts.

1.5.49 Immediately to the south is a series of two and three-storey buildings dating from the later Georgian through to the Edwardian period. No. 424 is late Victorian with red and grey-brick segmental window arches; its neighbour, No. 422, has distinctive stone Tudor-Gothic style windows to the upper floor, and may be a Victorian remodelling of an earlier 19th-century building. The following pair of two-storey houses with mansard attics, Nos. 418 and 420 appears to date from the later 18th century; the parapet to No. 420 has an inset balustrade but that to its partner is blocked. Both have been rendered, as have Nos. 412 and 414, a three-storey pair with Tudor gables and a cartouche dated 1901. No. 410, probably of c1870-80 has a striking facade featuring a triple-arched first-floor window with stucco embellishments and frieze of trefoils below a deep dentil cornice; the attic storey is a poorly detailed modern addition. Next, Nos. 406 and 408, a matching pair, and No. 404, probably date from c1845-50; they have the flat, finely gauged-brick window arches characteristic of the late-Georgian and early-Victorian period, those to No. 404 with moulded keystones. The corner pair at the junction with Chesnut Road, Nos. 400 and 402, built in brown brick with red-brick dressings, dates from the end of the 19th century, occupying the former garden of No. 1 Chesnut Road. The canted corner bay of the No. 400 is badly disfigured by a wrap-around advertisement at first floor level.

1.5.50 Overall, this is a characterful group which makes a positive contribution to the townscape, although compromised by the type of alterations - e.g. loss of nearly all original windows, poor-quality shop fronts and obtrusive signage - that affect the wider conservation area.

1.5.51 Probably dating from the 1870s, Stoneleigh House, No. 1 Chesnut Road, is an elaborate three-storey stuccoed house in the Italianate style which seems to have been a one-off design. It was one of the last of the large detached villas to be built in the area before the late-19th century development boom transformed its character. While subdivided into flats and somewhat dilapidated, it is remarkably well preserved externally with an abundance of decorative detail, including an eaves cornice with medallion ornament, an asymmetrical entrance stair with a similarly detailed parapet, and tall moulded chimneystacks.

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Picture 41. 429-441 High Road

Picture 42. 428-442 High Road

Picture 43. 410-424 High Road

Picture 44. 400-402 High Road with wrap-around sign

St Loy's Road, Forster Road, Chaplin Road and Felixstowe Road

1.5.52 These streets formed the beginnings of the westward spread of housing from the High Road between Bruce Grove and Philip Lane, the last part of the High Road's hinterland to be developed.

1.5.53 The dominant feature at the entrance to St Loy's Road is a two-storey building, No. 1, which occupies a narrow, elongated wedge-shaped plot at the apex of St Loy's Road and an alleyway running along the northern boundary of St Mark's Church. It is built in stock brick with a red-brick facade and a slate roof, the gable-end has fretted bargeboards and a finial; the ground floor has a modern shop front and the side elevation an obtrusive garage extension. The view into St Loy's Road is compromised by poor-quality infill buildings, Nos. 1A and 2, which precede the terraces on either side.

1.5.54 The houses on the south side of St Loy's Road (Nos. 3-11) follow the typical late-Victorian pattern of the wider area: i.e. two-storey stock-brick terraces with stucco dressings, paired entrances and ground-floor bay windows. The Edwardian houses on the north side (Nos. 2A-10), also typical of their period, have a continuous pentice roof above the ground floor, and gables with roughcast infill and moulded bargeboards. The houses on both sides of the street have been badly affected by the replacement of nearly all windows and doors in varying designs in uPVC or metal, over painting or rendering of brickwork and rebuilt mismatching front boundary walls.

1.5.55 The north side of Forster Road is mainly occupied by St Mark's Methodist Church complex. The surviving portion of the Sunday school, which appears to have been an early-20th century link between the church and the original 1880 Sunday school, is a pleasing Gothic Revival building in ragstone with a timber bellcote, although partly obscured by the undistinguished 1950s minister's house (No. 33). A concrete slab wall enclosing the site detracts from the appearance of the group as a whole. The Sunday school site was redeveloped in the 1960s with a linked pair of three-storey blocks of flats, which are of limited architectural note. To the west is a small early-20th century electricity sub-station in brick, which is locally listed.

1.5.56 The south side of Forster Road comprises two terraces: Nos. 1-5A and Nos. 6-13, bisected by Chaplin Road which runs south, turning westwards as Felixstowe Road. These streets form a quiet enclave, enclosed on the west side by the railway line. The houses in Forster Road, Chaplin Road and Nos. 15 and 16 Felixstowe Road share a common arrangement of canted bay windows, most with red-brick banding, and moulded detail to the entrances and upper-floor window lintels. Nos. 1-5A Forster Road are the most decorative of the group, with foliated capitals and ornate entrance arches, although several have poor replacement windows. Nos. 5 and 5A have ground-floor shops, possibly original or early additions, but much altered.

1.5.57 Forster Hall, now the Tottenham Tabernacle, occupies the corner of Chaplin Road and Forster Road. Built in 1885 as the Blue Ribbon Gospel Temperance Mission, it had become the People's Palace by 1907, operated by the Walturdaw Animated Picture Co., and continued as a cinema until 1923. It has a pitched roof, a pedimented corner entrance bay and a gabled facade to Chaplin Road with a moulded eaves-cornice and triple windows set in recessed panels. Its architectural character has been diminished however by painting of the brick facade, and signage obscuring the corner entrance.

1.5.58 Nos. 1-14 Felixstowe Road are simple flat-fronted cottages, several retaining their original sash windows, but their cohesion is disrupted by an obtrusive 'Georgian' bow window to one house, another has been pebble dashed, and there is a multiplicity of satellite dishes. The street is bordered on the south side by a boundary wall to a former recreation ground, later developed as housing (Eleanor Close).

Picture 45. The terrace on chaplin Road

Picture 46. Forster Road

Picture 47. Felixstowe Road

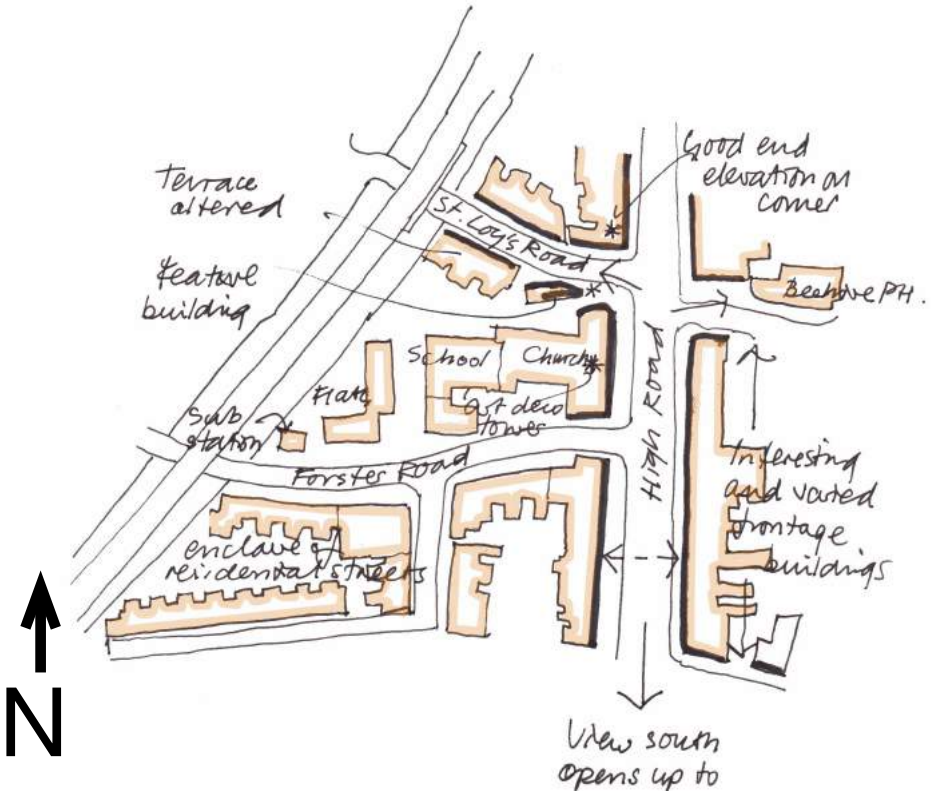
Townscape summary

1.5.59 This stretch of the High Road has suffered little post-war incursion, and in contrast to the larger, purpose-built parades and commercial buildings seen further north, the frontage consists predominantly of domestic-scale buildings, several having originated as modest Georgian or early-Victorian two or three-storey houses, mostly of two bays. With the notable exception of King's Parade, rebuilding and infill has generally perpetuated this scale and rhythm. However the townscape quality is impaired by a multiplicity of poor-quality shop fronts and signage.

1.5.60 The broadening of the highway near St Loy's Road, from where it continues in a virtually straight line southwards to Tottenham Green, affords the longest uninterrupted north-south view anywhere in the High Road. With the lower building heights, this gives a more open character to the High Road than further north within the conservation area.

1.5.61 The late-Victorian residential streets between the High Road and the western boundary of the conservation area share a cohesive character in terms of their scale, design and materials but their modest architectural quality has been significantly undermined by piecemeal alterations and loss of original features. With the exception of St Loy's Road, these terraces have little or no visual relationship with the High Road.

Map 12. **Sub-area C - Townscape analysis**



Map 13. **Sub-area C, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary

Character Sub-area D: Bruce Grove and Moorefield Road

1.5.62 The north-east and south-west sides of Bruce Grove are described respectively as north and south for convenience.

Bruce Grove (south side)

1.5.63 At the junction with Moorefield Road, Station Buildings, now a restaurant, is a two-storey early-20th century infill building with ground-floor shops, with a canted east elevation and a single-storey pedimented entrance arch in Moorefield Lane bearing the building name. It is an attractive red brick building in the Domestic Revival style with a hipped tile roof, casement windows with leaded lights and a bracketed eaves-cornice.

1.5.64 Bruce Grove itself commences with Nos.1-4, a Grade II listed three-storey terrace of c1820 with 20th-century shops built over the former front gardens; Nos. 2-4 with painted facades.

Picture 48. Station buildings at the junction with moorefeld Road and numbers 1 and 2 Bruce Grove

The next sequence of houses, Nos. 5-16, built by 1798, was one of the earliest and by far the most prestigious of the residential developments that spread outwards from the High Road from the late 18th-century onwards; all are listed Grade II. They are three-storeys high with hipped roofs, built in yellow stock brick with stucco dressings. As built, they comprised six pairs with intervening coach houses, Nos. 9-16 with lower, slightly set back side wings containing the entrances, some with columned porches, and ground-floor windows set in round-arched recesses. The original rhythm and proportions of the group have been eroded by the late-19th century intervention of Woodside Gardens between Nos. 12 and 13, and by ad hoc infill and extensions of varying design quality. All are set back behind deep front gardens, lending a spacious character to the street, but these have mainly been given over to hard standings for car parking, and all

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the original boundary walls and railings have been replaced. There has been considerable extension and back land development over the large rear gardens.

Picture 49. Large houses on the south side of Bruce Grove

Picture 50. 15-16 Bruce Grove

Picture 51. Public convenience on the North side of Bruce Grove

Bruce Grove (north side)

1.5.65 After the railway bridge is a small 1920s public convenience, a Grade II listed building with mock-Tudor half-timbering and remarkably elaborate ironwork, now disused. The former cinema (No. 117), now in mixed uses, dominates the following stretch. The stuccoed entrance block, designed in

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Picture 52. Former cinema on Bruce Grove

the classical manner with a (blocked) arched window over the entrance and a heavy dentilled cornice, was originally surmounted by a dome. The east elevation has an incongruous extension built c2002 above a 1930s single-storey kiosk (No. 119), now a minimarket. While the building has considerable local significance, as recognised in its locally listed status, the long auditorium flank wall facing Bruce Grove, disfigured by modern fascias, signage and patchy finishes where lean-to structures have been removed, detracts from the streetscape in its current state.

1.5.66 Next, Nos. 110-116, the former Bruce Grove Ballroom of 1923, now the Regency Banqueting suite, is a two-storey, seven-bay symmetrical composition in the neo-Georgian style - possibly a deliberate response to the Georgian buildings opposite - incorporating emerging 'moderne' details of the period such as the stepped pediment and ironwork. It is faced in brown and red brick with stuccoed pilasters dividing the bays, the round-arched upper-floor windows with replaced metal casements; the central entrance bay accentuated by a Venetian window and a curved balconet. The ground-floor shops have been much altered.

1.5.67 The frontage continues with a late-Victorian three-storey shopping parade: Nos. 70-88, 89-103 and 105-109, built as three blocks intersected by Woodside Gardens and Forest Gardens. The buildings are in stock brick with red-brick dressings, tripartite windows to the first floor and single windows to the second, all with moulded stucco lintels. Nos. 70-103 have slightly projecting shop fronts framed by glazed-brick pilasters; entrances to the upper floor are set within recessed porches with stuccoed openwork parapets. Shop fronts are modern and generally poor quality, but there is a relatively good survival of features such as consoles and cornices, and a few sash windows remain at upper-floor level. The appearance of these terraces is badly affected by satellite dishes.

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1.5.68 A smaller, two-storey asymmetrical Edwardian pair, Nos. 68 and 69 follows. Built in stock brick with red-brick and stucco dressings, it is attractively detailed with pilastered bays and cambered gauged-brick window arches with keystones. No. 69 has a tripartite upper-floor window and a shaped parapet inset with a stucco panel with swagged ornament. The continuous modern shop fascia shared with No. 70 detracts from the group, however. The three adjoining shop units (Nos. 68 B, C and D) were single-storey additions; units B and C have recently been raised to two storeys to match No. 68, with moderate success.

Picture 53. 110-116 on the north side of Bruce Grove in the neo-Georgian style

Picture 54. Late Victoiran shopping parades on Bruce Grove north side

Picture 55. The former Post Office depot on Moorefield Road

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Moorefield Road

1.5.69 Originally named Bruce Grove Road, the street was created in the late-19th century, running south-west from Bruce Grove to St Loy's Road. A short stretch to the north is included in the conservation area to encompass two locally listed buildings: the former Post Office depot (No. 22) on the east side and the former station master's house on the west, which form an important group with the railway station, also locally listed.

1.5.70 The former post office depot dates from 1906 and is a very good and well-preserved example of its type. The front elevation has twin gables in smooth red brick with finely carved stone detailing including band courses, curved kneeler blocks at the base of the gables, copings and a good stone entrance surround with 'POSTMEN'S OFFICE' written above the doorway. It also retains an original letter box set in the wall with the initials GE VII.

Picture 56. The former station master's house

Picture 57. Chimney detail - the former station master's house

Picture 58. Entrance to the former Post Office depot

Picture 59. Letter box set in to the wall of the former Post Office depot

1.5.71 The former Station Master's house, known as Holly Cottage, is a detached gabled house in stock brick with red brick dressings and a slate roof, designed in a Gothic style to complement the station.

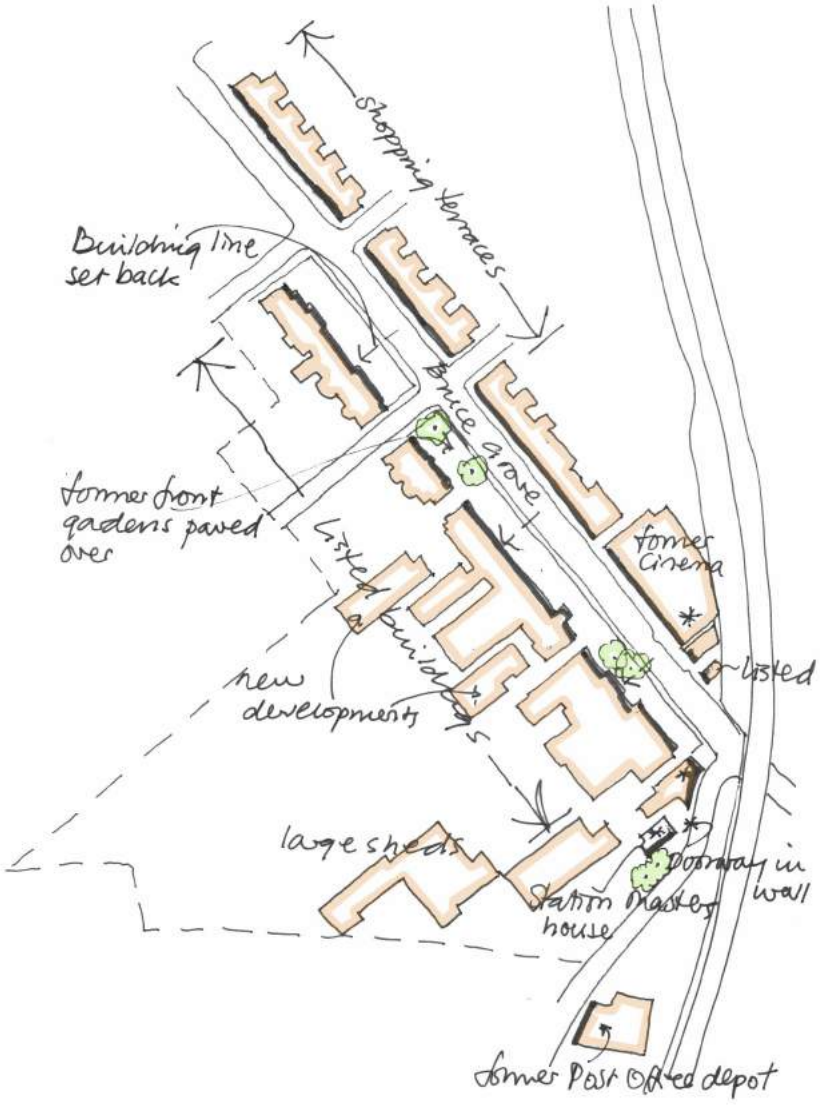
1.5.72 The remainder of the Moorefield Road frontage consists mainly of builders' yards and has nothing else of note.

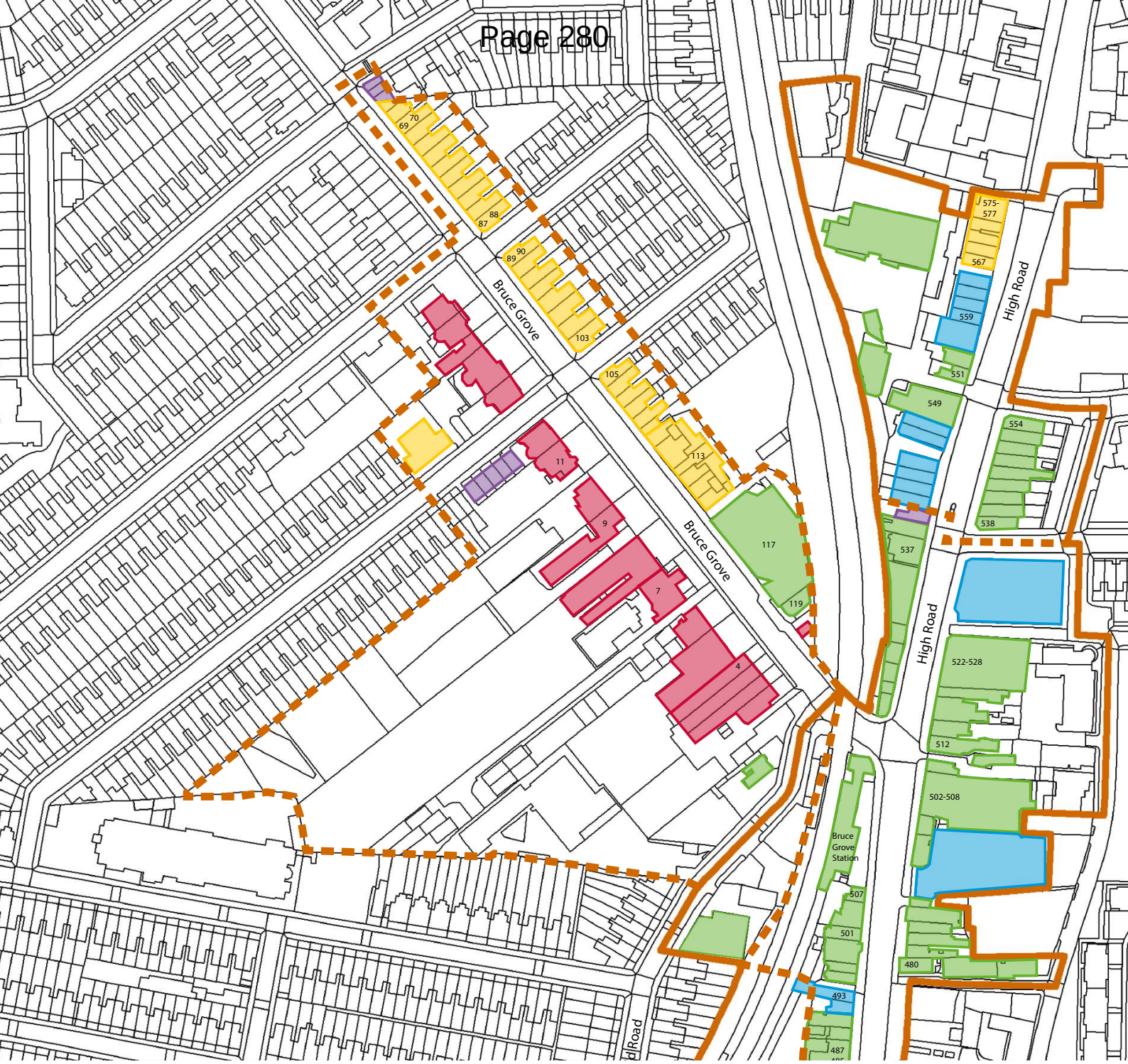
Townscape summary

1.5.73 The south side of Bruce Grove is one of the most substantial stretches of Georgian townscape to survive in the vicinity of the High Road - indeed anywhere in Tottenham - and is thus of major significance in the conservation area. The street frontage, and the setting of the listed buildings, are blighted however by the shop fronts at Nos. 1-4 and by forecourt parking and poor-quality boundaries at Nos. 5-16.

1.5.74 The 'commercial' north side has important group value with the Victorian and inter-war High Road, of which it is effectively a continuation, and the majority of its buildings make a positive contribution to the conservation area. The townscape quality is impaired however by poor shop fronts, signage and satellite dishes, and by a cluster of prominent advertisement hoardings on the railway embankment retaining wall and on the embankment itself.

Map 14. **Sub-area D - Townscape**





Map 15. **Sub-area D, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Conservation Area Boundary

1.6 PUBLIC REALM

1.6.1 Since the previous conservation area appraisal was written the streetscape of the High Road has benefitted from improvements including upgrading and rationalisation of street furniture. The paving consists of concrete paviours with granite kerbs. Street lighting is in a consistent, understated traditional design with tall slender columns and top-hanging lanterns, with half-height lanterns lighting the pavement.

1.7 CONDITION AND DEVELOPMENT PRESSURES

GENERAL CONDITION

1.7.1 Bruce Grove Conservation Area is a good example of a once-important shopping centre containing showpiece buildings of national chain stores now reduced to a purely local function. Formerly large stores such as the Marks and Spencer and Burton's shops have been broken up into separate units with a loss of identity in the street scene. The more recently introduced larger retail units are mainly low-cost food retailers with large sheds behind relatively anonymous frontages.

1.7.2 Although the various grant-aided improvement schemes in recent years have helped to preserve the appearance of parts of some of the best shopping terraces, there are too many examples where ill-judged alterations to individual shop units have marred the overall appearance of some of the more interesting Victorian buildings. This has been exacerbated by the generally poor quality of the few new developments along the High Road.

1.7.3 As elsewhere along the High Road, signage is an issue and the plethora of signs and large shop fascias contributes to a cluttered street scene. A shop front design policy backed up by a design guide and actively implemented is needed to effect improvements over time. Large advertising hoardings attached to the sides of buildings represent a specific problem.

1.7.4 There are a number of opportunities for new infill development along the High Road, for example the existing single-storey frontages that might follow on from wider investment in the regeneration of the area. Any new development should be informed by clear guidance on appropriate urban design principles.

DEVELOPMENT PRESSURES

1.7.5 The conservation area has suffered considerably from incremental alterations that detract from the architectural integrity of individual buildings, and cumulatively from the streetscape, as follows:

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SHOP FRONTS AND SIGNAGE

- Over scaled fascias projecting beyond the shop-front frame
- Poor quality design and materials
- Illuminated box signs
- Solid metal roller shutters, which are visually intrusive, create a forbidding atmosphere and are graffiti prone
- Loss of vertical divisions (e.g. pilasters and consoles) between shop units disrupting the rhythm of the commercial frontage, particularly where individual shops have been combined as a larger premises
- Extraneous signage or advertisements above shop-front level, including estate agents' boards

Picture 60. Oversize shop frontage that detracts from the character of the terrace

Picture 61. Large advertising hoarding

ELEVATIONS

- Extensive replacement of original timber sash or casement windows in uPVC or aluminium, many with tilting lights which have a disruptive visual impact
- Painting or rendering of brickwork
- Satellite dishes on front elevations, frequently several dishes per property
- Poor quality repairs, re-facing and loss of original architectural detail

Advertisements

1.7.6 There are a number of instances of advertisement hoardings affixed to buildings, or freestanding (for example near Bruce Grove Station), which have a detrimental impact on the streetscape.

2. BRUCE GROVE CONSERVATION AREA MANAGEMENT PLAN

2.1 THE PURPOSE OF CONSERVATION AREA MANAGEMENT PLANS

2.1.1 Local authorities have a duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Management Plans are essential tools in this process. Their principal functions can be summarised as follows:

- To set out the Council's strategy for managing change in the conservation area
- To provide guidance to all stakeholders to ensure that future change in the conservation area will preserve or enhance its special character

2.2 SUMMARY OF THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

2.2.1 Conservation area designation introduces stricter planning controls over demolition and tree protection:

- emolition of buildings greater than 115m³ and structures over 1m high next to a public highway, path or open space; or over 2m high elsewhere
- Works to trees with a trunk diameter greater than 75mm at 1.5m² above ground level: written notice must be given to the Council, which has 6 weeks to decide whether to grant permission or make a Tree Preservation Order (TPO). Failure to comply may result in prosecution

2.2.2 Generally, development must preserve or enhance the character or appearance of the conservation area. There is a strong presumption against the demolition of buildings or structures which make a positive contribution to its character or appearance, and similarly to preserve trees.

2.2.3 Additionally, there are restrictions on the types of development that can be carried out without planning permission (permitted development) in conservation areas. Flats and non-residential premises have fewer permitted development rights than dwelling houses. Advice should always be sought from the Council on what works are likely to require planning permission.

2.2.4 Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.

2.3 MANAGING CHANGE IN THE CONSERVATION AREA: KEY PRINCIPLES

- In considering development proposals in the conservation area, the Council will apply the relevant national, regional and local policies and guidance

- All new development in the conservation area should preserve or enhance its special interest, in terms of scale, design and materials and should have regard to the design guidance provided in Part 3 - Preserving and Enhancing the Conservation Area.

- The Council recommends that pre-application advice be sought from the Planning Services

- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

ENFORCEMENT

2.3.1 The Council has an adopted Planning Enforcement Charter and will investigate and, where necessary, take enforcement action against unauthorised works in the conservation area.

2.3.2 To carry out works affecting the special character of a listed building without consent is a criminal offence and can result in severe fines and even imprisonment. Works to listed buildings, therefore, should never be carried out without consent. Where alterations to a listed building have been carried out without consent and are found to be unacceptable, the Council may either seek to prosecute those responsible or serve a listed building enforcement notice.

2.4 THE QUALITY OF PLANNING APPLICATIONS

2.4.1 Applications must provide sufficient information about the proposed development and its setting to enable the Council to assess the impact of the proposals on the character and appearance of the conservation area. Applications for outline planning permission in conservation areas will not normally be acceptable. The Council's Validation Checklist sets out the level of information required in support of planning applications. The following are of key importance:

LEVEL OF DETAIL

2.4.2 A typical planning application might include:

- Plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings

- Plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition

- Detail drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5
- Drawings annotated to show proposed materials
- Any other information considered necessary to assess the potential impact of the development (including, for example, colour perspective drawings, models, photographs, structural engineers statement).
- Planning applications for replacement of windows should include elevations at scale 1:10 or with all dimensions clearly annotated, property elevations or photographs of the whole of the property, with the windows to be replaced numbered to correspond with window elevations, A cross-section at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, with full size details of any glazing bars or leaded lights.

HERITAGE STATEMENT

2.4.3 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

2.4.4 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

2.4.5 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

2.4.6 The Council strongly advises that applicants appoint consultants and builders with proven experience in historic buildings

2.5 RECOMMENDED STEPS

- A dated photographic survey of the more significant elements of the conservation area is recommended as an aid to monitoring changes, the efficacy of the Management Plan, and to support enforcement action. It may be possible to engage local volunteers in this exercise.

- Article 4 Directions could be considered to remove permitted development rights for the painting of brickwork, which is highlighted in the Appraisal as a significant issue affecting the conservation area. Many of the properties in the conservation area are in commercial, mixed or non-residential uses which means they have limited permitted development rights with regard to external alterations. Most of the works identified in the Appraisal as adversely affecting the conservation area are already subject to planning controls, and the principal issue is therefore the effective and consistent application of development control policies and, where necessary, enforcement.

- Enforcement action to be taken, where possible within the scope of the advertisement regulations, to control advertisement hoardings placed on buildings within the conservation area.

- While there may be limited scope for tree planting along the High Road, one area that could benefit is the junction with St Loy's Road.

2.6 MONITORING AND REVIEW

2.6.1 The Council will review this Conservation Area Appraisal and Management Plan as part of a five-year programme, in compliance with national legislation and policy.

2.7 THE CONSERVATION AREA BOUNDARY

The following boundary changes are proposed:

A. Modification of the western boundary to exclude parts of St Loy's Road, Forster Road and Felixstowe Road.

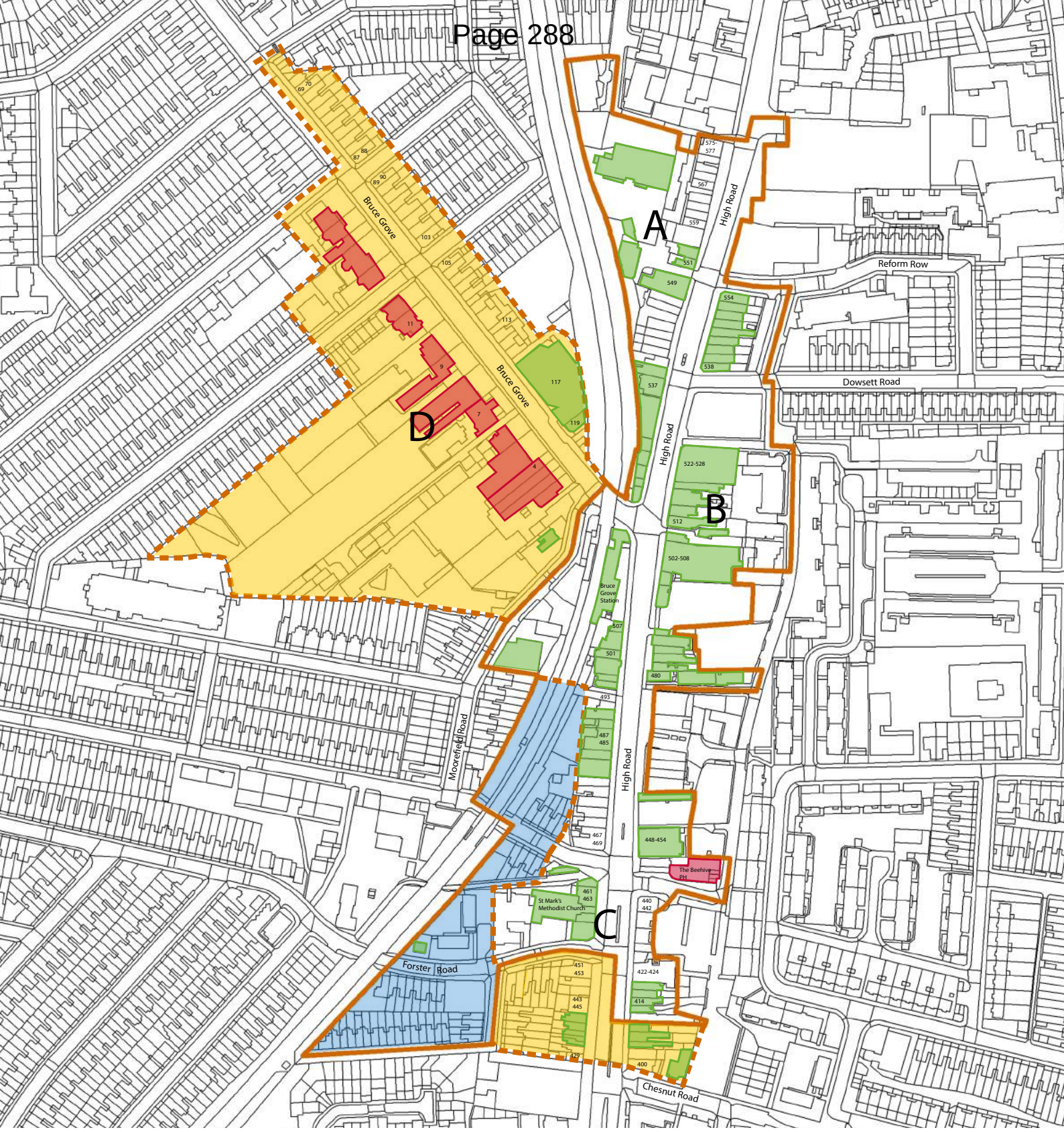
2.7.1 The terraced houses in Forster, Chaplin and Felixstowe Roads are of modest architectural quality that has been significantly undermined by piecemeal alterations and loss of original features. As a group they also have little or no visual relationship with the High Road. The houses in St Loy's Road have also been extensively altered, whilst the flats on the former Sunday School site contribute little to the conservation area. It is therefore recommended that the current boundary following the railway line be deleted and replaced by a new boundary as follows. From the Post Office depot on Moorefield Road the proposed new boundary crosses the railway line and follows the rear of Nos. 467- 497 High Road, crosses St Loy's Road and follows the west side of the surviving Sunday school building, and finally follows the rear boundary line of Nos. 429-453 High Road to meet the new boundary with Tottenham Green Conservation Area.

B. Extension of the southern boundary to include part of the current Tottenham Green Conservation Area.

2.7.3 The existing boundary follows Forster Road before running along the centre of the High Road and then turning east, splitting up the existing group of buildings on the east side of the road. These buildings properly belong to the townscape of the Bruce Grove Conservation Area and it is recommended that the boundary be adjusted to follow the rear boundary of Nos. 429-453 High Road and then across to Chesnut Road as far as No. 1 Chesnut Road

C. Extension of the western boundary to include part of Bruce Grove which is currently within the Bruce Castle Conservation Area.

2.7.4 Historically the development of this section of Bruce Grove was part of the increasing urbanisation of the High Road rather than any connection with Bruce Castle. It is therefore recommended that the part of the current Bruce Castle Conservation Area as far as Hartham Road, including the Georgian listed buildings at Nos. 1-16 on the south side and the Victorian commercial frontages on the north side should be incorporated within the Bruce Grove Conservation Area. Consideration should also be given to reviewing the southern boundary of the conservation area, which currently includes the former rear garden plots of the listed buildings (Nos. 1-16) fronting the south side of Bruce Grove. Several of these plots are now in separate ownership and have been developed with buildings that contribute little to, or even detract from, the conservation area.



Map 16. **Bruce Grove, Proposed Boundary Alterations**

- Proposed area to be included in the Conservation Area
- Proposed area to be excluded from the Conservation Area
- Existing Conservation Area Boundary
- Statutory Listed Building
- Locally Listed Building

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

3.7.1 The following guidance applies to all buildings within the conservation area, including listed and locally listed buildings, and reflect what the Council considers to be the best approach to preserving and enhancing the character of the conservation area. Applicants for planning permission or listed building consent should ensure that all proposals are in line with the guidelines contained here.

3.1 WHEN IS PERMISSION NEEDED?

3.1.1 Many common alterations will require planning permission. Some changes which would ordinarily be considered 'permitted development' will require planning permission in a conservation area. Below is a brief guide to common projects requiring planning permission. More information is available at https://www.planningportal.co.uk.

MAINTENANCE AND REPAIRS

3.1.2 It is recommended that resident keep their houses in good repair. Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

SHOP FRONTS

3.1.3 Planning permission is required for any alterations or removals that affect the appearance of the shop front. This includes removals or alterations to doors, windows or stall risers, and the installation of shutters or security grills. A separate consent is required for advertisements and shop signs (see below)

ADVERTISEMENT CONSENT

3.1.4 Advertisement consent is usually required for exterior signs and advertisements which are illuminated, or with an area of greater than 0.3 square metres. This also applies to advertisements displayed inside of a shop window, which can be viewed from outside the building Non-illuminated shop signs displayed on a shop front may be exempted from this requirement, if certain requirements relating to design and content are met. More information about advertisement consent is available at **www.planningportal.co.uk**.

WINDOWS AND DOORS

3.1.5 Planning permission is needed for replacement of or alteration to windows and external doors on buildings other than private dwelling houses. Replacement of windows and doors of a house (but not a flat) is considered 'permitted development' and does not require planning consent, provided that the replacement windows are of similar appearance to the existing.

RENDERING AND CLADDING

3.1.6 Rendering and cladding is not considered permitted development in a conservation area, and will require planning consent.

EXTENSIONS

3.1.7 Single storey rear extensions to private dwelling houses of up to 3 metres in depth (or 4m in the case of a detached house) are considered 'permitted development' and do not require consent, provided that the design and materials match the existing building. Extensions to certain commercial and industrial buildings within certain size limits are also considered permitted development. All other extensions will require planning consent, including alterations and extensions to roofs.

BOUNDARIES AND GARDENS

3.1.8 Planning permission is required for the construction, alteration or demolition of a wall, fence or other boundary treatment over 2m in height, or over 1m in height when abutting a highway.

VENTS, SATELLITE DISHES AND SOLAR PANELS

3.1.9 Permission is required for the installation of any of these additions on a wall or roof slope facing the street.

DEMOLITION

3.1.10 Permission is required for the total or substantial demolition of a building with a cubic content of more than 115 cubic metres (measured externally). It is an offense to carry out such works without consent. If in doubt, please consult the Council's conservation team.

TREES

3.1.11 The council must be notified six weeks prior to cutting down or carrying out works to a tree in the conservation area.

LISTED BUILDINGS

3.1.12 Like for like repairs can be carried out without consent, but Listed Building Consent must be obtained for any work that is likely to affect the building's character or significance. This applies to internal alterations and external alterations and works to boundary walls, buildings within the curtillage, or structures attached to the listed building. It is an offense to carry out such works without consent. If in doubt please consult the Council's conservation team. In some circumstances it will be necessary to apply for planning permission alongside listed building consent. For more information about applying for listed building consent, please see listed buildings guidance below.

CHANGE OF USE

3.1.13 Changes of use will often require planning permission. Change of use from shops (A1) or financial or professional services (A2) to use as a dwelling house (C3) is usually considered permitted development, but within the conservation area permission is needed for this change.

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3.2 SHOP FRONTS

3.2.1 High quality shop fronts make an important contribution the character of an area. Many of the original shop fronts in the conservation area have been extensively altered or are in poor repair. Nonetheless, many original features remain and the Council will encourage shop owners to repair and restore shop fronts.

3.2.2 Planning permission is required for most changes that will alter the appearance of the shop front, including for shutters and awnings. Applicants should make sure their proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- Shop fronts should have regard to their context, so that the design complements the building as a whole, neighbouring shops and the street scene.

- Historic features should be conserved and restored as far as possible. The removal of original shop front features will not usually be permitted unless these are beyond repair.

Picture 62. Traditionally framed shop fronts on Tottenham High Road complement the architectural qualities of the building.

- Designs should incorporate the elements and proportions of traditional shop front design (see p67) and make use of high quality traditional materials like timber, that complement the character of the building.

- Shop fronts in the conservation area need not always be reproductions of historic styles. This guidance sets out principles which can be applied across different styles of shop front. New designs are encouraged, but these should also express the features and proportions of a traditional shop front.

- Designs must be simple and uncluttered. Shop owners are encouraged to reduce clutter such as unnecessary signage, wiring and electrical equipment, external displays of goods, stickers and additional advertising.

- Any signs, lighting, security measures or canopies should be incorporated within the design and should not obscure architectural elements.

TRADITIONAL SHOPFRONT DESIGN

3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

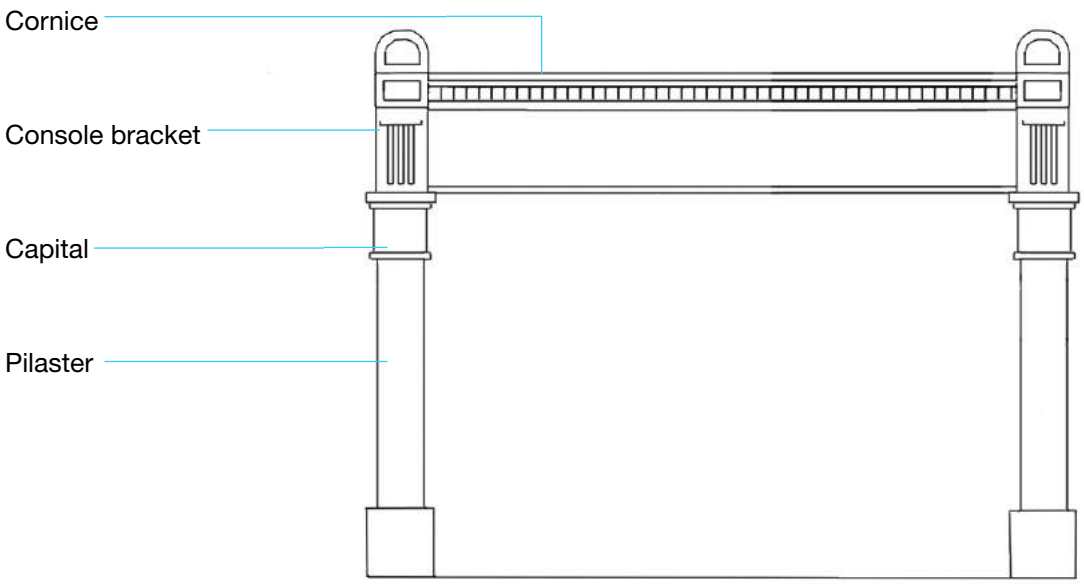
3.2.4 The architectural details that frame the shop front are an important element – usually pilasters, console brackets, and a fascia with cornice (see picture 59). These features should be repaired or restored to the original appearance and maintained in all cases. Original features such as tiling or glazed brick should not be painted or covered.

3.2.5 The design of shop fronts to be fitted in to this framework should aim to incorporate the following traditional features;

- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are not appropriate.

- **Stall risers:** These are traditionally in timber. Other materials might be considered appropriate in some circumstances (for example marble or granite for a bank, glazed tiles for a pub or butcher). Laminates, mosaics or reflective tiles are not appropriate materials.

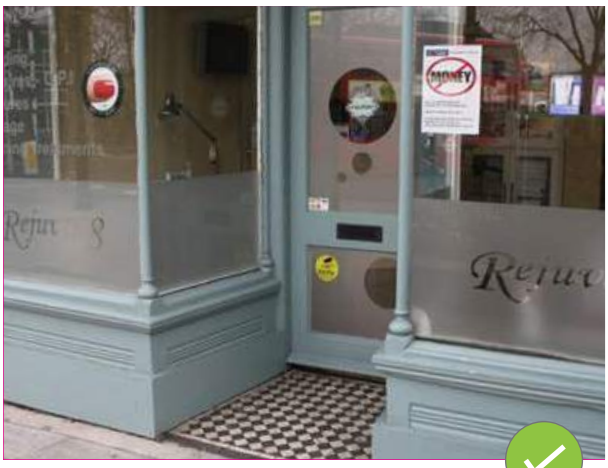
Picture 63. The traditional architectural details that frame the shop front.



- **Shop window:** This should extend from the stallrisers to the architrave at the base of the fascia and should usually be subdivided with a transom rail and one or two vertical mullions. Mullions should usually line up above and below the transom. Floor to ceiling sheet glass is not appropriate in areas of traditional shop fronts.

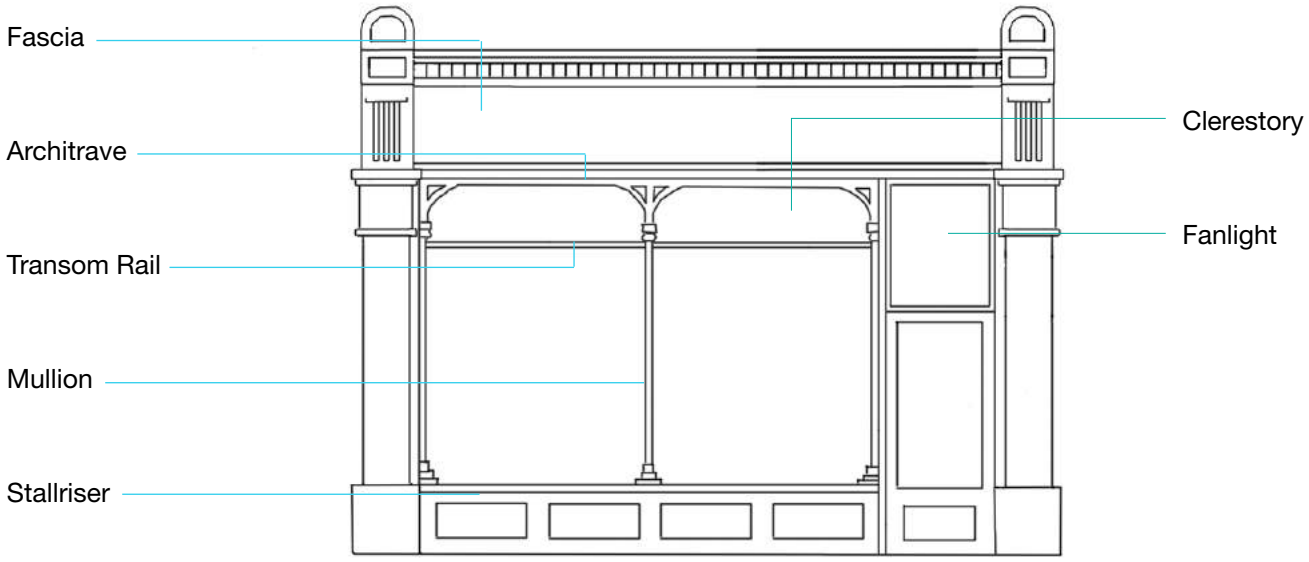
- **Doorway:** This can be set back from the edge of the pavement with a tiled entrance, or flush with the building line. Recessed doorways should be retained where these are an established feature of the street.

3.2.6 The shop front should usually be in timber, although a high quality bespoke metal frame might be considered appropriate in some circumstances. Other materials such as UPVC are not appropriate.



Designs incorporating the elements of traditional shop front design

Picture 64. A typical traditional shopfront



3.2.7 These traditional elements were incorporated in to shop fronts for sound functional reasons. Their inclusion in new shop front designs does not necessarily mean copying historical styles. Sympathetic new designs incorporating these features are encouraged.

3.2.8 Each design should relate to other shop fronts in the area, taking account of fascia lines, stallriser heights, transom height, bay width and material. Individual shop fronts should not dominate the street scene.

3.2.9 Shop fronts that combine more than one shop unit can disrupt proportions, relating poorly to buildings around them. In these cases, pilasters should be retained or included to provide a visual break. Fascia signs should not be extended over multiple units. Each unit should have a separate fascia sign, linked by a common design.

3.2.10 Double aspect corner shops should address both frontages appropriately.

Double aspect frontage on a corner shop

Picture 65. Shops with a common framework appear ordered. Without this, shops relate poorly to one anoher an can appear cluttered or chaotic.

SIGNAGE AND ADVERTISING

3.2.11 The approach should be simple and uncluttered. Signage should not dominate the shop front or obscure windows

3.2.12 Materials, colours and design for all signage should complement the historic character of the building and area. Signwriting directly on to the timber or metal fascia board or individually mounted lettering are usually appropriate. Perspex, acrylic and other non-traditional materials are not.

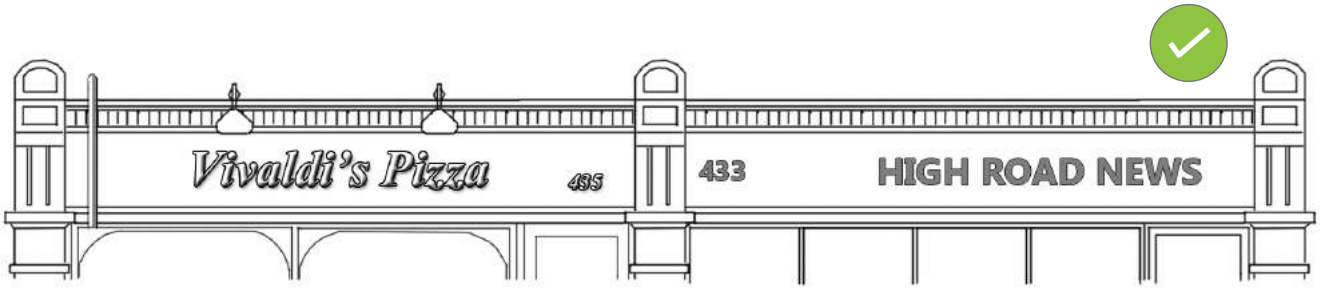
3.2.13 Lettering should be in proportion with the size of the sign and not fill the entire area. Content should be restricted to the proprietor's name, the type of business and the shop number, not brand names of goods for sale or other advertising. Each shop should have its number clearly displayed.

3.2.14 Standard corporate signage, logos and colour schemes should be adapted to suit the context, including colours, size of lettering, materials and style of illumination. In cases where corporate colour schemes are considered out of character, they should be restricted to lettering and detail only.

Fascia Signs

- Fascia signs should be a simple flat panel contained within the fascia area. They should not obscure architectural features, project forward of other features, extend unbroken over more than one shop unit, or impinge upon first floor windows. Box fascias are not acceptable. Additional signs applied to the facade above fascia level or on upper storeys will not usually be permitted.
- In special cases, alternative forms of signage will be considered, for example where a business is located at first floor level or in a building without a traditional shop front. Individual letters applied to walls, lettering directly on to window glass, or signs hung behind windows may all be considered appropriate depending on circumstances.

Picture 66. Fascia Signs



Hanging and projecting signs

- Only one hanging or projecting sign on each elevation with a shop front will be permitted.
- Hanging or projecting signs should usually be positioned on the ground floor at fascia level
- Existing brackets for hanging signs should be reused if possible.
- Perspex projecting box signs will not be considered acceptable.

Illuminated box facsia's are not appropriate

Excess signage is not appropriate

LIGHTING

3.2.15 Internally illuminated panels, signs or lettering will not usually be permitted. There will be a preference for illuminating signs indirectly with an appropriate swan neck or trough light. Lighting fixtures should not obscure architectural features or proportions. Fascia lighting can be concealed within the cornice.

3.2.16 Matt finish slim metal lettering with discrete individual halo illumination may be considered appropriate in some instances.

3.2.17 Illuminated signs will be restricted to those businesses which are open in the evening or at night. Illumination should be kept to a minimum. The light level should be subdued and constant. Bright or flashing lights will not be permitted.

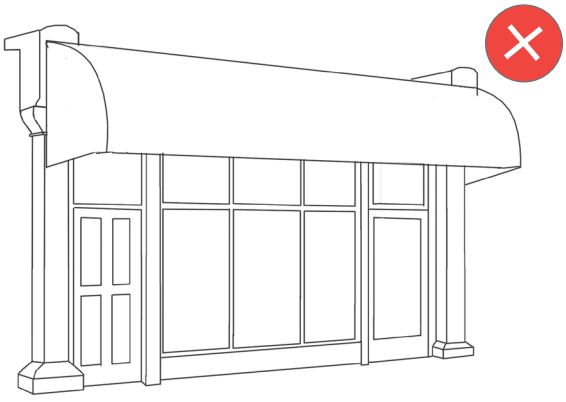
CANOPIES AND AWNINGS

3.2.18 Canopies and awnings will only be permitted if they can be accommodated without damage to the character of the building, and are capable of fully retracting. The mechanism and blind box should be integrated with the overall shop front design and should not obscure features. Retractable traditional straight canvas blinds accommodated within the cornice or architrave will usually be acceptable.

3.2.19 Folding or fixed canopies, quarter round rigid frames and balloon blinds will not be permitted.

3.2.20 Canvas is usually the most appropriate material. Flourescent, glossy or metallic blinds are not appropriate.

Picture 67. Traditional retractable canvas blinds are the most appropriate type of canopy.



SHUTTERS, GRILLS AND SECURITY

3.2.21 All security measures should be integrated within the overall shop front design and should not have a negative impact on the street scene or obscure architectural features.

3.2.22 Shop fronts should use the least visually intrusive security solution. Toughened or laminated glass; Internal screens, grills and shutters; or traditional removable external shutters are the Council's preferred solutions.

3.2.23 Rod and link (or other open type) external grills may be permitted in exceptional circumstances where it can be shown that it is the only possible solution, but these must be integrated with the overall shop front design (including box and runners).

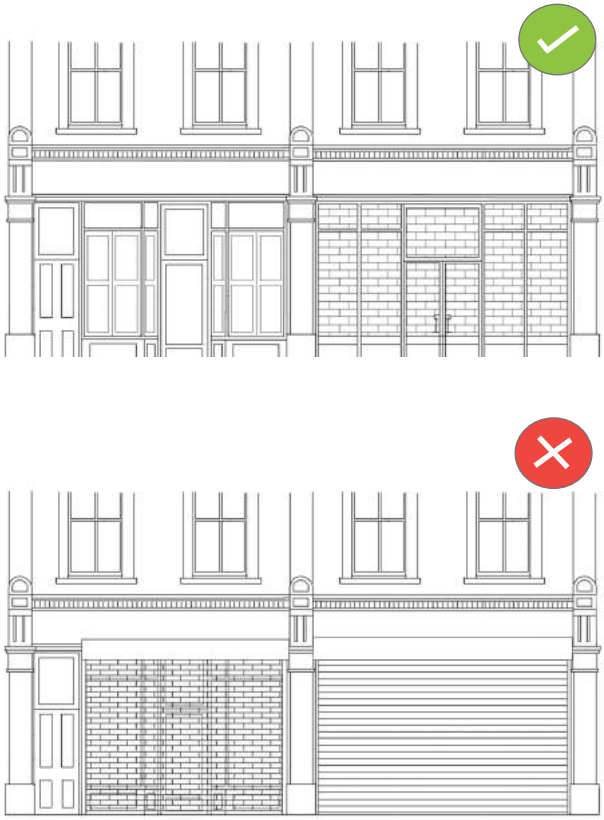
3.2.24 Shutters and grills should not cover pilasters when in the down/closed position and should have a painted or coloured finish to complement the rest of the shop front.

3.2.25 Solid or perforated external roller shutters, transparent external polycarbonate shutters or visually intrusive external shutter boxes will not be considered acceptable.

3.2.26 Burglar alarms, security cameras and other equipment should be kept to a minimum and be located in unobtrusive positions.

ACCESS

3.2.27 If the upper storeys of the building are in a separate use, separate access should be provided at the front of the premises and incorporated into the design of the shop front.



Picture 68. External Roller shutters are not appropriate.

Internal shutters which don't obscure architectural features

External roller shutters are not usually appropriate. .

3.2.28 Access to the shop including level access to the street should be provided for people with disabilities, the elderly, parents with pushchairs, and all users. If installing level access would involve the loss of important features on a historic building, alternatives such as handrails should be considered.

VENTILATION EQUIPMENT

3.2.29 Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

SHOP FRONTS CONVERTED TO RESIDENTIAL

3.2.30 The council will generally oppose the loss of shop fronts, however it may be necessary for some obsolete shop fronts outside of designated town centres and local centres to be converted to residential use.

Original shop front features should usually be retained and adapted.

3.2.31 Where this change of use is considered acceptable shop front features should usually be retained and adapted to suit the new use.

SHOP FRONTS IN NEW BUILDINGS

3.2.32 New shop fronts should respect traditional proportions, materials and signage style.

3.2.33 Recreations of historic shop fronts will not be considered appropriate in new buildings.

3.2.34 When submitting a planning application for shop units, the details of the shop front design should be submitted with the application, even if the final design is to be determined by a future occupier. Plans should show how the shop front relates to the masonry frame, position of doors, size of frame sections, fascia depth and height of stallrisers.

3.2.35 Possible security needs should be considered by allowing space for housing shutters internally.

3.2.36 Privacy should be provided through the use of obscure glazing, timber shutters (internal or external) which complement the historic character, or an internal partition creating a lobby area, window display or winter garden.

69.

3.3 LISTED BUILDINGS

Picture 69. The grade II listed former Fire Station on Tottenham Green

LISTED BUILDING CONSENT

3.3.1 Listed building consent is required for any works of demolition, alteration or extension of a listed building which might affect its character as a building of special architectural or historic interest. This applies to internal as well as external works. It is for the Council to determine in each case whether consent is required.

3.3.2 The list descriptions held by Historic England are intended mainly for identification purposes and are rarely a comprehensive record of all features of interest. They should not be relied upon to determine which features are significant, or whether or not listed building consent is required.

3.3.3 The whole of the building including its interior is listed. The Council recognises that listed buildings vary greatly in the historic value of their interiors, and that the potential for alterations varies accordingly. Decisions must be based on an assessment of the significance of the building in accordance with Historic England guidance. In sensitive interiors, alterations may have to be restricted to a minimum.

3.3.4 Certain types of work do not normally require consent, for example internal redecoration not involving removal of any internal features of significance, renewal of concealed services, routine repairs in matching materials, and maintenance. More substantial repairs may require consent. In cases of doubt, the advice of the Council should be sought in writing.

3.3.5 Buildings that lie within the curtilage of a listed building are also subject to listed building control even if they are not specifically mentioned in the list description. Objects fixed to the building may be considered to be part of the listed building.

3.3.6 Applicants for listed building consent should make sure that proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- The Council will need to be satisfied that all aspects of proposals for alterations are necessary, and that the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the building.

- Alterations should normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest.

- As far as possible, existing detailing and the contemporary features of the building should be preserved, repaired or, if missing, replaced.

- All works, will should be carried out in the correct scholarly manner, under proper supervision, by specialist labour where appropriate.

MAINTAINING LISTED BUILDINGS:

3.3.7 Regular maintenance is essential to the long-term preservation of listed buildings. Prompt action to remedy minor defects will prevent costly and disruptive repairs at a later stage.

3.3.8 Routine maintenance is the responsibility of the owners of a listed building. Planning permission is not required for routine maintenance and like for like repair, but the Council should usually be consulted to confirm whether consent will be needed.

3.3.9 Masonry surfaces can easily be damaged by inappropriate cleaning, and in many cases it is best to leave them undisturbed. External cleaning of buildings with low-pressure intermittent water sprays and bristle brushes does not normally require listed building consent. However, cleaning with water can lead to saturation of the walls and outbreaks of dry rot in built-in timbers. Other methods of cleaning stone or brickwork will generally require listed building consent as these can have a marked effect on the character of the building. Cleaning methods are carefully specified and appropriate for the circumstances. Where proprietary methods are to be used a method statement should be submitted for approval. Cleaning should only be carried out by specialist firms and under close supervision, and it is advisable to employ an independent stone cleaning consultant to specify and supervise such works.

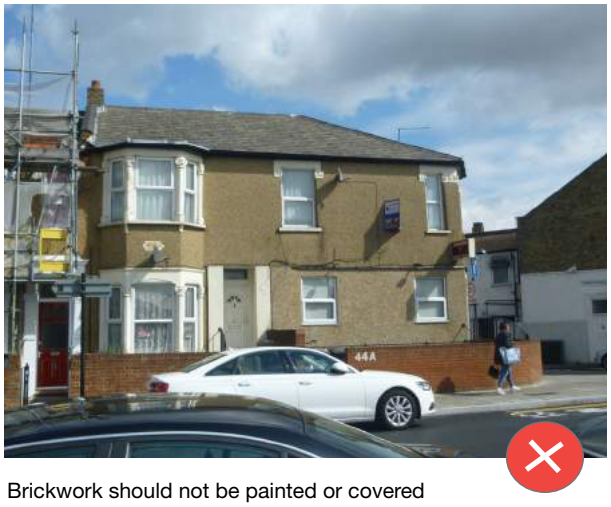
INTERIORS

3.3.10 Interior features of interest may include chimney pieces, plasterwork, panelling, doors and door surrounds, staircases and balustrades. These should always be retained and fully protected from damage during the course of any works to the interior of a listed building. Proposals for the internal refurbishment of listed buildings should be supported by drawings which clearly identify all interior features of interest, and confirm their retention. It is important that original plan forms and room proportions are maintained during any conversion.

3.4 GENERAL MAINTENANCE AND IMPROVEMENTS

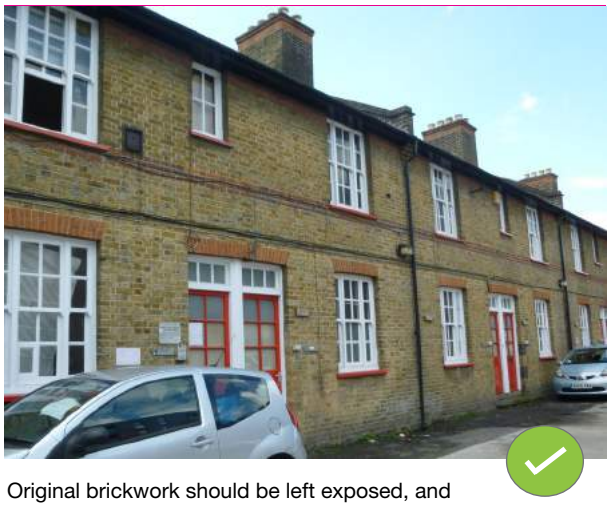
MASONRY AND BRICKWORK

3.4.1 Brickwork, stone, terracotta, tiles, and other original facing materials should not be painted, rendered, or covered with cladding. This can affect the interest of the facade, disrupt the cohesion of the group or terrace, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted.



Brickwork should not be painted or covered with render, pebble-dash or cladding.

3.4.2 Where inappropriate painting or cladding has taken place, the Council supports its removal, provided this can be achieved without damaging the fabric of the building. It is important that a specialist using appropriate non-abrasive methods undertakes the work.



Original brickwork should be left exposed, and restored where necessary.

3.4.3 Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork. Any decorative features should be retained, and where necessary repaired or reinstated. Decayed bricks should be replaced with bricks of a similar quality and colour, and laid in the same pattern as the original. In all cases, skilled bricklayers with an understanding of historic brickwork should be employed.

3.4.4 Where necessary, older brickwork should be repointed with an appropriate mortar mix – usually a 1:2:9 cement/lime/sand mortar carefully matching the existing mix in texture and colour. A flush or slightly recessed mortar joint profile is most appropriate. Cement based hard mortar should not be used on older buildings as it is less permeable than a lime mortar mix and can lead to deterioration of brickwork. Re-pointing with hard cement-based mortars is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.

ROOFS

3.4.5 The form, structure and materials of historic roofs are almost always of interest. The concealed roof of a traditional terraced house can be just as significant as a steeply pitched roof which is visible from the street, or an M shaped double-pitched roof. Where original roofs survive, there will be a presumption will be in favour of their retention.

3.4.6 Where repairs or reroofing is required, this should be done in materials to match the original, in type, size and colour. On older buildings this will most often be either slate or clay tile. Where possible, the original slates or tiles should be retained and reused.

3.4.7 Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to be replaced the original material (or if this cannot be determined, the most appropriate material for the building type) should be used.

3.4.8 Ridge tiles, finials and other details should always be retained and reused, or replicated. The layout, tile/slate size and any patterning in the original roof should be replicated.

3.4.9 Chimney stacks are important features of the roofscape and can be important indicators of the date of a building and of the internal planning, and should never be removed or altered without consent. Repairs may be necessary to stabilise the chimney, but the Council recommends that the height is not reduced and pots are not removed.

3.4.10 Where additional ventilation is required, his should be provided at the eaves and ridge line and should not affect the appearance of the roof. Vents should not be installed on the roof slope.

WINDOWS AND DOORS

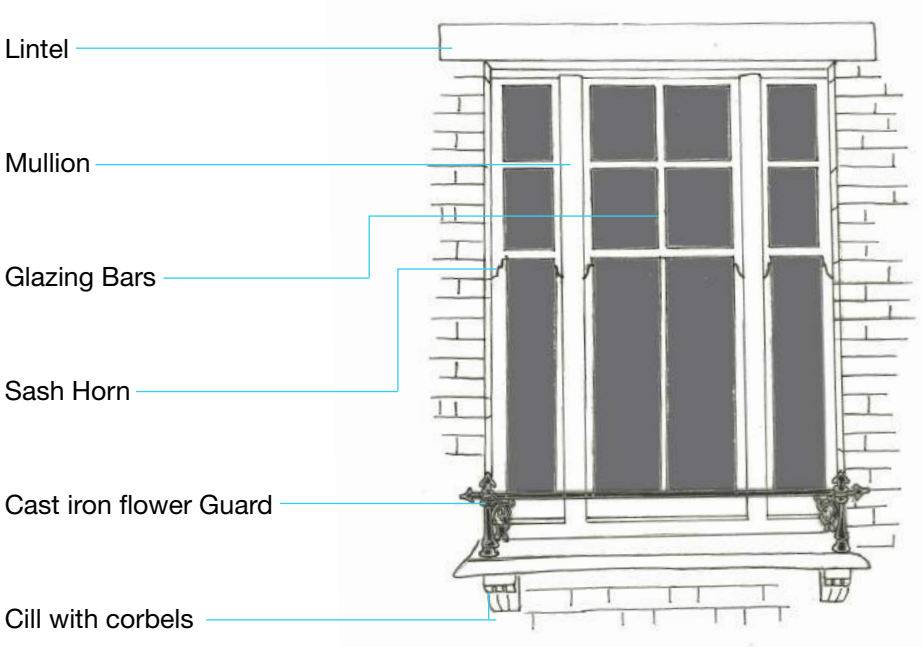
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

- It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.

- The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds. In the case of listed buildings, the installation of secondary glazing will require listed building consent and will usually be permitted where it can be accommodated without harm to the significance of the building interior.

- Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate on rear elevations that are not visible from the street. Glazing bars should always be mounted externally.

Picture 70. The features of a traditional window which should be retained or replicated



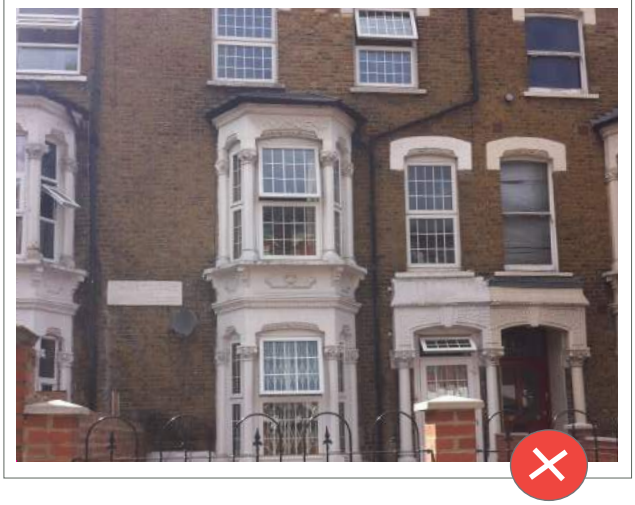
- Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

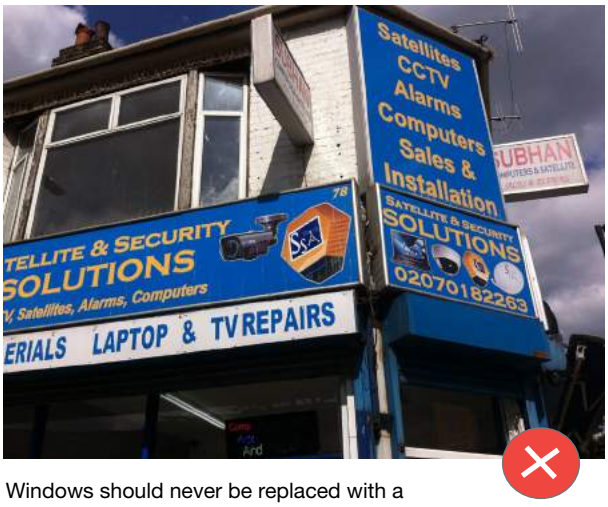
- In the case of listed buildings, the Council will strongly resist the loss of original windows and doors (including historic glass). Where an original window or door is beyond repair, it should be replaced on an exact like for like basis, and double glazing will not usually be acceptable. Historic glass, whether decorative or plain, should be retained where possible, and carefully protected from damage during building works.

- It is never appropriate to alter the original configuration of windows, the size and proportions of window and door openings, or details such as lintels, brick arches and cills. The depth to which window frames are set back from the face of the building should not be altered.

- Where windows and doors have been altered, every opportunity should be taken to restore them to their original style. In cases where a previously altered window is to be replaced, the new window should replicate the original design and materials, which can usually be ascertained by looking at nearby houses of the same type

- External security grills, gates and shutters should not be installed to doors or windows as this harms the character of the area. Residents wishing to improve security are advised to seek specialist advice on more appropriate solutions.





Windows should never be replaced with a different style or configuration to the original

ARCHITECTURAL FEATURES AND DETAILING

3.4.12 Original architectural features and decoration (and later features which add to the architectural or historic interest of the building) should be retained as far as possible. These might include features such as porches, parapets, balconies, verandahs, carved details in stone or timber, moulded brickwork and terracotta, statuary, murals, mosaics, and ornamental ironwork.

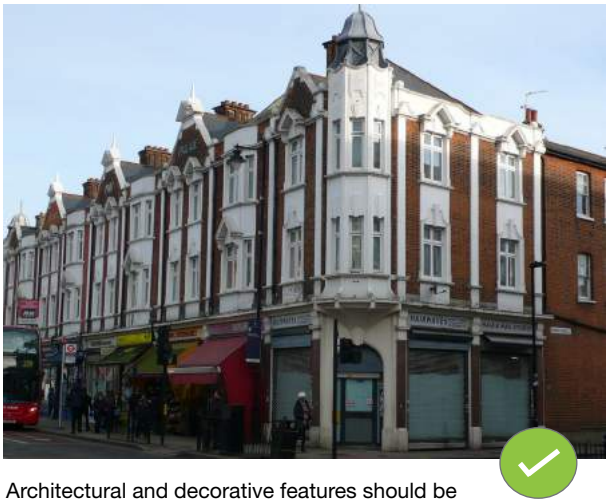
- Repairs to decorative features should usually be carried out by an appropriately skilled craftsperson or conservator.
- Where architectural features or decorative details have been lost or replaced with poor-quality substitutes, the Council will strongly encourage their reinstatement (if there is clear evidence of their original appearance.)
- It is always best to retain the original porch arrangement which is often an integral part of the design of a building. Open porches should not be enclosed. Canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.

BOUNDARY WALLS AND PARKING

3.4.13 Walls, fences and other boundary treatments to both front and back gardens make an important contribution to character. Their removal, or the addition of a boundary treatment of a different height or type will not be considered appropriate. Where boundary walls are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt to reflect the original appearance.

3.4.14 Substantial loss of front gardens and/ or boundary treatments in order to create parking spaces will not usually be considered acceptable. The creation of hard standing for parking should

Alterations to original features such as porches and bay windows should be avoided



Architectural and decorative features should be retained and restored

not cover more than 50% of the original garden, should be appropriately landscaped. The original boundary treatment should usually be retained. It may be possible in some circumstances to enlarge openings in front boundary walls, where the wall is appropriately finished with a pier, in keeping with the style of the original.

EXTERNAL SERVICES AND FITTING

3.4.15 External services such as ventilation equipment, flues, satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimise their impact. Where possible these should be in unobtrusive locations and on walls and roof slopes that are not visible from the street. In the case of listed buildings, such additions will require listed building consent.

Satellite dishes shouldn't usually be mounted on the front of buildings

- Roof plant should be avoided if at all possible, but where it is necessary, it may be possible to locate it within the envelope of the building. If not, it must be concealed in views from ground level.

- Satellite dishes will only be acceptable where they cannot be easily seen from the street or other public areas, usually the rear of the property below the level of the roof ridge, or on hidden roof slopes.

- Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

3.5 EXTENSIONS

3.5.1 In many cases, historic buildings are capable of being extended without damaging their character, subject to sensitive handling of scale and detail. However in some cases extensions would detract from the uniformity of a formal group of buildings, or from the integrity of a particular design and will therefore be unacceptable in principle.

- Extensions will only be permitted if subordinate in size and appearance to the original building. Care should be taken that the form and proportions of the original building are not obscured.

- Design, detailing and materials (including roofing material, windows and doors) should be carefully considered to reflect or complement the existing building and the character of the area, and to be visually subordinate to the existing building. The design might reflect the style of the original building, or provide a modern contrast which complements (and does not compete with) the original.

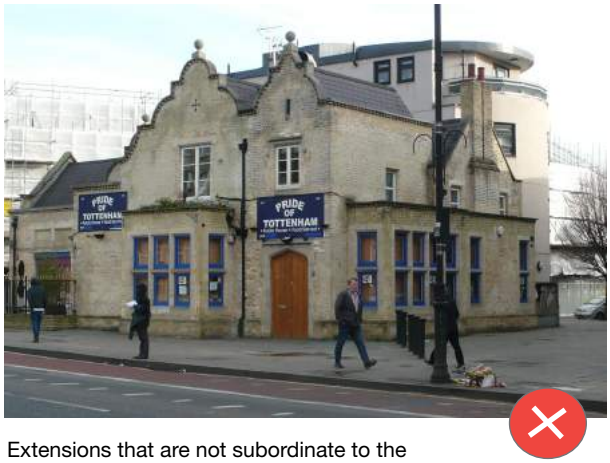
DORMERS AND ROOF EXTENSIONS

- Rear dormers should be subordinate to the size of the roof. Usually the width of the dormer should be not more than 2/3 the length of the ridge. Dormers should usually be set in 0.5m from both sides of the roof and the eaves, and 0.3m from the ridge. Overly large and solid dormers with large 'cheeks' and 'aprons' to create habitable roof space will not be considered acceptable.

- Roof extensions to the front or side of the property will not usually be considered acceptable, unless these are a feature of the original building or an established characteristic of the street.

- Hip to gable extensions will not usually be considered acceptable.

- Juliet balconies, roof terraces and 'cut in' terraces will not be considered acceptable as part of a roof extension, unless they are a feature of the original building or an established characteristic of the street.



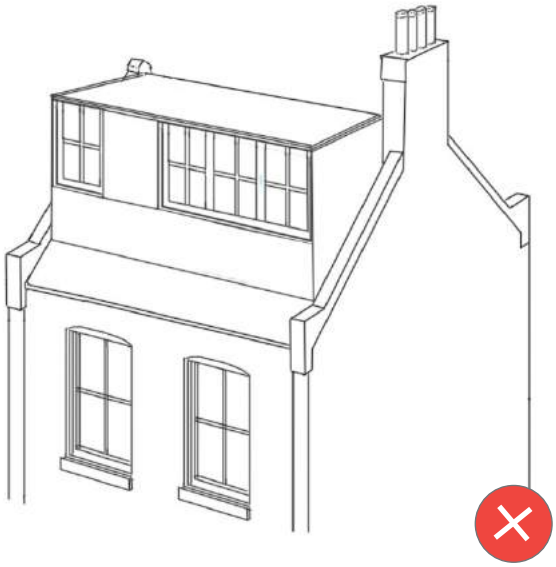
Extensions that are not subordinate to the original building can be detrimental to character

Mansard roof extensions are not usually appropriate

- Mansard roof extensions will not be considered appropriate unless these are a feature of the original building, or they are an established characteristic of the street scene and can be accommodated behind an existing parapet.

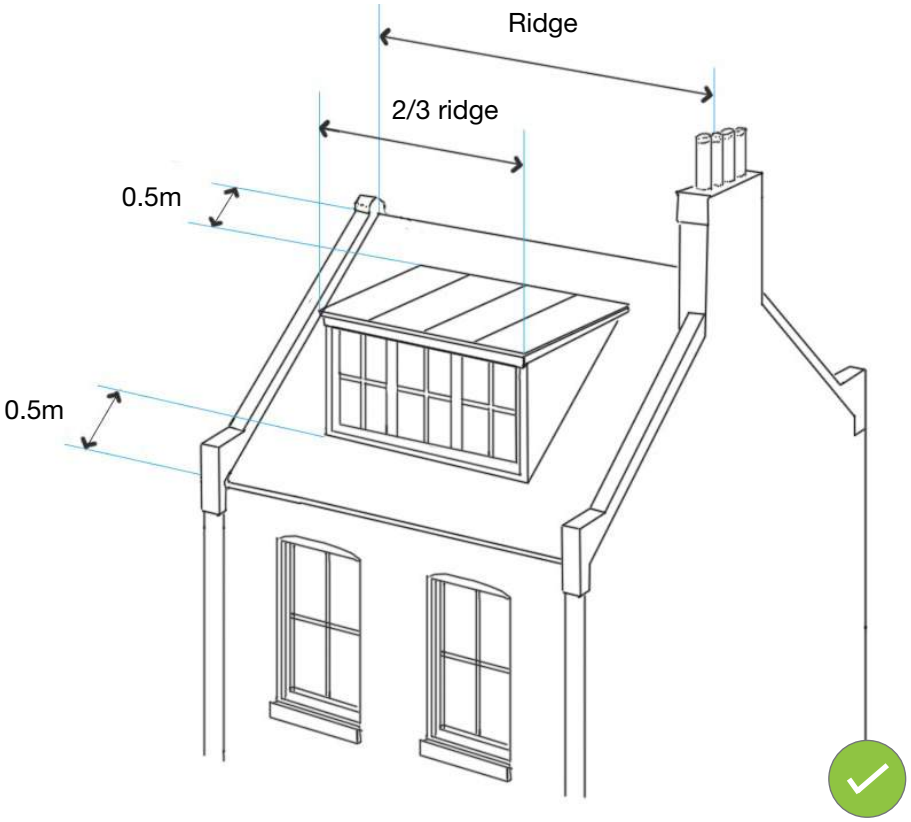
- Roof extensions should complement the original form of the roof, matching the original roofing material and details such as parapets and ridge tiles. Architectural details such as chimney stacks, finials and decorative brickwork should be retained where possible.

- Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.



Picture 71. Over-sized dormers will not usually be acceptable in the conservation area.

Picture 72. Dormers should be subordinate in size to the main roof.



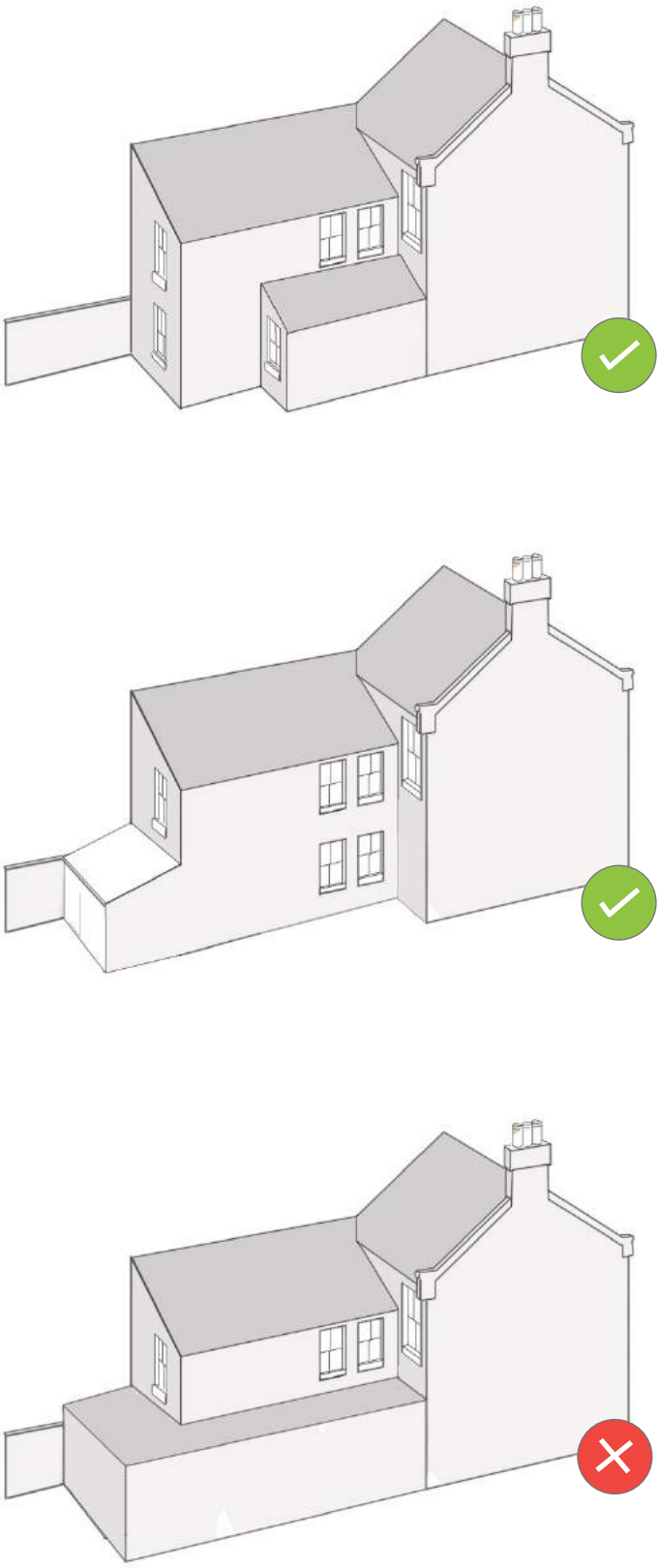
REAR AND SIDE EXTENSIONS

- Rear extensions should usually be one storey lower than the original building and should generally extend no more than 3m beyond the rear wall in terraced properties, or 4m in detached properties.

- Rear extensions should not be wider than the width of the house. Where the original footprint of the house is L shaped, extensions should reflect this. (see diagrams.)

- Existing window and door openings on the rear elevation should be retained where possible.

- Side extensions may be acceptable in some circumstances. These should be set back at least 1m from the front wall of the house with a roof ridge height lower than the ridge of the original roof. Side extensions should usually preserve suitable gaps between buildings where these contribute to the character of the area.



Picture 74. Where the footprint of the building is L shaped, rear extensions should not usually extend across the entire width of the buildling.

3.6 ENERGY EFFICIENCY IN HISTORIC BUILDINGS

3.6.1 The Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. Whilst some historic buildings may not be suited to certain energy efficiency improvements, It is possible to reduce energy loss, even in traditionally built buildings without compromising their historic and architectural character.

3.6.2 Improvements for energy efficiency should minimise disturbance to existing fabric and be easily reversible without damaging the existing fabric (especially changes to services).

3.6.3 It is important that when proposing any works to modify an older building, that its construction, condition and performance are appropriately understood Traditionally constructed buildings perform differently to those constructed with most modern methods. They are more porous and naturally ventilated, so they 'breathe'. They generally include softer materials such as lime based plasters and mortars which respond to air and moisture differently to modern materials.

3.6.4 The first measure should always be repairs and draft proofing, which can deliver significant improvements with very little disruption and cost. The installation of modern energy efficient boilers, appliances and heating systems, which will generally not harm the building's character.

INSULATION

3.6.5 Older buildings tend to be constructed from permeable materials and it is important that water vapour is able to evaporate from the fabric to prevent moisture build up. The installation of some modern insulation materials can alter this and cause damp to build up on or within the structure leading to problems such mould growth, rot and decay. It is usually better to choose vapour permeable materials such as natural wool, and great care should be taken to provide appropriate ventilation.

3.6.6 It will usually be possible to install insulation in the roof with good results. If additional ventilation is needed, this should be incorporated in to the ridge and under the eaves. Vents should not be installed on the roof slope.

3.6.7 External wall insulation will usually be harmful to the character of the building and should only be considered on hidden facades at the rear of the building, or on rendered facades. It should always match the appearance of the original building or group of buildings, including replicating window reveals and frames, doorways, and any other architectural or decorative features.

3.6.8 It may be possible to insulate the walls internally. materials should be chosen and installed with great care in order to avoid moisture build-up or cold spots where condensation may occur. Expert advice should be sought.

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3.6.9 Repairing and draft-proofing windows can deliver significant improvements in their thermal performance, as can the use of blinds, shutters, and secondary glazing. Where it is necessary to replace a window, appropriately designed double glazing will often be considered appropriate (see p__ 'Windows').

MICRO-GENERATION EQUIPMENT

3.6.10 Micro-generation equipment such as solar panels will often deliver improvement in the overall energy efficiency of the building but its application in the conservation area will necessarily be limited and other interventions should be considered in the first instance. It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street. Discretely located installations on hidden elevations or roof slopes may be appropriate.

3.6.11 Detailed advice about improving energy efficiency in older buildings is published by Historic England and is available on their website: www.historicengland.org.uk/advice/your-home/saving-energy/

3.7 DEMOLITON

3.7.1 There is a presumption in favour of the retention of all buildings on the statutory list, locally listed buildings and buildings that make a positive contribution to the conservation area, in line with national and local policy. Permission for demolition will not normally be granted.

3.7.2 In exceptional cases consent for demolition, or part demolition, may be granted. The National Planning Policy Framework (NPPF) sets out the criteria to be used by the Council in assessing proposals that cause total or substantial loss of significance of a heritage asset. The contribution made by the existing building must be assessed. The council will also consider:

- The condition of the building, the cost of repairing and maintaining it in relation to its importance, and to the value derived from continued use;
- The adequacy of efforts made to retain the building in use; and
- The merits of alternative proposals for the site.

3.7.3 Consent for demolition would not be granted simply because redevelopment is economically more attractive to the applicant, or because the applicant acquired the building at a price that reflected the potential for redevelopment rather than the condition and constraints of the existing historic building.

3.7.4 Proposals involving demolition of any part of a listed building will be subject to consultation with the national amenity societies, as well as being referred to Historic England. Historic England must be notified of all proposals to demolish listed buildings, and allowed access to buildings which it wishes to record before demolition takes place.

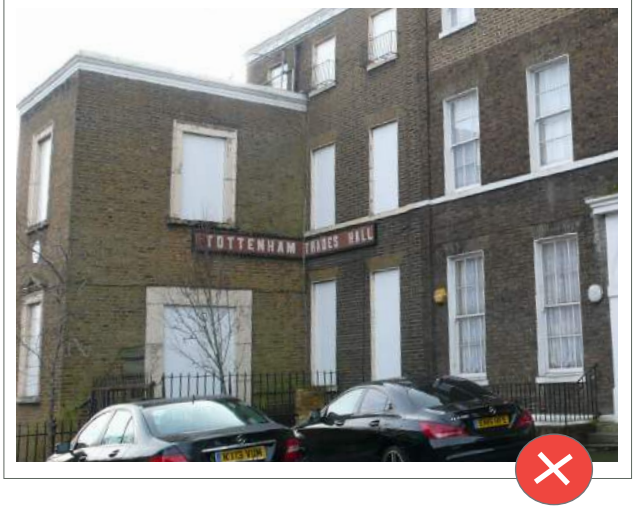
3.8 USES FOR HISTORIC BUILDINGS

3.8.1 The great majority of historic buildings must remain in economically viable use if they are to be maintained in the long term. The best use for a historic building is very often that for which it was originally designed where this continues to be viable. However if buildings are left empty, neglect becomes a considerable danger.

3.8.2 Change of use of a may be appropriate in these circumstances, if it will result in the preservation of an historic building and if it can take place without considerable alteration or loss of character and is consistent with national and local policies. In principle, the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building.

3.8.3 The preservation of facades alone, and the gutting and reconstruction of interiors, is not normally an acceptable approach to the re-use of historic buildings: it can destroy much of a building's special interest and create problems for the long-term stability of the structure.

3.8.4 Where the upper floors of buildings are unoccupied, the introduction of new uses to upper floors of buildings, particularly residential use, is positively encouraged



Examples of buildings in Bruce Grove and Tottenham Green Conservation Areas that have fallen in to disuse can be in danger of neglect.

Change of use can result in the long term preservation of a listed building as in this example in the Tottenham Green Coonservation Area

Picture 75. 11 asnd 12 Bruce Grove - Grade II listed

4. APPENDICES

4.1 APPENDIX A - AUDIT

ATUTORILY LISTED BUILDINGS

4.1.1 The National Heritage List for England (NHLE) is maintained by Historic England. The NHLE, or the local planning authority, should always be consulted in order to ascertain whether or not a property is listed, as information from other sources may be out of date.

Bruce Grove	**Grade**
Nos. 1-4	II
Nos. 5-16	II
Public Toilets	II
Stoneleigh Road	
The Beehive Public House	II

LOCALLY LISTED BUILDINGS

Brook Street (North Side)

Brethren Chapel

Bruce Grove (North Side)

Nos. 117 and 118 (former cinema)

Nos. 119 (part of former cinema)

Chesnut Road

No. 1 (Stoneleigh)

Forster Road

Electricity Sub-station

High Road (west side)

Nos. 433-441

Nos. 455-465 including St Mark's Methodist Church

Nos. 479-491 (Warner Terrace)

Nos. 497 & 499 (The Ship Public House)

Nos. 501-507

Bruce Grove Station

VR Royal Mail box set into wall of station ticket hall

Nos. 513-525

Nos. 527-543

No. 549

Nos. 551 & 553

No. 551A (former brewery, Morrison Yard)

No. 551B (former electricity sub-station)

High Road (east side)

Nos. 406 & 408

Nos. 412 & 414

Nos. 418 & 420 (erroneously entered in Local List as 416 & 420)

Nos. 448-454 (former Burton's tailors)

No. 462

No. 480

Nos. 482-488

Nos. 492-500

Nos. 502-508 (former Marks & Spencers)

No. 510

No. 510A

Nos. 512-520

Nos. 522-528

Nos. 538-554 (Windsor Parade)

Moorfield Road

Former station master's house (Holly Cottage)

No. 22 (former Royal Mail Sorting Office)

St Loy's Road

No. 1

BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Bruce Grove

Station Buildings

Nos. 113-116 including the Regency Banqueting Suite

Nos. 68-109

Forster Road

St Mark's Sunday School

High Road (west side)

429 & 431 (for group value)

Nos. 443-449

Nos. 467-477

Nos. 567-577 including Nos. 1-3 Devonshire Chambers

High Road (east side)

Nos. 400 & 402

No. 404

No. 422

No. 424

Nos. 428-442

BUILDINGS MAKING A NEUTRAL CONTRIBUTION TO THE AREA

Chaplin Road

Nos. 1-6

Nos. 7-10

Felixstowe Road

Nos. 1-14

Forster Road

Flats on the north side of the road

Forster Hall

Nos. 1-5

Nos. 6-13

No. 33

High Road (west side)

No. 477A

St Loys Road

Nos. 2A-10

Nos. 3-11

BUILDINGS THAT DETRACT FROM THE CHARACTER OF THE CONSERVATION AREA

High Road (west side)

Nos. 491A & 493

Nos. 545-545C

Nos. 547A & B

Nos. 555 & 557

Nos. 559-565

High Road (east side)

Nos. 530-536

No. 490

Nos. 444 & 446

St Loy's Road

Garage extension to No. 1

No. 1A

No. 2

4.2 APPENDIX B - PLANNING POLICY CONTEXT

National

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.

- National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (March 2012), sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 12. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).

- Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A good practice guide published by Historic England in 2015.

Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.

- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas

- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

Local

- Haringey's Local Development Framework (LDF) is a portfolio of development plan documents (DPDs) of which The Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of the Borough up to 2026. This document, in conjunction with the London Plan and the Saved UDP Policies make up Haringey's current development plan. The emerging Development Management DPD will supersede the Saved UDP Policies.

- Section 6.2 of the Local Plan: Strategic Policies relates to the historic environment. Detailed policies are set out in Section 10 of Saved UDP Policies.

- Haringey's Streetscape Manual provides guidance on public realm management

- Links for all the above documents are provided in the Sources section.

4.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990
http://www.legislation.gov.uk/ukpga/1990/9/contents

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment
http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/.

Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).
https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/

Regional

The London Plan
http://www.london.gov.uk/priorities/planning/publications/the-london-plan

Chapter 7 of the London Plan: London's Living Places and Spaces
http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,
https://www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context

Historic England, Streets for All: A Guide to the Management of London's Streets
http://historicengland.org.uk/images-books/publications/streets-for-all-guide-to-management-of-londons-streets/

Local

Haringey Local Development Framework

http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework

Haringey Streetscape Manual

http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape

4.4 APPENDIX D - SOURCES

Bibliographic

- Royal Commission on Historical Monuments England, An Inventory of the Historical Monuments in Middlesex (1937)
- Victoria County History, History of the County of Middlesex, vol. 5 (1976)
- Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)
- Andrew Saint et al, London Suburbs (1999)
- Peter Guillery, The Small House in Eighteenth Century London (2004)
- Chris and Hazel Whitehouse, Haringey Pubs (2004)
- Christine Protz, Tottenham: A History (2009)

Maps

- Thomas Clay's map of Tottenham (1619)
- John Rocque's Map of the County of Middlesex 1757
- Wyburd's map 1798
- Tottenham Parish Tithe Map (1844)
- Ordnance Survey: Middlesex XII 3 1864, 1894, 1913, 1935

4.5 APPENDIX E - GLOSSARY

Arch The spanning of an opening by means other than a lintel, made up of wedge-shaped blocks. Arches may be semi-circular, segmental (a section of a circle) or pointed

Band An unmoulded, horizontal projecting stringcourse, often delineating a floor/storey.

Bargeboards Projecting boards set against the incline of a gable, sometimes decoratively carved

Bay The vertical division of the elevation of a building, usually defined by window openings

Bay window A projecting window, sometimes curved (also known as a bow window), canted (angled) or square

Casement window A window hinged vertically to open like a door

Cladding An external covering applied to a structure for protective or aesthetic purposes

Column An upright, often supporting, structure, usually circular but sometimes square or rectangular in form

Console A scrolled bracket supporting the cornice of a shop front, marking the termination of one shop unit and the beginning of another

Coping A protective capping or covering on top of a wall, either flat or sloping to discharge water

Cornice a projecting, decorative moulding along the top of a building, wall, arch or shop front. A dentil cornice comprises small, square blocks

Corbel A projecting block, usually stone, supporting a horizontal beam

Cresting Decorative finish along the ridge of a roof, often in terracotta or metal

Cupola A dome that crowns a roof or turret

Dog-tooth A series of mouldings consisting of four leaf like projections radiating from a raised centre. Dormer window A projecting window placed vertically in a sloping roof with a roof of its own

Dressings A finish, sometimes in a contrasting material to that of the main elevation, most commonly surrounding windows or doors

Eaves The lower part of a roof slope, overhanging a wall or flush with it

Elevation The external wall or face of a building

Façade The front or face of a building

Fanlight A window above a door, often semi-circular with radiating glazing bars, most commonly associated with Georgian buildings

Gable The triangular upper part of a wall at the end of a pitched roof

Glazing bar A vertical or horizontal bar of wood or metal that subdivides a window frame and holds the panes of glass in place

Heritage asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Keystone A central wedge-shaped stone at the crown of an arch, sometimes carved

Lintel A horizontal beam or stone bridging a door or window

Mortar A mixture of cement (traditionally lime), sand and water laid as an adhesive between masonry courses

Moulding A continuous projection or groove with a contoured profile used decoratively, or to throw water away from a wall

Mullion A vertical bar dividing a window opening into two or more lights

Nail-head A series of pyramidal mouldings resembling the heads of medieval nails

Pantile A roofing tile with a curved S shape designed to interlock

Parapet A low protective wall at the edge of a roof, balcony, bridge etc.

Paterae Circular moulded ornaments derived from classical architecture

Pediment A low-pitched gable above a portico, opening or facade

Pilaster A shallow pier projecting slightly from a wall, often crowned with a capital

Pitched roof A roof with two slopes and a gable at each end

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

Sash window A window that is double hung with wooden frames (sashes) that slide up and down with pulleys and weights

Setts Rectangular blocks of stone (commonly granite) used for road surfacing

Sill (or cill) Horizontal projecting element at the base of a window or door opening

String-course A continuous horizontal band, usually moulded

Stucco A form of plaster finish applied to the external face of a building, or as contrasting moulded decoration e.g. to window and surrounds

Transom A horizontal bar of stone or wood across a window opening

TOTTENHAM GREEN CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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FOREWORD **(Draft to be approved by Cllr Strickland)**

It is with great pleasure that I am able to present the draft Tottenham Green Conservation Area Appraisal and Management Plan. We hope this document will play a significant role in the positive future management of Tottenham Green Conservation Area and be a guide for developers, residents, planners.

The Conservation Area is part of the Tottenham High Road Historic Corridor, which represents a valuable part of the borough's heritage and makes a central contribution to Tottenham's local character. The townscape is illustrative of the historic development of the area and boasts a great many buildings of historical and architectural interest of a variety of ages and styles, including many listed and locally listed examples.

Conservation area designation is not intended to prevent all change or stop new development, especially where this can bring wider benefits for the community. We believe that change and development at both large and small scale must enhance the Conservation Area through high quality appropriate design and a good understanding of character. In the past this has not always been the case, and some changes made in recent years have eroded the high road's special interest. This appraisal has been produced by independent heritage consultants based on detailed site surveys and observation work, and reflects the area as it is today. It sets out what makes the area special, as well as noting changes that have had a negative impact.

As a council we are committed to ensuring that all future development serves to enhance this valuable asset. By providing clear design guidance and a strong basis for consistent development management and enforcement, this document will be a valuable tool in achieving this. Good heritage management is only possible with the support and involvement of the local community. I would strongly encourage residents and local businesses to participate in the consultation process, and have their say on these important new documents.

Councillor Alan Strickland

Cabinet Member for Planning

GENERAL INTRODUCTION

Conservation areas, introduced in 1967, now number over 9,000 in England. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an "areas of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance". Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

Section 71 of the Act requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Current best practice, in accordance with published guidance by Historic England, is to prepare Conservation Area Appraisals and Conservation Area Management Plans, usually as a consolidated document.

Conservation areas are identified as 'designated heritage assets' in the National Planning Policy Framework (NPPF).

The London Borough of Haringey has 29 conservation areas. Tottenham Green Conservation Area was designated in 1976, comprising the High Road from Forster Road south to the former Jewish Hospital on the west side, and from No. 408 to No. 250 on the east side. The boundary was amended in 1998 to include part of the Monument way junction east of Tottenham High Cross, the north side of Philip Lane west to include Nos. 32 to 70 (even) and Clyde Road Depot at the rear of Tottenham Town Hall, and to exclude the Tottenham Green Centre and Elliot Court and Copperfield Drive on the east side.

This document comprises two parts: Part I Tottenham Green Conservation Area Appraisal which sets out the conservation area's special interest, highlighting those elements which contribute to, or detract from, its character, and Part II Tottenham Green Conservation Area Management Plan, a strategy for managing change in the conservation area to ensure that its character is preserved or enhanced.

The methodology of this Appraisal and Management Plan follows best practice guidance in Historic England's Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).

This document will be treated as a material consideration in assessing planning applications affecting the North Tottenham Conservation Area.

1. TOTTENHAM GREEN CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

1.1.1 Understanding significance is the key to ensuring that changes to our historic environment can be managed in an informed and positive way. Conservation area appraisals are vital tools in this process. Their principal functions are:

- To articulate why the conservation area is special, highlighting those elements which contribute to, and those which detract from, its character
- To support a robust policy framework for planning decisions
- To inform and guide the associated Conservation Area Management Plan

Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

1.2 SUMMARY OF SPECIAL INTEREST

1.2.1 The special interest of the Tottenham Green Conservation Area derives from two significant features, first the historic scale and character of the large public open space of Tottenham Green; second the unique concentration of public buildings including civic buildings, health, education and religious buildings and places of entertainment. In contrast to other stretches of Tottenham High Road, which function first and foremost as part of a commercial high street, Tottenham Green has a quite distinctive character and appearance.

1.2.2 The northern part of the conservation area is notable for the change in scale and appearance from that of the Bruce Grove area immediately to the north and this is marked by the police station and the former Tottenham Palace Theatre that denote the transition from one area to another. To the south of these buildings there is a lack of enclosure to the street line as many of the buildings are set back from the highway, including the former High Cross School (now Old School Court) that, with its high Victorian Gothic architecture, is still a highly visible landmark building.

1.2.3 The High Cross is positioned just before the High Road widens out onto the Green. The west side of the Green is distinguished by a grand frontage of Edwardian civic and education buildings including the former Town Hall, fire station and public baths, a school and a college. Completing this ensemble is the former Jewish Hospital.

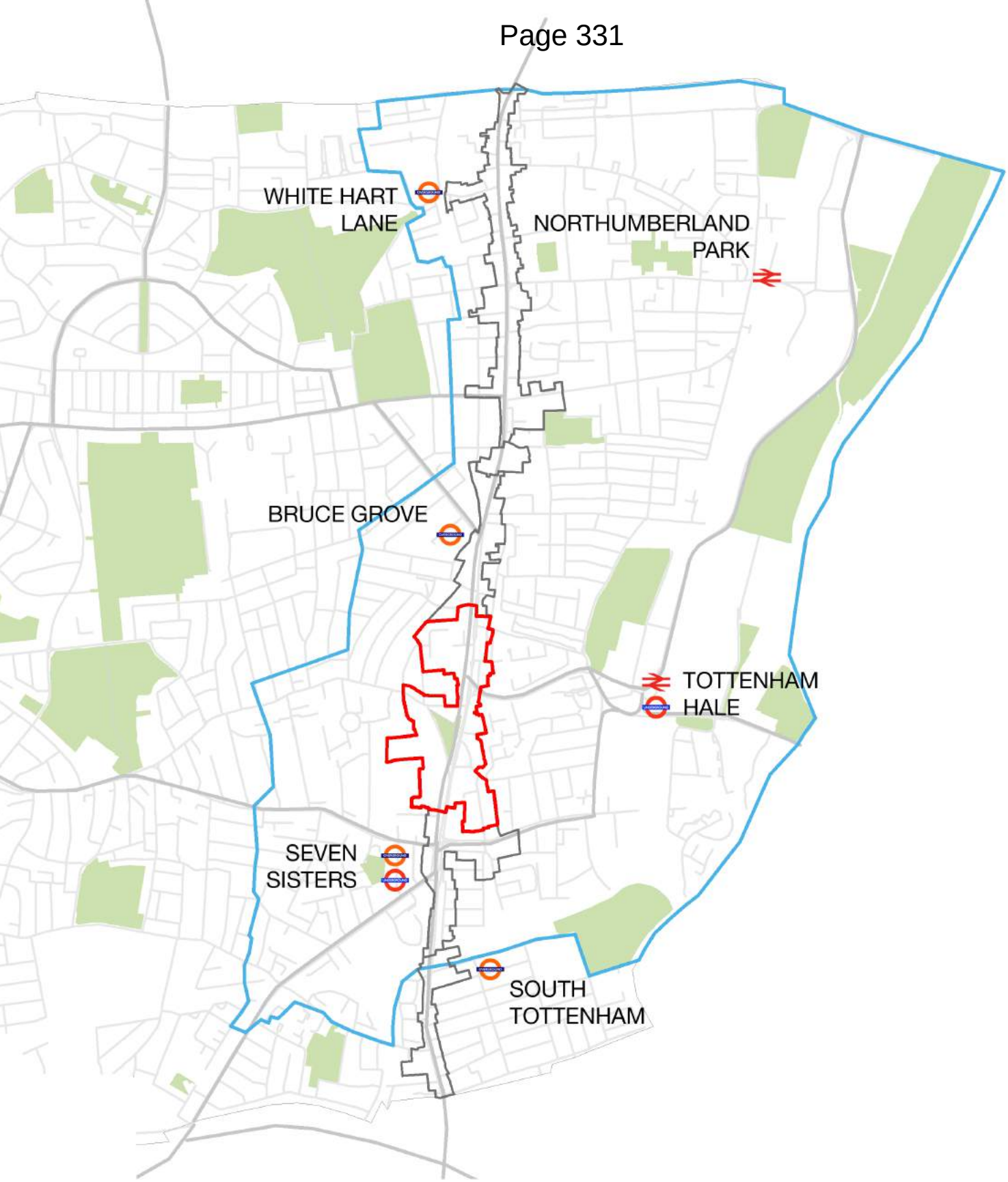
1.2.4 The West Green itself is a large triangular open space with a large number of mature trees. At its northern boundary is the Holy Trinity Church and church school buildings. The civic importance of the space is emphasised by the location of the War Memorial at its southern apex.

1.2.5 The east side of the Green has a contrasting more residential character, although only two houses on the east side of the High Road survive as a

remnant of the large houses and gardens that once surrounded the Green. In keeping with the changes of use of the other public buildings in the area, the former hospital has been converted to housing. To the south-east of the Green the conservation area includes Talbot Road, a street that illustrates a century of changing house types.

1.2.6 The buildings of the conservation area illustrate its evolution, starting in the late 19th century, from a residential suburb into an important municipal centre. Tottenham Green was once the civic hub of the community, where many municipal functions were concentrated. These functions have moved away and although the school and college remain, together with community arts and business facilities, with them much of the vitality and importance of the area seemed to drain away. Just over one hundred years later this cycle has moved on again and many of the former public buildings have been converted into new uses.

1.2.7 In summary, the special interest of the conservation area derives largely from the character of the Tottenham Green open space and the former civic and municipal buildings that, although now largely converted to other uses, still evoke a sense of their former importance despite the fact that much of the more recent architecture has failed to match the quality of architectural design and the townscape quality of the earlier periods.



Map 1. **Location map: Tottenham Green Conservation Area**

Conservation Area Boundary

Tottenham High Road Historic Corridor

Area covered by the emerging Tottenham Area Action Plan

Map 2. **The boundary of the Tottenham Green Conservation Area**

Conservation Area Boundary

1.3 LOCATION AND SETTING

LOCATION

1.3.1 The historic parish of Tottenham is located to the north east of the former County of Middlesex, and to the east of the present London Borough of Haringey. It is bordered by Edmonton (London Borough of Enfield) to the north, the River Lea and Walthamstow (London Borough of Waltham Forest) to the east, Stoke Newington (London Borough of Hackney) to the south, Hornsey (London Borough of Haringey) to the west and Friern Barnet (London Borough of Barnet) to the north-west. The High Road is almost three miles long, running north south in an almost straight line from Fore Street, Edmonton at the north and continuing as far as Stamford Hill to the south.

TOPOGRAPHY AND GEOLOGY

1.3.2 The High Road is virtually flat until it approaches Tottenham Green where it rises slightly, descends gradually to South Tottenham, and rises again towards Stamford Hill. The land to the east descends towards the Lea Valley, while the area to the west is essentially flat.

1.3.3 The Moselle stream, whose names derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran its meandering course north-eastwards from Hornsey, bending due south at the present junction of the High Road and White Hart Lane and continuing along the west side of the High Road to Scotland Green. Here it turned eastwards as Garbell Ditch, later known as Carbuncle Ditch whose course is commemorated by Carbuncle Passage, with a further ditch forking south-eastwards to the Hale. The stream was incrementally culverted in the 18th and 19th centuries, and by 1864 only short sections remained open along the High Road.

1.3.4 The abundance of brick-earth in Tottenham meant that brick and tile-making was a key local industry from the middle-ages to the 19th century, while the rich alluvial soil along the banks of the River Lea gave rise to many farms and market gardens producing fruit and vegetables for the London market.

1.3.5 As depicted on the 1619 and 1798 maps, Tottenham Green formed a roughly rectangular space aligned slightly north-west/south-east enclosed by Philip Lane (High Cross Lane) on the north side, the present Town Hall Approach Road on the west and the High Road on the east. The 1844 tithe map clearly depicts the triangular form of the village green as evident today, Holy Trinity Church now occupying the northern section. Pre-1864 maps suggest that the landscaped south-eastern section of the present Green formed part of the highway itself.

THE SETTING OF TOTTENHAM GREEN CONSERVATION AREA

1.3.6 East of the High Road, the network of Victorian and Edwardian streets that existed between Chesnut Road and High Cross Road (Monument Way) was largely erased under post-war housing development schemes. In addition, several substantial sites behind the frontages on both sides of the High Road and the Green, e.g. the grounds of High Cross School and the Prince of Wales Hospital, the lager factory/cold store site, and Clyde Road depot, have been incrementally redeveloped for housing. Thus the conservation area is, for the main part, enclosed by modern housing, although this is predominantly low-rise and contained behind the High Road and frontages to the Green. At the south-east, where Talbot Road meets Broad Lane, the conservation area shares a seamless Victorian residential character with the adjoining section of the Seven Sisters/Page Green Conservation Area.

TREES AND OPEN SPACES

1.3.7 The conservation area is generously endowed with mature trees and public open spaces the latter consisting of the Green itself as the focus of the conservation area, and the area fronting the former Grammar School and Rawlinson Terrace. Tree-planted forecourts or verges complement these open spaces: e.g. Reynardson Court, the United Reformed Church, Laseron House and the former Jewish Hospital. Where the pavement width allows, there are a number of street trees, at varying stages of maturity. All make a vital contribution to the area's special character.

VIEWS

1.3.8 Generally views are largely contained within the linear form of the High Street, with limited views in and out of the conservation area occurring at junctions with side roads. However, at Tottenham Green there are longer views and vistas across the full extent of the public open space.

1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

The development of Tottenham High Road

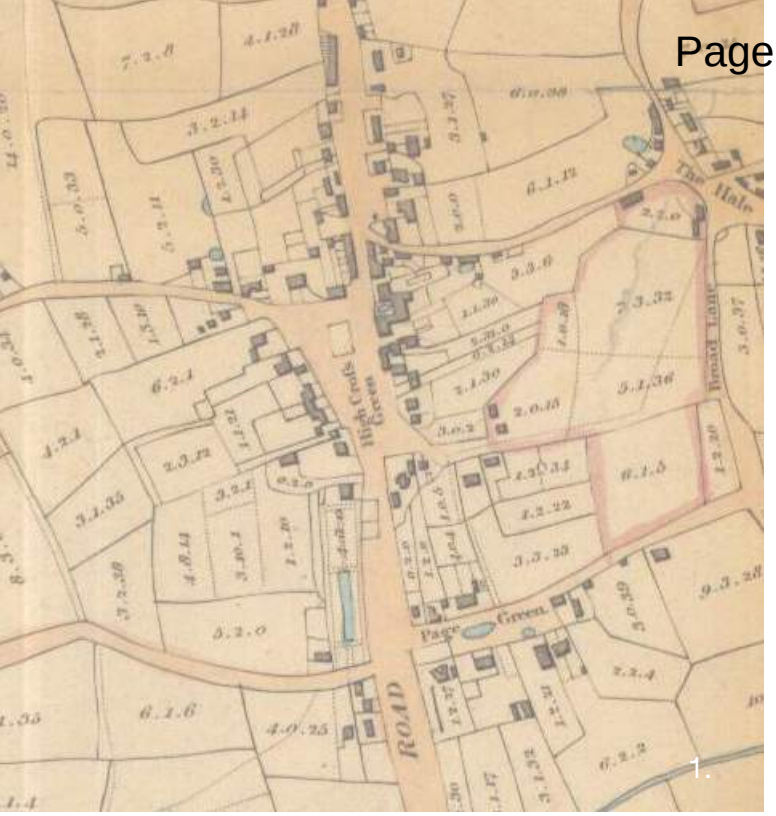
1.4.1 The High Road is the successor to Ermine Street, the Roman road from London to Lincoln and York. A settlement is recorded at Tottenham in the Domesday Survey of 1086, and a manor house existed by 1254, on or near the site of Bruce Castle. Known historically as Tottenham Street, the High Road was an important northern route into London, reflected in the number of inns that existed to service travellers. The linear settlement grew along the High Road and the village centre, as such, was marked by the adjacent Green and the High Cross, commemorating the medieval wayside cross that once stood there.

1.4.2 By the 16th century Tottenham was a favoured rural retreat for city merchants, a number of whom had mansions along the High Road. The High Road's development over the next two centuries reflects Tottenham's continuing attraction as a place of residence for wealthy Londoners. It also became noted for its schools, including several private boarding schools, and numerous charitable and religious foundations.

1.4.3 Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, owner of Tottenham Manor, depicts the High Road with intermittent buildings along its frontage, others set back within enclosed grounds, and concentrations around High Cross and near the northern parish boundary. Farmland or private grounds bordered much of the road, with no buildings between Stamford Hill and Tottenham Green. The main east-west thoroughfares linking Tottenham with Hornsey and Wood Green were established: the present White Hart Lane, Philip Lane, Berry Lane (Lordship Lane); Blackhope Lane (West Green Road) and Chisley Lane (St Ann's Road). Eastwards, as-yet un-named, Marsh Lane (Park Lane) ran along the course of the Garbell Ditch, and High Cross Lane (Monument Way) and Broad Lane respectively linked High Cross and Page Green with The Hale.

1.4.4 Wyburd's parish map shows that by 1798 much of the High Road north of High Cross was bordered by buildings, many within spacious grounds. The present Church Road now linked the High Road with All Hallows Church, and Love Lane, running south from Edmonton, had been created, joining the High Road at Bruce Grove.

1.4.5 In his Tour through the whole island of Great Britain (1724-7) Daniel Defoe remarked upon the number of houses in Tottenham belonging to 'the middle sort of mankind, grown wealthy by trade', but the High Road was never the exclusive preserve of the rich: as in most villages, tradesmen and artisans would have lived in proximity to wealthier residents, while the dwellings of the poor, often unmapped, have vanished without record. As Peter Guillery comments in The Small House in Eighteenth



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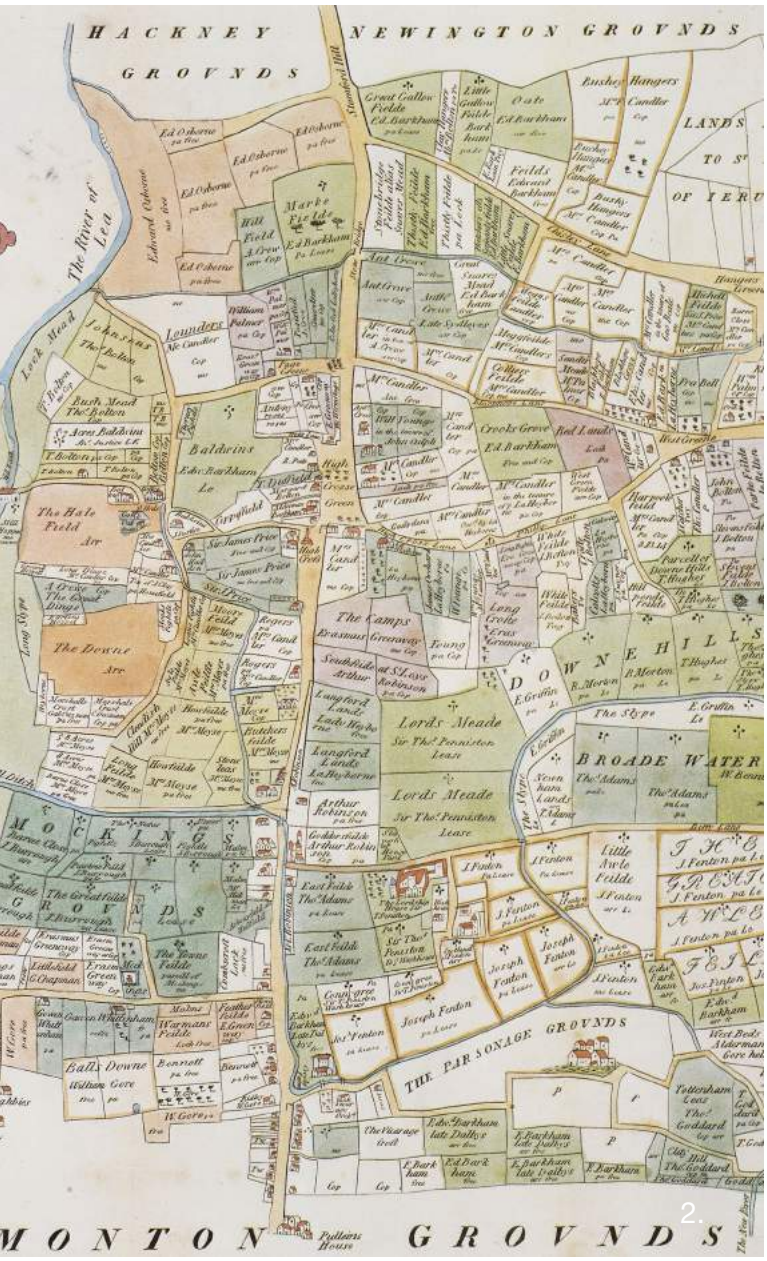


2.

Century London (2004) 'some affluent commuters had very big houses... but there were other kinds of houses here too. The face of Tottenham High Road was hugely varied; few of the many timber-built small-scale buildings survive'. The variety in status and scale remains discernible in the High Road's surviving pre-Victorian fabric and, to a degree, in redeveloped building plots.

1.4.6 Late-18th and early-19th century building booms had considerable impact, with new villas and terraces which began to spread outward along existing and new side roads, most notably Bruce Grove, an exemplar of the speculative developments built for the carriage-owning classes in fashionable late-Georgian London suburbs. The advent of daily coach services to London in 1823, and omnibuses in 1839, made Tottenham attainable for less-affluent sectors of the middle class. A lace factory was built in 1810 in Love Lane, and a silk-factory five years later in Factory Lane to the east, which became a rubber mill in 1837. Brewing was established in the mid-19th century, but subsequent industry was limited and small scale.

1.4.7 Tottenham parish tithe map (1844) depicts the area on the brink of transition: Seven Sisters Road, created in 1830, now linked Tottenham with Islington, and few fields bordered the High Road north of Seven Sisters. Dwellings comprised single

Picture 1. Wyburd's parish map 1798

Picture 2. Thomas Clay's map of Tottenham 1619 (the map is oriented south)

or paired houses, uniform terraces and accretive rows, directly fronting the road or set behind front gardens of varying depth. Several houses, some of ancient pedigree, stood in spacious grounds. Interspersed with all these were non-residential structures, probably stables, smithies or former agricultural buildings.

1.4.8 The Northern & Eastern Railway, opened in 1840, promoted some eastward spread from the High Road, most notably Northumberland Park; by 1864 no fields bordered the High Road north of Tottenham Green. The opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872, with reduced workmen's fares, instigated a development boom in Tottenham, targeted mainly at the lower-middle and skilled working classes. By 1894 much of the hinterland of the High Road, particularly the west side, was developed with terraced housing, and by 1913 the land between the High Road and Tottenham Hale was extensively developed. In 1894 Tottenham, now separated from Wood Green, became an Urban District, and a new civic hub was created in the Green. Between 1861-1891 the population rose from 13,240 to 97,174; by 1931 (now excluding Wood Green) it had risen to 157,752.

1.4.9 From the mid-19th century, the High Road's character was incrementally transformed as dwellings acquired ground-floor shops or were converted to other uses, purpose-built shopping parades appeared, and ancient hostelries were rebuilt as modern pubs. By 1914 the street boasted

Picture 3. The Tottenham Parish Tithe Map 1844, Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

the whole range of commercial and public buildings appropriate to a populous London suburb. A significant arrival was Tottenham Hotspur FC, which moved to its present site, a former plant nursery, in 1913. The outward spread of housing continued apace in the inter-war years; by the 1930s the fields, orchards and gardens between Tottenham and Wood Green had all but disappeared.

The development of Tottenham Green and the adjacent parts of the High Road

1.4.10 Tottenham Green was known historically as High Cross Green, commemorating the medieval wayside cross that stood there. The present High Cross monument is an 1809 reworking of an early-17th century brick structure.

1.4.11 The Green was the focus for some of Tottenham's most prestigious houses from the 16th through to the mid-19th century, notably that of the City merchant Sir Abraham Reynardson (1589-1661) which stood on the north side. On the east side the Old Ship and Posting House Inn may have originated as the mansion of Sir Edward Barkham, Lord Mayor of London in 1621. The Swan Inn, on the corner of Philip Lane, which ran coaches to London from the 1820s, was one of the High Road's oldest hostelries. Early prints suggest that it had been rebuilt or remodelled by 1827; it survives today in altered but recognisable form.

1.4.12 Charitable institutions included Reynardson's Almshouses, a row of eight two-storey dwellings built in 1737 with the bequest of Sir Nicholas Reynardson, and a grammar school of 1687. The new Church of Holy Trinity was built 1828-30 to serve the expanding Anglican population; a school was added in 1847. A Congregational church and Sunday school were built in 1868 by John Eames, a wealthy merchant of Bruce Grove, on the site of an ancient house on the east side of the Green.

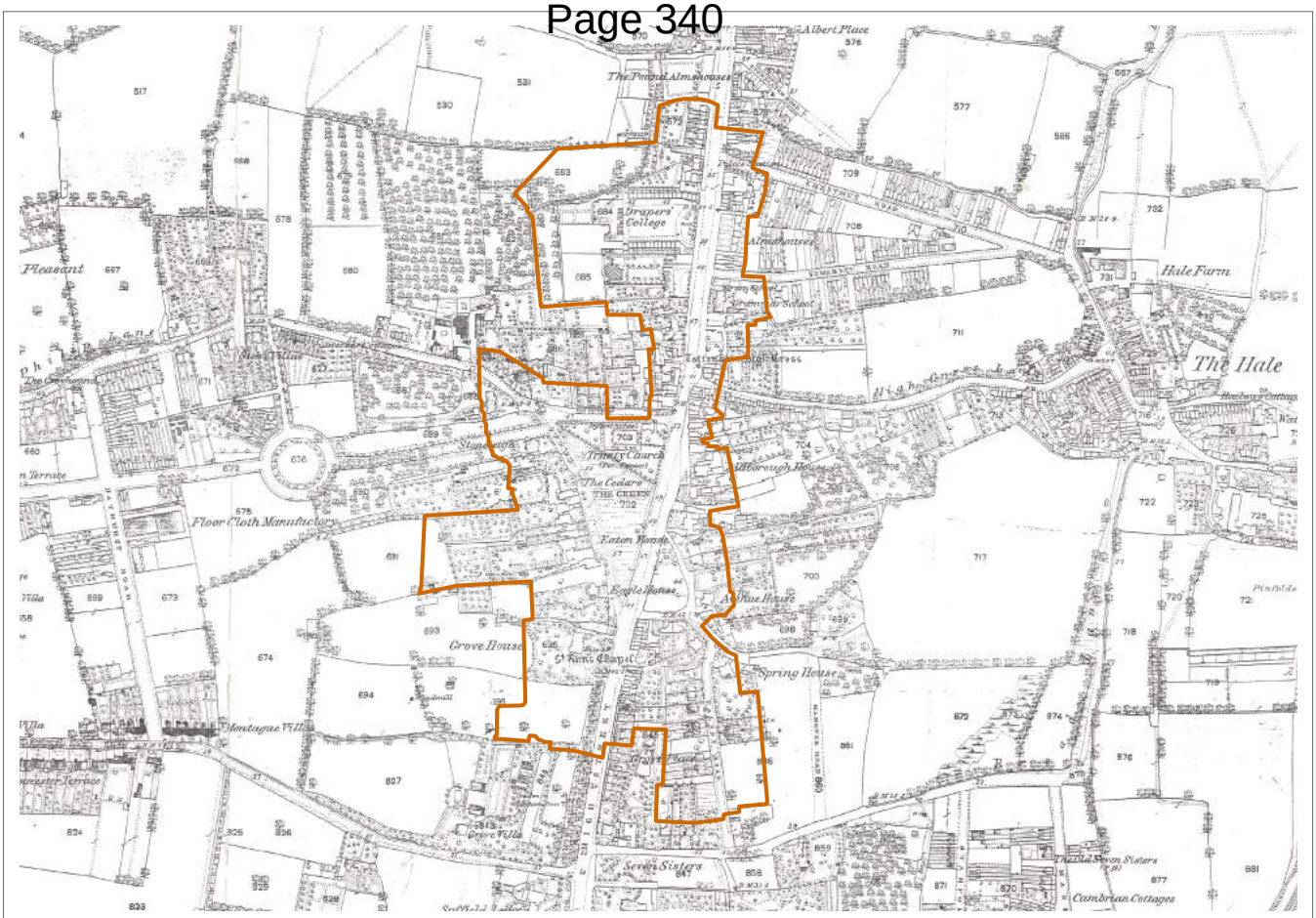
1.4.13 The 1798 and 1844 tithe maps shows that the High Road between the present Chesnut Road and High Cross Lane was bordered on both sides mainly by larger properties set back from the highway, in contrast to the preceding stretch to the north that was more intensively built up. South of High Cross, around the junctions with High Cross Lane and Philip Lane, and along the north-east side of the Green, the frontage was again tightly built up: Victorian photographs show a handsome early-18th group to the south of High Cross Lane which included the Rose and Crown Inn. The Green was otherwise bordered by large houses in spacious grounds; two of the largest, Eagle House and Grove House and, stood to the south west. South of the Green, the High Road frontage was bordered by open land or gardens, but by 1844, the eastern side had been continuously built up almost as far as Seven Sisters. In contrast, the west side remained undeveloped until the late-19th century.

1.4.14 The most substantial intervention shown on the 1864 OS map was the Drapers' Company College, built in 1860-62 to the design of the Company's architect, Herbert Williams, comprising a boys' school behind a deep forecourt flanked by almshouses. A few villas had replaced older properties in the Green. Chesnut Road and Somerset Road connected the High Road with Tottenham Hale, the former road with a police station at its southern junction. To the south-east of the Green, running south to Broad Lane, Talbot Road had been laid out as a residential offshoot of the Green, although it was only partially

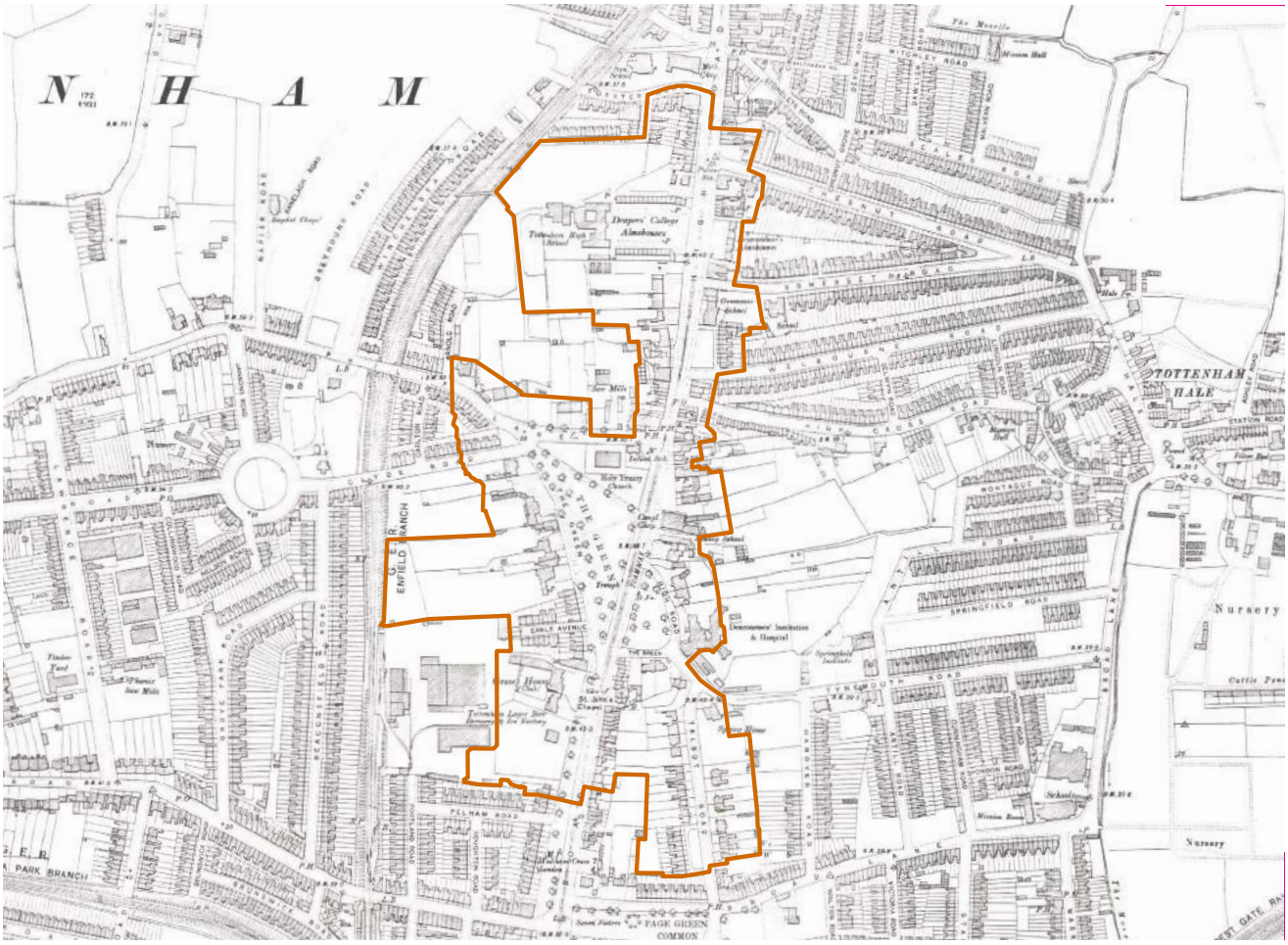
developed at that time. By 1894, also on the east side, Welbourne Road had been developed (this was swept away in post-war redevelopment), and Colsterworth Road by 1915, as part of a network of new residential streets between the High Road and Tottenham Hale.

1.4.15 Although the Green and its environs were some distance from the railway line and avoided the intensive commercialisation seen further north at Bruce Grove, its attraction for the wealthier classes was beginning to ebb by the 1880s. A German lager factory was built behind Grove House in 1881, the house itself becoming Tottenham Polytechnic in 1892, and by 1894 its neighbour, Eagle House, had made way for a small terraced development, Eagle Avenue, which survived until the 1960s.

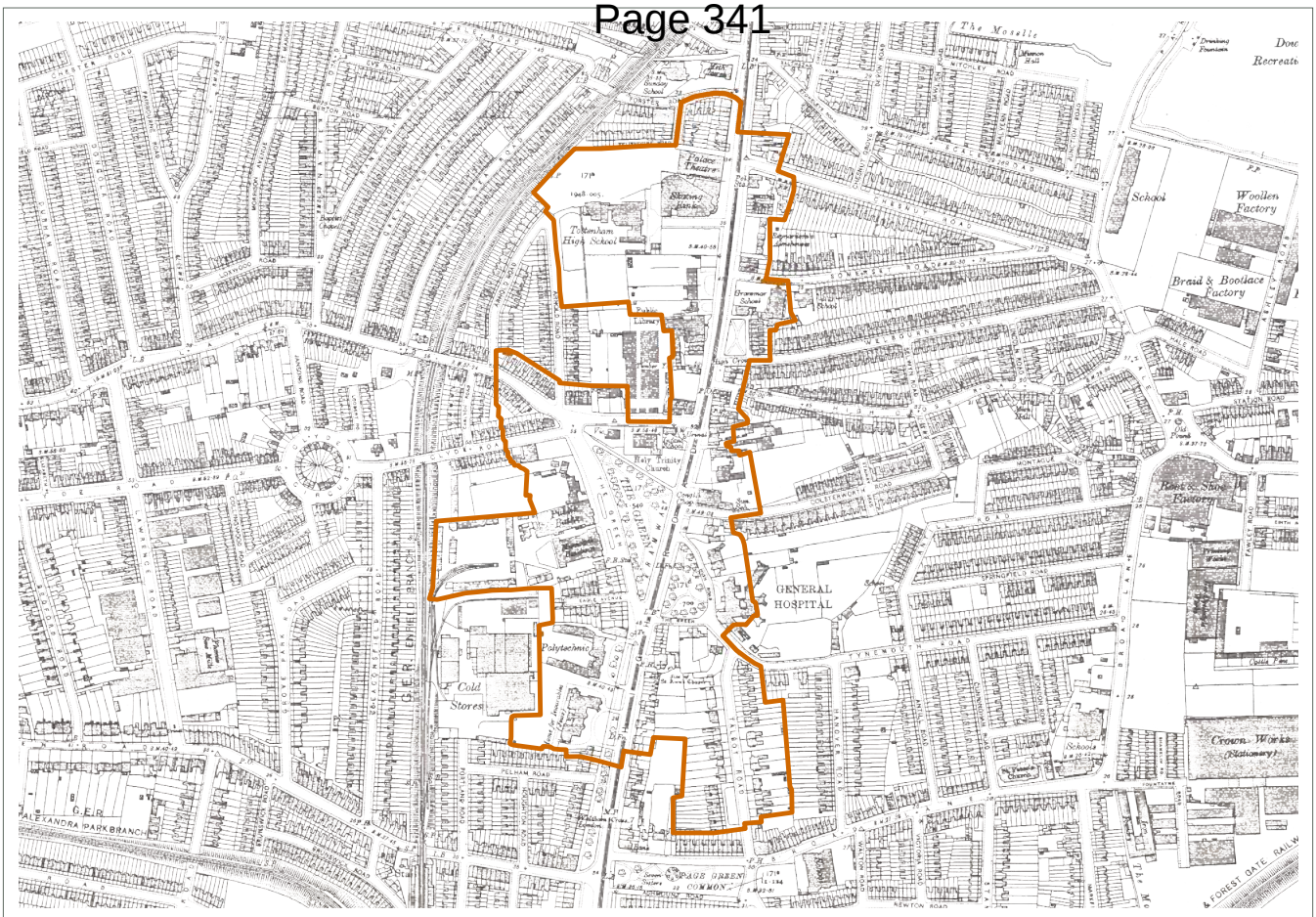
1.4.16 The area was also becoming established as the civic focus of Tottenham, which would entail the acquisition of many of the large villas whose ample grounds would provide ideal sites for new public buildings, a process that had begun c1860 with the building of a police station at the junction with Chesnut Road. In 1881, Avenue House on the east of the Green, occupied by the Evangelical Protestant Deaconesses' Hospital, made way for a purpose-built hospital of the same name which was extended and renamed the Prince of Wales Hospital in 1907; the hospital complex would eventually absorb most of the land to the east of the Green. The main catalyst for change, however, was local government reorganisation with the creation of Middlesex County Council in 1889, which held responsibility for secondary education provision, followed by Tottenham Urban District Council in 1894. Tottenham UDC built a public library in 1896, and on the west side of the Green the Council acquired a number of large villas as the site for a new municipal complex. Completed in 1905 to the design of AS Taylor and R Jemmett, this comprised the town hall, public baths and fire station, and a maintenance depot to the rear. These buildings were complemented in 1913 by the County School designed by the Middlesex CC architect, HG Crothall. Further south, the Home for Jewish Incurables was built in 1903, a response to Tottenham's popularity as a place of residence for Jews leaving the squalor of London's East End, but also serving the capital's wider Jewish population. In Somerset Road, behind the old grammar school, the new Tottenham Grammar School was built by MCC in 1908-10, also to Crothall's design. The police station was rebuilt and enlarged in 1913 to the design of J Dixon Butler, Architect to the Metropolitan Police. Other significant Edwardian buildings were the Tottenham Palace Theatre of 1908 designed by Oswald Wilson and Charles Long, the last survivor of a chain of suburban theatres built by the United Variety Syndicate, followed in 1909 by the adjacent Canadian Ice Rink. The latter, a short-lived venture becoming first a dance hall and then a night club, was demolished c2005 to make way for Lauriston Apartments. The bus garage on the north side of the Green in Philip Lane (outside the conservation area boundary) was built in 1913.



Map 3. **The area in 1864**



Map 4. **The area in 1894**



Map 5. **The area in 1913**

Map 6. **The area in 1935**

Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

1.4.17 Although some inter-war redevelopment took place, notably the Tottenham Technical College of 1936-9 on the site of Grove House, this period has left a limited mark on the area in terms of surviving buildings. The creation of the gyratory at Monument Way in the 1960s, a dual carriageway superseding High Cross Road, had a major impact on the area's character, leaving the High Cross monument stranded in the centre of a traffic island. More recently, significant changes have occurred with the conversion of the municipal buildings fronting the Green, the redevelopment of Clyde Road depot, and the expansion of the College of North East London (CONEL), as well as a number of residential developments on the site of older buildings.

ARCHAEOLOGY

1.4.18 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle Place is the 'Roman Road and Medieval Settlement' AAI; from Lansdowne Road to Scotland Green is the 'Saxon Settlement and Medieval Manor House' AAI; and from Chesnut Road south to Talbot Close is the 'Historic Core of Tottenham' AAI.

1.5 ARCHITECTURAL QUALITY AND BUILT FORM

CHARACTER SUB-AREAS

1.5.1 Character sub-areas are a helpful way of understanding conservation areas that contain development of more than one period. Georgian, Victorian and later development, combined with industrial and commercial activities, create discernible sub-areas of relatively consistent character.

1.5.2 Sub-areas are also a useful means of identifying the differences in townscape character of parts of the conservation area.

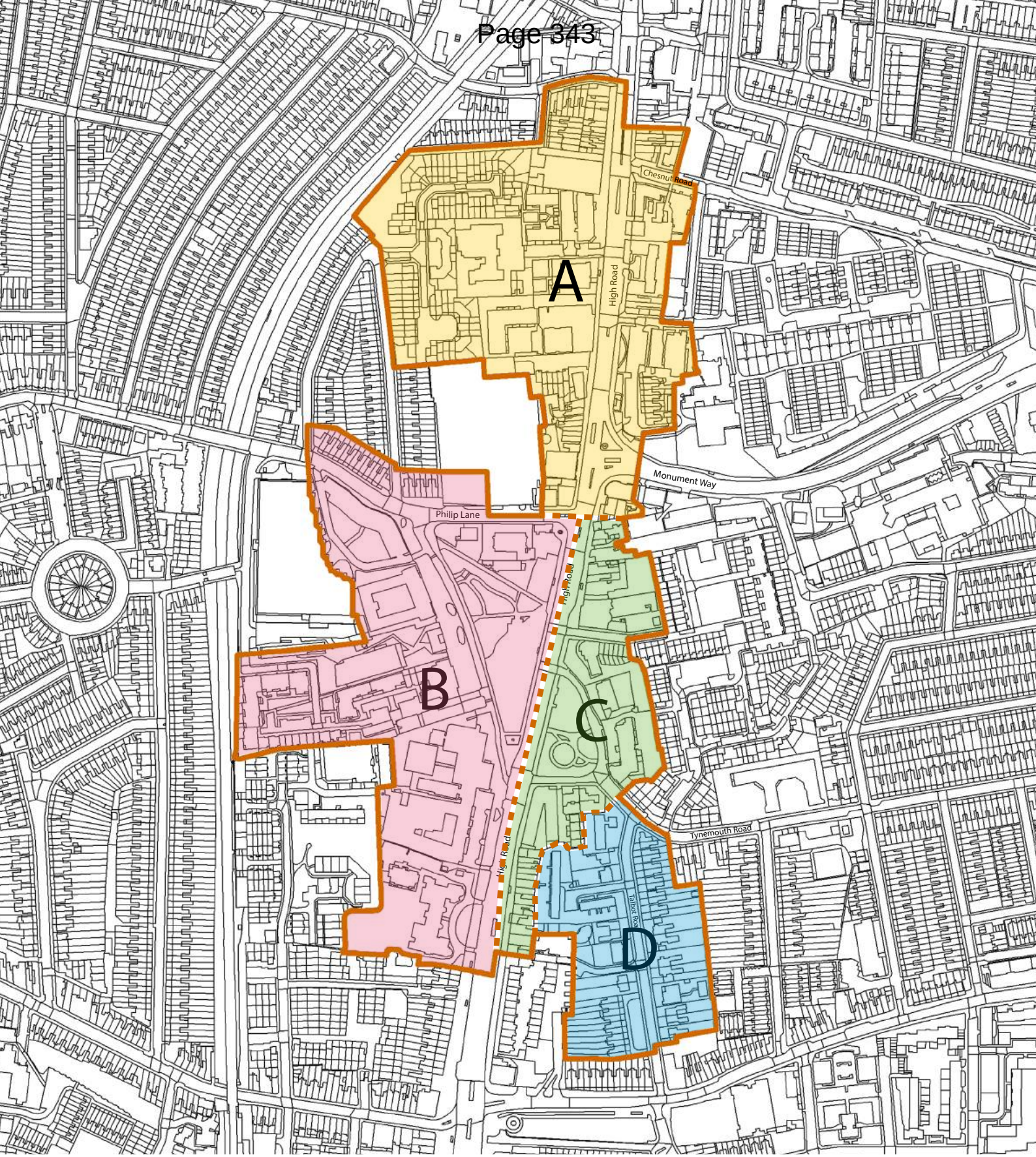
1.5.3 Tottenham Green Conservation Area can be considered as consisting of the following character sub-areas:

A The High Road from Chesnut Road to Philip Lane

B Philip Lane, Tottenham Green (west side) and High Road (west side)

C Tottenham Green (east side) and High Road (east side)

D Talbot Road



Map 7. **Character sub-areas**

Conservation Area Boundary

Character Area Boundary

CHARACTER SUB-AREA A: CHESNUT ROAD TO PHILIP LANE

Picture 4. The Former Tottenham Palace Theatre

High Road (west side)

1.5.4 The sub-area commences with the former Tottenham Palace theatre, an exuberant composition in the Edwardian Baroque style, built in red brick with lavish stone dressings. The projecting end bays have segmental pediments, the recessed pedimented centre, a balustraded balcony and giant Ionic pilasters. Its ornate façade tands in contrast to the similar but much more restrained architectural language of the near-contemporary police station opposite.

1.5.5 The adjoining building, Lauriston Apartments, at the north-west corner of Draper's Road, forms the frontage of a series of three four-storey blocks built on the site of the skating rink. The façade is finished in white and blue-painted render and timber cladding, with angular balconies that strike a discordant note in the streetscape. The development as a whole pays little heed to its context and detracts from the view of High Cross School seen from the High Road.

1.5.6 The former High Cross School, set back behind an approach road (Drapers Road), is a striking High-Victorian Gothic building in stock brick and stone with a series of angular gables and a central spirelet (reinstated in 1998 when the building was converted into flats). The original railings, gates and gate-piers enclose the forecourt. Immediately to the south-east of the school is a semi-detached pair of early-20th century brick cottages (Nos. 1 and 2 Drapers Road), probably staff accommodation, which contributes to the setting of the Grade II listed former school. To the south of Drapers Road, the former Felvers Hall, now a church, is a neo-Tudor addition of 1926 in brown brick with stone dressings, enclosed by its original gate piers and railings. It is another good example of the buildings designed by HG Crothall for the MCC, which makes a significant contribution to the townscape and to Tottenham's impressive legacy of educational buildings.

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Picture 5. The High Cross School in its contemporary context

Picture 6. Badly compromised setting of 399 and 401 High Road

Picture 7. Views through to high cross school

1.5.7 Nos. 399 and 401, a three-storey semi-detached pair, is the sole survivor of the large Georgian houses that stood along this stretch of the High Road. Converted to a British Legion club in the inter-war period and now an arts centre, the building was extensively reconstructed in the 1980s after a fire. The right-hand house has lost its entrance and the left has a side extension of various construction dates. The setting of the Grade II listed building is badly compromised by car parking over the front and side gardens, the latter incorporating an access road to Nicholson Court, a 1980s housing development, and by poor-quality front boundary walls and railings. While badly in need of improvement, the open aspect of this section of the street frontage does preserve significant views of High Cross School and Felvers Hall, which make an important contribution to the area's character.

1.5.8 To the south is an access road leading to Library Court, a 1990s housing development fronted by the former Tottenham Library. The library, built in 1896 to the design of Edmeston and Gabriel, has a lively Queen Anne style façade in red brick and stone with oriel windows rising into pargetted gables. The adjacent building, No. 387, is a two-

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storey rendered building of very poor quality, possibly of mid-20th century date. The following terrace, Nos. 381-385 is a three-storey red-brick Edwardian shopping parade. The shop units are divided by pilasters that rise through to the parapet, each topped by a ball finial. The first floor has full-width mullion and transom casements, although the window units have been replaced; on the second floor are segmental-arched windows with keystones, moulded aprons and cross-frame casements. The shop fronts are entirely modern although the consoles survive.

1.5.9 Nos. 375-379 is a recent development intended to replicate No. 373, the adjacent late-Victorian commercial building to the south. This is achieved with a measure of success at the upper levels, but the effort is undermined by poorly integrated ground-floor shops; No. 379 bizarrely with glazing in place of a fascia. No. 373 itself is a three-storey building in brown brick with stucco dressings and contrasting dentil decoration around the parapet and attic, the latter with a shaped gable containing an elongated oculus. The shop retains heavy console brackets, features that could have been reproduced at Nos. 375-379.

Picture 8. The Former Library

Picture 9. 381-385 High Road

1.5.10 Nos. 367-371, a late-20th century adjunct to Tottenham Bus Garage in Philip Lane, is a six-bay building in brown brick with contrasting red-brick banding and tall steel-frame windows. While of limited intrinsic merit, the façade, relieved by narrow recessed bays, is well modulated and integrates with the streetscape with a degree of success.

1.5.11 No. 365 is a striking early-20th century commercial building, built in brown brick with red-brick dressings, framed by rusticated red-brick pilasters. The first floor has triple windows with flat arches and the second a Venetian window, all with rubbed brick arches and elongated keystones, and original sash windows with multi-paned upper sections.

1.5.12 The former Swan Public House, at the junction with Philip Lane, is two-storeys high, faced in stucco, with modern sash windows and a hipped roof behind a parapet. 19th-century and engravings and photographs show a series of sunken rectangular panel below the parapet but these are

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Picture 10. 373-379 High Road

Picture 11. Former Swan Public House at the Junction with Philip Lane

no longer evident. The pilastered pub front of c1890 is contemporary with the single-storey extension on the south side, which has ornate cast-iron cresting. The Swan was converted into a restaurant and flats in c2010, when the pub's rear portion and a pair of one-storey shops (No. 2a and 2b Philip Lane) were redeveloped with a three-storey flat-roofed block. The rendered façade and moulded window surrounds of the 'extension' make a gesture to the style of the older building, but it is a clumsy adjunct whose blank, exposed flank wall detracts from streetscape at this prominent corner.

High Road (east side)

1.5.13 The sub-area commences with Tottenham Police Station, a dignified, symmetrical three-storey composition in the 'Wrenaissance' manner built in 1913, a good example of the work of John Dixon Butler, architect to the Metropolitan Police. It is built in brick with stone dressings; the ground floor with channelled multi-coloured brickwork and the upper floors with fine red brick and moulded brick window surrounds. The central pedimented bays and side elevation are framed with Ionic pilasters; within the pediment is an oculus, while the return elevation to Chesnut road is accentuated by a two-storey bay window. The building retains its timber sash windows, geometric-pattern railings complete with police lamp, and cells and stables to the rear. The adjoining modern extension to the south is a weak pastiche with an incongruous blind-fronted lean-to projection at ground floor, which detracts both from the principal building and from the streetscape.

1.5.14 To the east of the police station, the former Eagle Public House, No. 2 Chesnut Road, is a three-storey, three-bay detached building, shown on the 1864 map. The red-brick Italianate façade with moulded stucco window surrounds, the central first-floor window pedimented, and a heavy bracketed cornice. The remainder of the building has been demolished and the retained façade will form part of a redevelopment scheme for student housing scheme.

1.5.15 Set back behind a forecourt screened by mature trees, Reynardson Court is a four-storey block of flats built in 1951 which takes its name

from the almshouses that previously stood on the site. The building is faced in brown brick and retains its original steel Crittall windows. Contrast is provided to the elevation by vertical recessed bays with balconies and tall stair windows above the entrances. It is a competent and little-altered example of its period that makes an understated but positive contribution to the streetscape.

1.5.16 Nos. 372-376, a three storey mid-19th century terrace at the corner of Somerset Road, is built in yellow stock brick with stucco dressings and gauged brick window arches, some now rendered. Between each house is a narrow, full-height recessed arch, while the curved corner bay is slightly recessed, characteristic features of the period. Nos. 374 and 376 have broader windows, those at first floor with stuccoed surrounds and bracketed cornices; No. 376 retains its original tripartite sash windows, but most other windows have been replaced and the ground-floor shop fronts are of poor quality. Despite these alterations, the group has townscape interest at this prominent corner site.

Picture 12. Tottenham Police Station - The poor quality extension seeks, but fails, to complement the exiting building

1.5.17 South of Somerset Road the buildings are set well back behind a green area planted with trees and shrubbery. The first section of the green was the site of the old grammar school demolished in the 1930s; the remainder perpetuates an historic widening of the High Road that continued as far as High Cross. An inter-war public conveniences, now disused, fronts the green; this is pleasingly composed and constructed to a high standard in brick and half-timbering with herringbone brick nogging, a clay tile roof and twin gables with deep eaves.

1.5.18 The former Tottenham Grammar school of 1908-10, now workshops, is a fine and little-altered example of the secondary schools built by Middlesex County Council under its architect HG Crothall. It is designed in the Baroque/Mannerist style of the late-Edwardian period, built in red brick with abundant Bath stone dressings, mullion-and-transom windows and a timber bracketed eaves cornice. The long symmetrical west elevation to the

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High Road has steep paired gables to the central bays, the short elevation to Somerset Road, also with paired gables and an elaborate two-storey stone porch, is particularly striking.

Picture 13. Rawlinson Terrace

Picture 14. Former Tottenham Grammar School

Picture 15. High Cross

1.5.19 Rawlinson Terrace, a row of eight two-storey houses built c1881, occupies the site of a Georgian house known as Turner's House. While essentially typical of the area's numerous small late-Victorian terraces, it is distinguished by its quoined window surrounds and a heavy crenellated parapet inset with decorative ironwork. Several houses retain sash windows and original glazed panelled doors. The southernmost house has a simple pilastered Victorian shop front with a splayed corner entrance, probably an original feature, while its neighbour has a modern shop window. Both properties have painted façades and share a continuous modern shop fascia, detracting from the cohesion of the terrace. Adjoining the north end of the terrace is a former synagogue, converted from a brewer's premises in 1904, a very simple single-storey brick building with triple Gothic arched entrances.

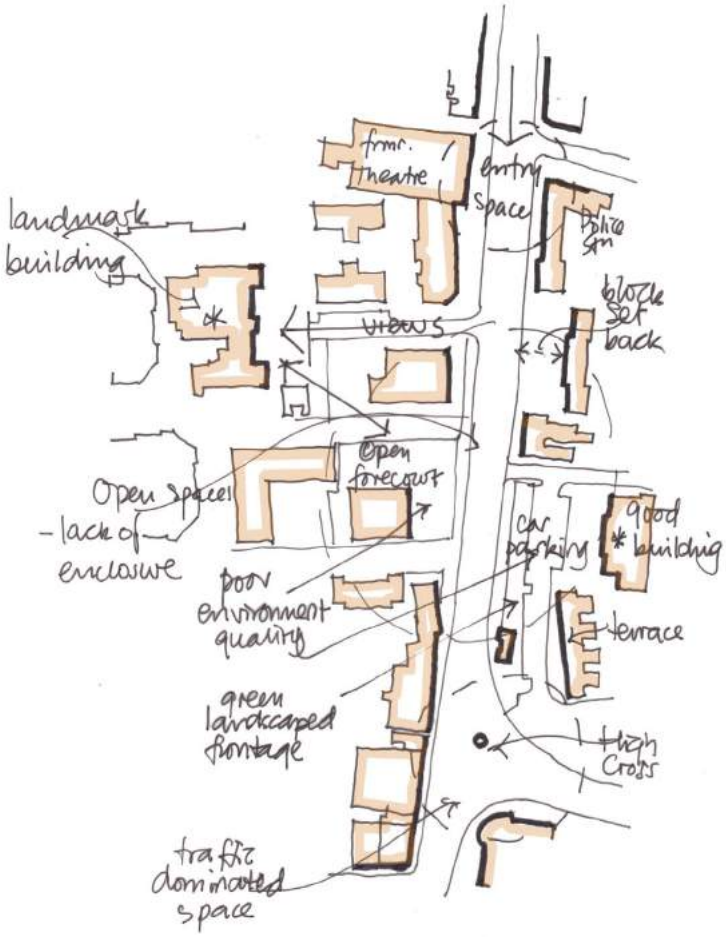
1.5.20 At this point, the High Road meets the junction with Monument Way, formerly High Cross Lane, where the historic street pattern has been erased. High Cross monument, albeit ill served by its current setting, is the High Road's definitive historic landmark. It is finely detailed in the early-19th century 'Gothick' manner with traceried panels, surmounted by a crocketed pinnacle.

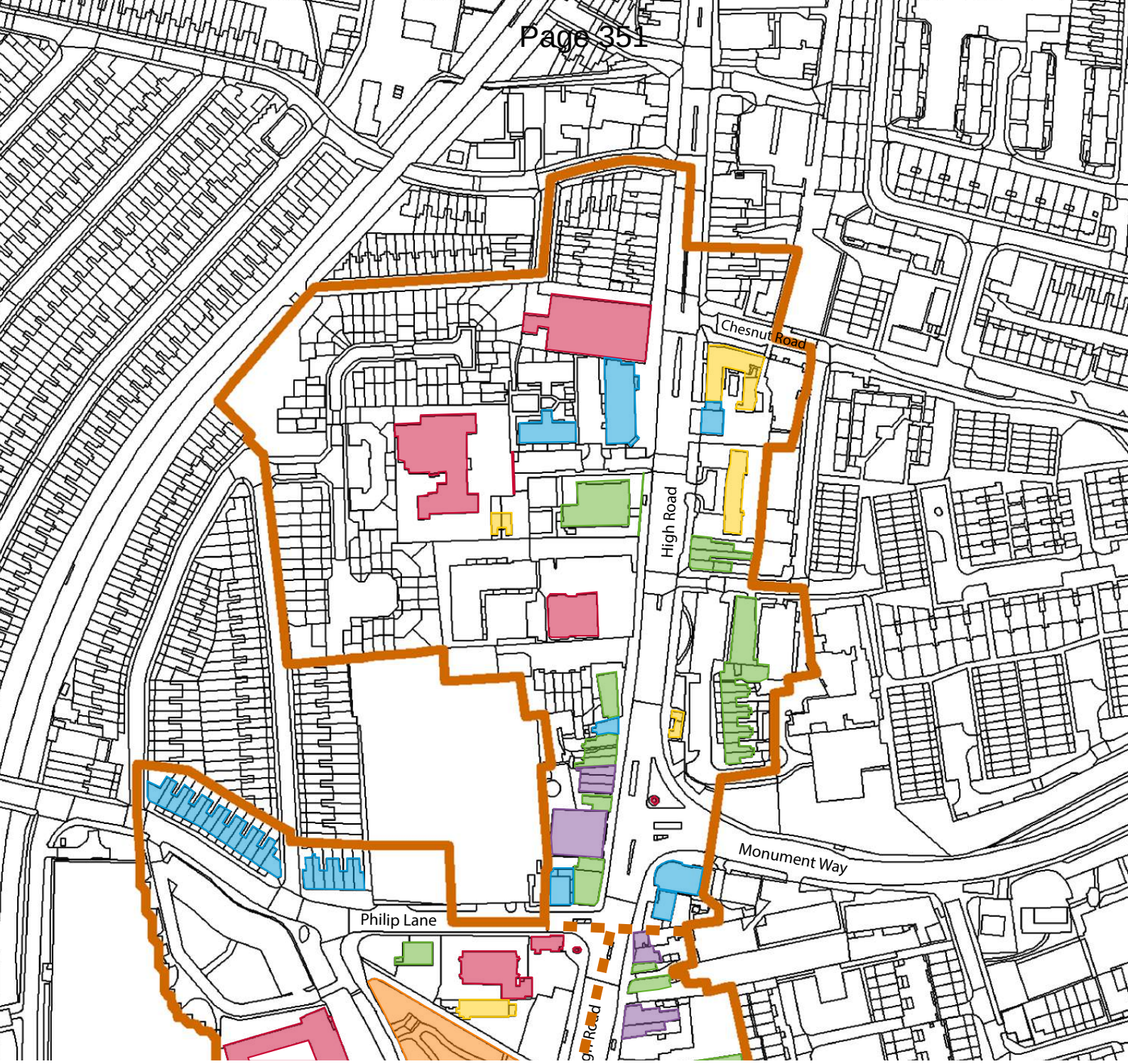
1.5.21 The south-east junction of the High Road and Monument Way is occupied by Nos. 332-334, Rosecrest Court, an assertive and over scaled residential development of 2008 on the site of the Rose and Crown public house (itself a 1930s rebuilding and resiting of the Georgian original); after this, No. 330 is a small 1960s office building of little architectural merit. The blank exposed flank wall of the adjacent building, No. 328, is an unsightly feature that detracts from the streetscape.

Townscape summary

1.5.22 In contrast to the preceding section of the High Road (within the Bruce Grove Conservation Area), which consists mainly of a tightly knit, domestic-scale frontage and a uniform building line, the streetscape of the northern section of the Tottenham Green Conservation Area has greater variation in scale with several properties set well back from the highway. Little remains of the Georgian or early-Victorian periods, and the special character of the area derives principally from its surviving Victorian and Edwardian buildings. Beginning with the 1850s Gothic Revival High Cross School, these comprise some very good examples of civic and public architecture that illustrate the stylistic trends of the ensuing decades and announce the Green as Tottenham's civic hub. However, poorly designed and over scaled new development, piecemeal alterations to older buildings and poor shop fronts, have all impaired the quality of the townscape.

Map 8. **Townscape Analysis**





Map 9. **Sub-area A, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Historic Open Space
- Conservation Area Boundary

CHARACTER SUB AREA B: PHILIP LANE, TOTTENHAM GREEN (WEST SIDE) AND HIGH ROAD (WEST SIDE)

Philip Lane and the north side of the Green

1.5.23 The Edwardian terraces on the north side of Philip Lane close the views to the north. Nos. 44-68 Philip Lane, a two-storey terrace, has full-height bay windows with turret roofs. They follow a ubiquitous design and their modest architectural quality has been badly degraded by extensive alterations. The terrace forming Nos. 32-42 Philip Lane is more visible from the Green. It is identical to the neighbouring terrace save for its ground-floor shops; each house originally having a first-floor projecting canted bay window with a turret roof. The westernmost house has had the bay replaced with an ill-proportioned modern window, all chimneystacks have been removed and only one of the turret roofs survives. All windows have been replaced with uPVC and the shop fronts are all modern. These buildings are of dubious value to the conservation area. The modern addition to the bus garage is notable only for the shallow curved front part of the roof which projects forward of the gridded elevation.

1.5.24 The prominent building on the northern part of the Green is Holy Trinity Church, together with its separate vicarage and infant school. The church, dating from 1828-30 by James Savage, is described in Pevsner (London 4: North) as a 'typical plain Commissioners church…all rather thin and bare, with no excesses of feeling'. The church is built of white Gault bricks with octagonal corner towers and a shallow pitched roof between the tall gables. The gable on the east elevation contains a prominent clock with black enamelled face and gilded Roman numerals. A single-storey Edwardian hall on the south side of the chancel is unfortunately marred by a toilet block, as is the adjoining school annexe to the south. The London stock-brick boundary walls have a stepped stone coping on Philip Lane and the High Road, with wrought-iron gates and tall square piers with pyramidal stone caps.

1.5.25 The Vicarage to the west of the church is a two-storey red-brick Edwardian building with a tiled roof, stone window surrounds and timber sashes with glazing bars in the top sections. The Philip Lane elevation has a large canted bay window and a round-headed recessed entrance porch with brick and stone voussoirs.

1.5.26 To the east of the church is the best building of this group, the Holy Trinity Church School with a stone plaque on the east gable inscribed "AD 1847 Sunday School and Infant School". It is designed in the Tudor Gothic style, built in yellow London stock brick with gault brick dressings and a steep pitched roof with bands of fish-scale slating and fleur-de-lys ridge tiles. It has Tudor style chimneys with diagonal brick shafts, stone gable copings and casement windows with lozenge glazing. To the south of the church is the single-storey former infant school annexe, added in the early 20th century. This is built in grey brick

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with large stone mullion-and-transom windows and slender chimney stacks with tall terracotta pots. This building, currently boarded up and in a poor condition, would make a positive contribution to the group if sensitively refurbished.

1.5.27 On the corner of Philip Lane and High Road is the Old Well and Well House, a reminder of the problems of providing a clean and safe water supply before local Boards of Health were established in the mid-19th century. The well was sunk in 1791 to replace an older well to the west of the Green. The pump and well, situated immediately to the east of the school, with its conical tiled roof and pump wheel date from a rebuilding in 1876 to the designs of P.P. Marshall, the parish surveyor. The Art Nouveau style wrought-iron railings were added after the well was taken out of public use in 1883. Seen from east, from the other side of the High Road, this group has a high townscape value.

Picture 16. The group of buildings at the North end of the green, seen from the east

Picture 17. Holy Trinity Church School

Picture 18. The Old Well

Picture 19. Unsightly toilet extension to Holy Trinity Infants Annexe

Tottenham Green (west side) and High Road (west side)

Picture 20. The Former Fire Station on Town Hall Approach

1.5.28 Town Hall Approach on the west side of the Green contains an impressive group of Edwardian public buildings, dating from the time when civic buildings exemplified the pride taken by municipalities in providing education, health and social welfare, culture, safety, power, transportation, sanitation and hygiene for their burgeoning populations, as well as being important local employers.

1.5.29 The centrepiece of the group is the former Tottenham Town Hall, flanked to the left by the former fire station and to the right by the surviving frontage of the former public baths. The buildings, designed by AS Taylor and R Jemmett, date from 1905 and are in the Baroque style that was popular for such buildings at the time, in red brick with stone dressings, columns, pediments, a hipped roof and a cupola. The fire station and public baths are similar in style, if slightly more restrained. Behind the fire station is a small two-storey terrace, possibly firemen's cottages, built in brown brick with red-brick banding.

1.5.30 This group is now joined by the Bernie Grant Performing Arts Centre, built in 2007 to the design of David Adjaye on the site of the demolished baths and swimming pool. The frontage block of the baths was retained to preserve the Edwardian grouping facing the Green and the foyer and offices contained in the new extension at its rear is finished in a rather severe slate cladding. The Arts Centre building itself is offset from the central axis so as to be visible from Tottenham Green through the gap between the town hall and the baths building. The Adjaye building has a wide inverted canopy floating above the ground floor lined with purple-heart timber and clad in dark brown aluminium. The building faces onto an open space which is somewhat lacking in character. The chimney of the

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old swimming pool has been kept as a landmark feature.

1.5.31 The former Clyde Road depot at the rear of the town hall has been redeveloped with new blocks of flats in red and grey brickwork wrapping around three sides of the site, incorporating two of the retained former workshop buildings within the scheme, albeit the façade only of one of the blocks was kept with the rest being completely rebuilt including the rooftop clock tower.

1.5.32 To the north of this group is the former Tottenham County School built in 1913 by the Middlesex County Council to the design of HG

Picture 21. Civic buildings on Town Hall Approach - the former Town Hall and surviving frontage of the former public baths

Picture 22. Former Tottenham County School

Picture 23. Cottages behind the former fire station

Crothall, now the Tottenham Community College. This is also in red brick and stone, designed in the ‘free Baroque’ style with a formally arranged classical façade with seven bays in the Ionic order to the central range beneath a hipped roof with a cupola, and with the entrances in the two lower side wings. The original railings including lamp standards

with globe lanterns remain intact on the front and flank boundaries.

1.5.33 Beyond the community college, at the northern end of Town Hall Approach, the conservation area boundary has been drawn along the frontage of the Tottenham Green Centre, an undistinguished red and yellow brick clad 1980s building. The open space in front of the building consists of a car park and isolated areas of landscaping. The hedge and railings forming the site boundary fail to screen the car park from view and this detracts from the appearance of this part of the conservation area.

1.5.34 At the southern end of Town Hall Approach Road, at its junction with the High Road, is the Tottenham War Memorial, erected in 1923. It consists of a stone pedestal and base of grey Cornish granite, surmounted by a slim bronze statue of winged Victory holding a laurel wreath, by the prominent sculptor LF Roslyn.

1.5.35 The west side continues to the south along the High Road frontage with two more large institutional buildings. First, the Tottenham Technical College, founded in 1892, is now the College of North-East London (CONEL). It dates from 1936-9 and is in the 'stripped' classical style of the Middlesex County Council's education buildings of the inter-war years, in brick with stone dressings and a large pediment above the recessed central entrance. The 1970s brick and concrete tower block towards the rear of the college site is over-dominant in views of this side of the High Road and detracts from the overall appearance of the group. The recent extension facing the High Road, however, makes a more positive contribution in a fully contemporary style with red terracotta and dark metal cladding, and gives the college a more interesting and welcoming frontage to the High Road.

1.5.36 The final building in this sequence is the former Jewish Hospital built 1897-1901 to the design of HH and Marcus Collins, with a south wing of 1913. It is a well-proportioned building in the popular 'Free Jacobean' style of the time, in red brick with shaped and stepped gables, and with two-storey bowed windows to the central block. The building is surrounded by a group of mature London plane trees and the original red-brick boundary wall with ornate railings enhances the frontage, although the ironwork is in need of repair. Within the public footpath in front of the building is a 19th-century cast-iron Royal Mail pillar-box with VR insignia that also makes a positive contribution to the street scene.

Townscape summary

1.5.37 This part of the conservation area retains the character established by the municipal and educational developments of the early 20th century that derives from the scale and architectural style of the buildings complemented by the generous areas of public realm and open space. The mature plane trees of the Green are a major feature of the conservation area.

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1.5.38 The wide pavement alongside the High Road to the south of the Green, together with the mature trees, is also a positive benefit to the area. However, the north-west corner including the buildings on the north side of Philip Lane, together with the frontage to the Tottenham Green Centre, detracts from the character and appearance of the conservation area.

Picture 24. The college entrance on High Road

Picture 25. Tottenham War Memorial

Picture 26. Former Tottenham Technical College and view of the High Road looking south

Picture 27. Redevlopment of the former Clyde Depot site

Character Sub Area C: Tottenham Green (east side) and High Road (east side)

1.5.39 The east side of Tottenham Green is quite different in that it preserves some of the buildings and character of the earlier period. From north to south, Nos. 312-328 High Road is a mixed group of two and three-storey buildings with ground-floor shops. Of these Nos. 326 and 326A may be of early-19th century origin, but are heavily altered. The only two of interest are Nos. 320 and 324, on either side of a narrow alleyway. No. 324 dates from c1900 and is in red brick with buff-coloured faience blocks forming a framework of pilasters, parapet cornice and banding. The façade is virtually identical to that of Nos. 518-520, further north in the High Road. It retains a largely intact original timber shop front and surround with Corinthian pilasters, partially hidden by modern signage and cabling. No. 320, of mid-19th century appearance, has a parapet, a splayed corner, and sash windows with glazing bars, stucco surrounds, pilasters and pediments. The inter-war shop front has granite stall risers and a recessed entrance with a black and white chequer tile floor inset with a mosaic monogram: 'AS & S Ltd'. Both buildings make a positive contribution to the character and appearance of this otherwise bland part of the conservation area.

1.5.40 No. 318 is a late-19th century two-storey yellow stock brick building with a parapet and hipped slate roof set back from its neighbours. No. 316, a late-20th century addition, is of note only for the blue plaque put up by the London Missionary Society in 1949 on the previous building on the site. It states: Near this site was born on June 29th 1796 John Williams missionary and shipbuilder martyred at Erromanga southwest Pacific November 20th 1839. At the south end of the group, No. 312 is an early-20th century brick commercial building with a 1960s curtain wall façade that detracts from the street scene.

1.5.41 At the junction with Colsterworth Road is the High Cross United Reformed (originally Congregational) Church, set back from the High Road behind a paved and landscaped forecourt created when the original church was demolished in 1983. The current church is the two-storey former memorial hall of 1929, designed in a late Arts-and-Crafts style in yellow London stock brick with a wide segmental-arched stone entrance surround. The entrance doors set are between projecting piers, beneath a band of quatrefoil decoration and with leaded windows. The entrance screen links the new church to the adjoining single-storey church hall of 1868, originally a Sunday school, on Colsterworth Road. This is constructed in random rubble Kentish ragstone with ashlar dressings, red brick banding and a hipped slate roof with a massive stone chimneystack. The Colsterworth Road elevation has two gables with oculus and lancet windows. The rendered west flank wall of the hall, which originally adjoined the church, has a Haringey Green plaque put up on 2nd May 2008 that is inscribed "Priscilla Wakefield 1751 – 1832 Quaker Author And Founder Of The Penny Savings Bank Lived Near Here". The current church and hall, together with

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the landscaped forecourt and ironwork gates, have a positive role in the townscape.

1.5.42 On the south side of Colsterworth Road is Laseron House, a block of flats in red brick dating from the late 20th century. It is Y-shaped on plan, with three-storey wings beneath hipped roofs, either side of a four-storey central block that is curved on the corner with a facetted elevation facing the Green beneath a complex roof form. It is set back from the High Road to align with the adjoining Mountford House, behind a wide grassed frontage with spearhead railings.

1.5.43 To the south of Laseron House is the eastern section of Tottenham Green, a surviving green space that retains some landscape features

Picture 28. Tottenham Green

Picture 29. The east side of the Green

Picture 30. The High Cross United Reform Church

and winding paths and is surrounded by mature trees and the remnants of the original wrought-iron boundary gates, posts and railings. The Green's dense planting creates a screen from the High Road that gives a surprisingly quiet and secluded character to the attractive cluster of Georgian and neo-Georgian buildings that line the east and south sides.

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1.5.44 The first of these, Mountford House, is a three-storey, symmetrical semi-detached pair, probably dating from the 1790s; the left-hand house with an early-19th century single-storey bow-fronted side extension; the right with later extensions. Built in brown brick with stuccoed Doric porches, they are exemplars of the elegant villas that were built in Tottenham during the late-Georgian period. The houses have been added to extensively at the rear. The front boundary wall has original spearhead railings incorporating a wrought-iron lamp holder.

1.5.45 South of Mountford House is Deaconess Court, the former Prince of Wales hospital which was converted into flats in 1992. It is an impressive four-storey building in red brick with stone dressings and timber sash windows. A round-arched portico dominates the front elevation, surmounted by a curved and stuccoed bay window incorporating the Prince of Wales feathers motif. The building is set back from the road behind a boundary wall with railings and gate piers. No. 2A Elliot Court is a former hospital building on the corner with South

Picture 31. The former Prince of Wales hospital

Picture 32. Mountford House

Side that has also been converted for residential use with the addition of a set back penthouse at roof level above a two-storey elevation in red brick.

1.5.46 Nos. 1 and 2 South Side, a semi-detached pair of three-storey early-19th century houses, is of similar character to Mountford House. The ground-floor windows are set in recessed arches, and the entrances in lower set back side wings. Both buildings have large side extensions although, unlike Mountford House, the rear elevation has escaped alteration. The front boundary gates with brick piers and railings on dwarf walls, although not original, add to their setting and make a positive contribution to this section of the Tottenham Green Conservation Area.

1.5.47 Forming the corner with South Side and extending along the High Road is Nos. 278-296 High Road, a long four-storey housing development

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dating from 2008, built in red brick and grey metal cladding with shops at street level. It is a coarsely proportioned and detailed building that is over scaled and detracts from the historic character and townscape quality of the High Road.

1.5.48 Between this new development and the south boundary of the conservation area, Nos. 250-276 are a mixed group of buildings which incorporates elements, albeit in fragmentary form, of the long row of dwellings that was present on the site by 1844.

1.5.49 Nos. 270-276, a three-storey row with gauged-brick window arches and concealed roofs behind a continuous parapet, may date from the early-19th century although much altered; Nos. 270-274 form a uniform terrace of two-bay houses; No. 276 is of three bays with a flat roof and a crudely rebuilt second floor. All have poor-quality shop fronts, although two retain their Victorian pilasters and corbel brackets. Nos. 266 & 268 High Road is a two-storey late-20th century rebuild with a

Picture 33. The mixed group of buildings on the east side of the High Road

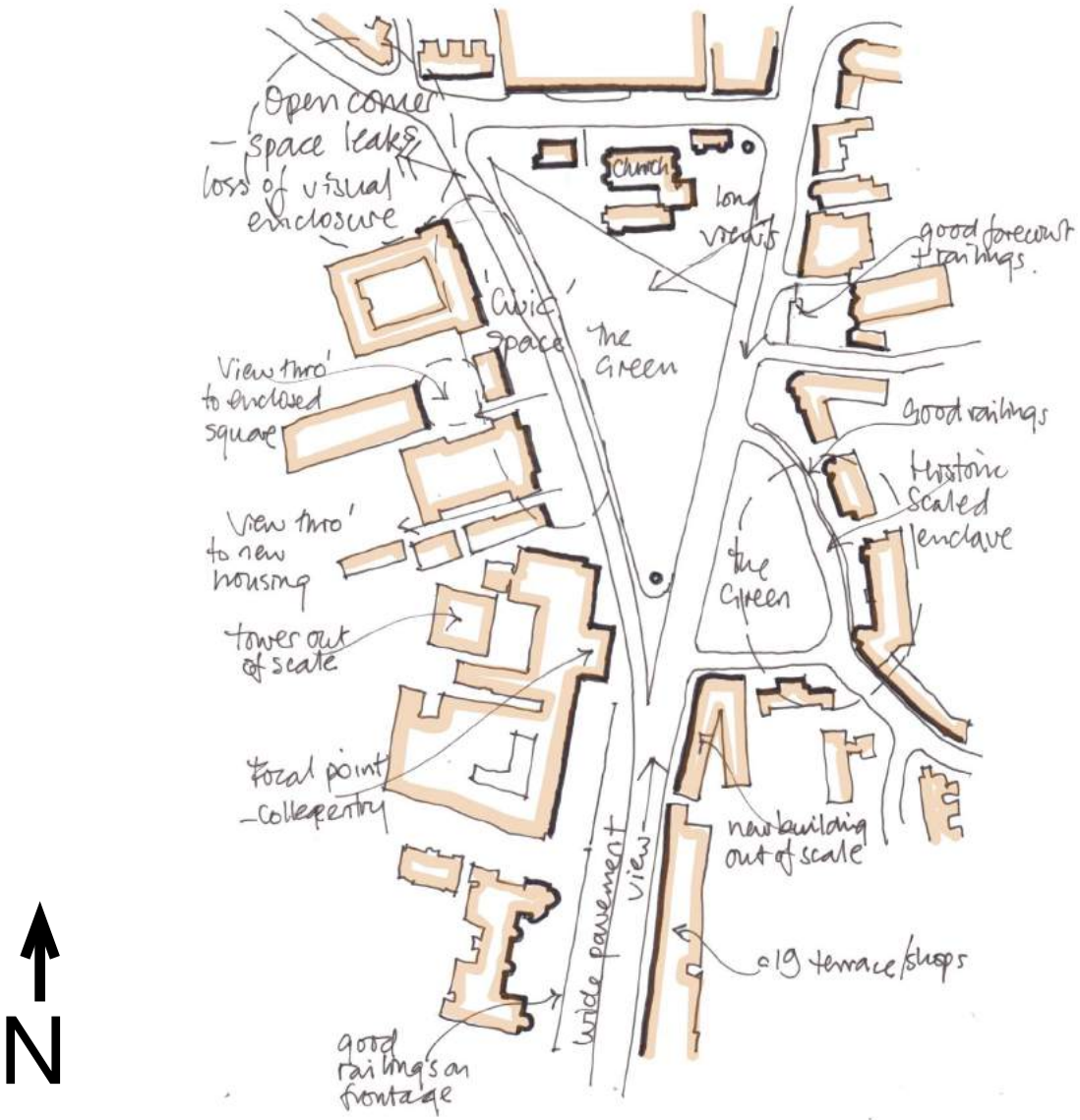
slate mansard roof; the ground floor replicates some traditional shop-front features. Nos. 258-264 have mid-20th century façades with a continuous parapet, of no architectural interest, although the rear mansard roof slope of No. 258 suggests that this building was re-fronted rather than rebuilt, and may have formed part of the same group as the following group, Nos. 250-256. This group comprises four two-storey double-fronted buildings whose proportions and mansard roofs suggest early-19th century origins. No. 256 is the only one to retain its residential elevation with a central entrance door with timber door case with flat hood and flight of stone steps. The other three buildings have ground-floor shops and have been re-fronted at various stages. However, as a group the buildings make a positive contribution to the character and appearance of this section of the conservation area.

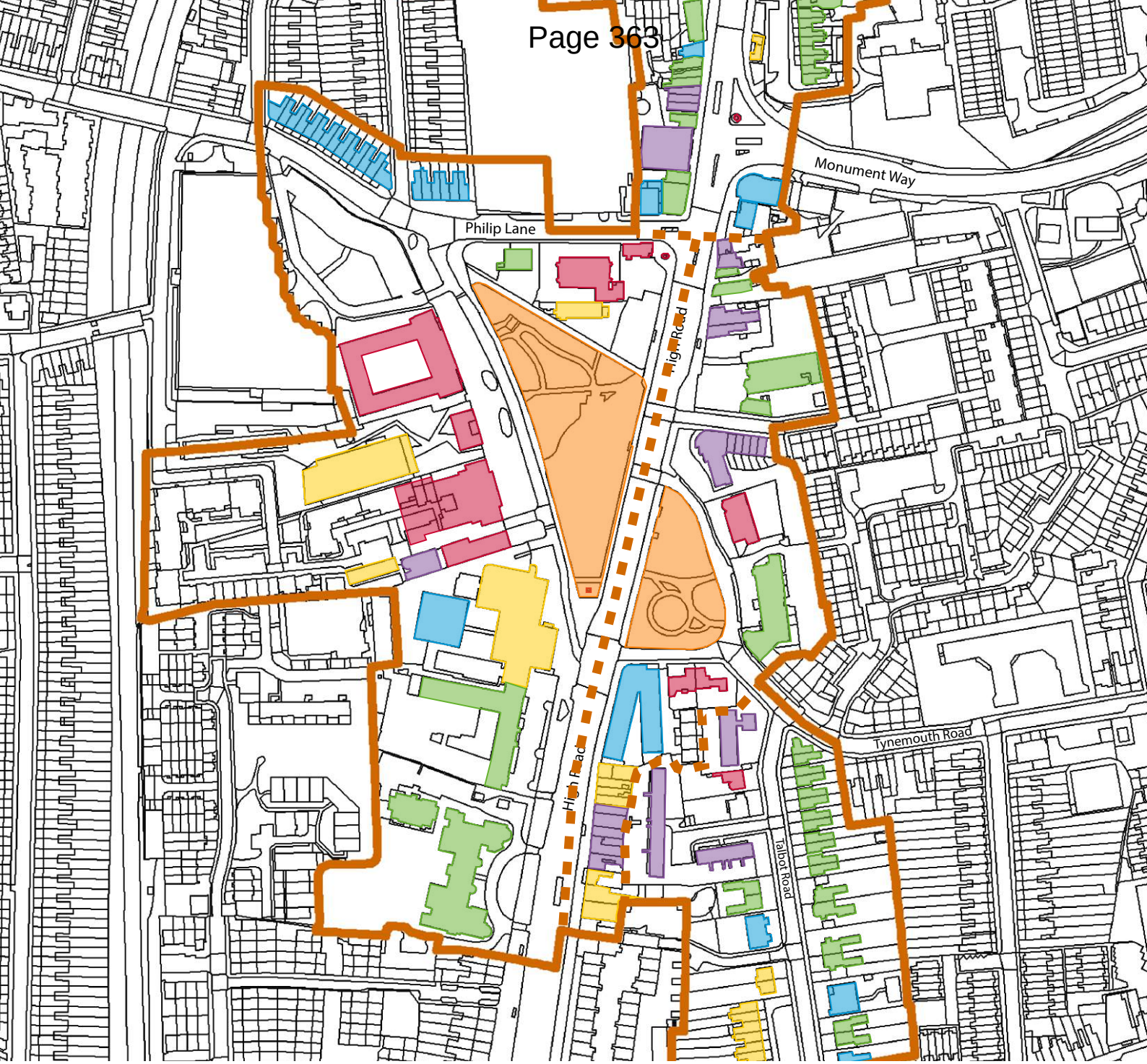
Townscape summary

1.5.50 The east side of the High Road has a more varied character with both good and bad examples of buildings of different periods. The most significant element in townscape terms is the east side of the Green that preserves a welcome semblance of its earlier residential scale and character that is quite different to the municipal emphasis found to the west of the High Road.

1.5.51 However, the remainder of the High Road frontage exhibits some of the negative features found elsewhere along the High Road, namely poorly designed and over scaled new development and poorly maintained older buildings with a multiplicity of shop fronts and uncoordinated signage.

Map 10. **Sub-areas B and C - Townscape analysis**





Map 11. **Sub-areas B and C, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Historic Open Space
- Conservation Area Boundary

Sub Area D: Talbot Road

1.5.52 The surviving houses of the street's mid-Victorian phase are mainly semi-detached, of two or three storeys, built in stock brick with stucco dressings. Most have shallow hipped roofs and deep eaves and some have side porches. They vary in detail, with features including bracketed eaves or cills, moulded stucco window surrounds, canted bay windows or and tripartite windows with bracketed cornices. The majority retain sash windows. The least-altered example, No. 41 (Spring Cottage) dated 1857, is listed Grade II.

1.5.53 On the west side, several houses made way for a 1970s housing development, comprising Beaufort House, a four-storey block at the junction with the Green and Talbot Close, a cul-de-sac of two-storey houses, and Kenmare Court. While of little architectural note, they are set back from the street behind tree-planted verges and their impact on the conservation area is neutral.

1.5.54 After Spring Cottage, No. 39 is the surviving partner of a semi-detached pair, truncated when Talbot Close was created. Nos. 31 and 33 are a three-storey, stuccoed Italianate pair; Nos. 21 and 23 have paired porches, the right-hand house pebble-dashed, the left over painted, but otherwise among the best preserved in the street.

1.5.55 At the south end, set back behind a deep green area fronted by mature trees, Nos.1-9 is a late-19th century terrace, built in stock brick with stucco dressings and full-height canted bay windows with turret roofs. The porches and windows have columns with foliate capitals.

1.5.56 On the east side, Nos. 18-40, a terrace-like series of closely spaced Edwardian semi-detached houses, occupies the site of Spring House, the largest and shortest-lived of the villas in Talbot Road. They are built in red brick with canted bay windows and recessed porches; a few retaining their original sash windows with multi-pane upper margin lights.

1.5.57 Further south is a series of Victorian villas, with varying degrees of alteration. Nos. 14 and 16, Spring Villas, were originally a symmetrical pair, but No. 14 has a later 19th century full-width, full-height bay window and the brickwork is over painted. Nos. 10 and 12 have single-storey side porches, that to No. 12 with a cast-iron Gothic canopy but marred by a toilet extension on its roof. No. 8, a 1980s block of flats fronted by an open parking forecourt, is a clumsy pastiche of its neighbour, Nos. 4 and 6, a three-storey Italianate pair. At the south end, No. 2 has been altered beyond recognition.

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Townscape summary

1.5.58 Although of lesser stature than the houses fronting the Green, the mid-Victorian villas in Talbot Road clearly benefitted from their close proximity to this desirable part of Tottenham, and represent Tottenham's last phase as a genteel suburb before the late-19th century development boom. The street's interest – and its inclusion in the conservation area – rests principally on these earlier buildings, which constitute about half the original number, and their relative rarity in the vicinity of the High Road. The later terraces at either end follow

Picture 34. Spring Cottage on Talbot Road

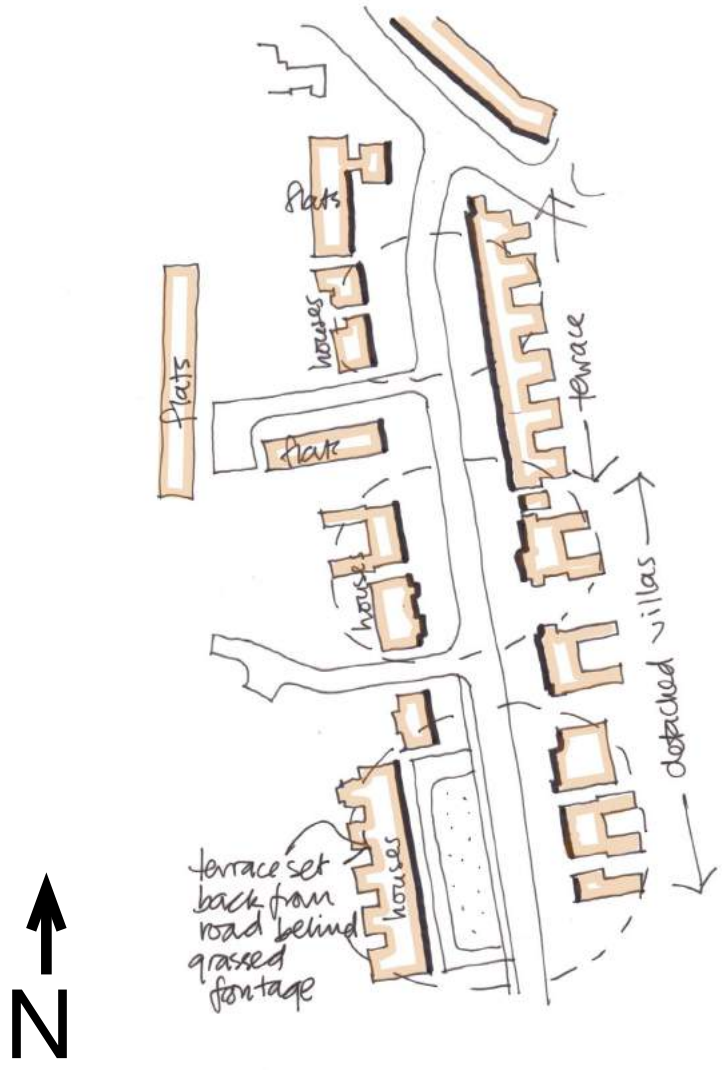
Picture 35. 21 and 23 Talbot Road

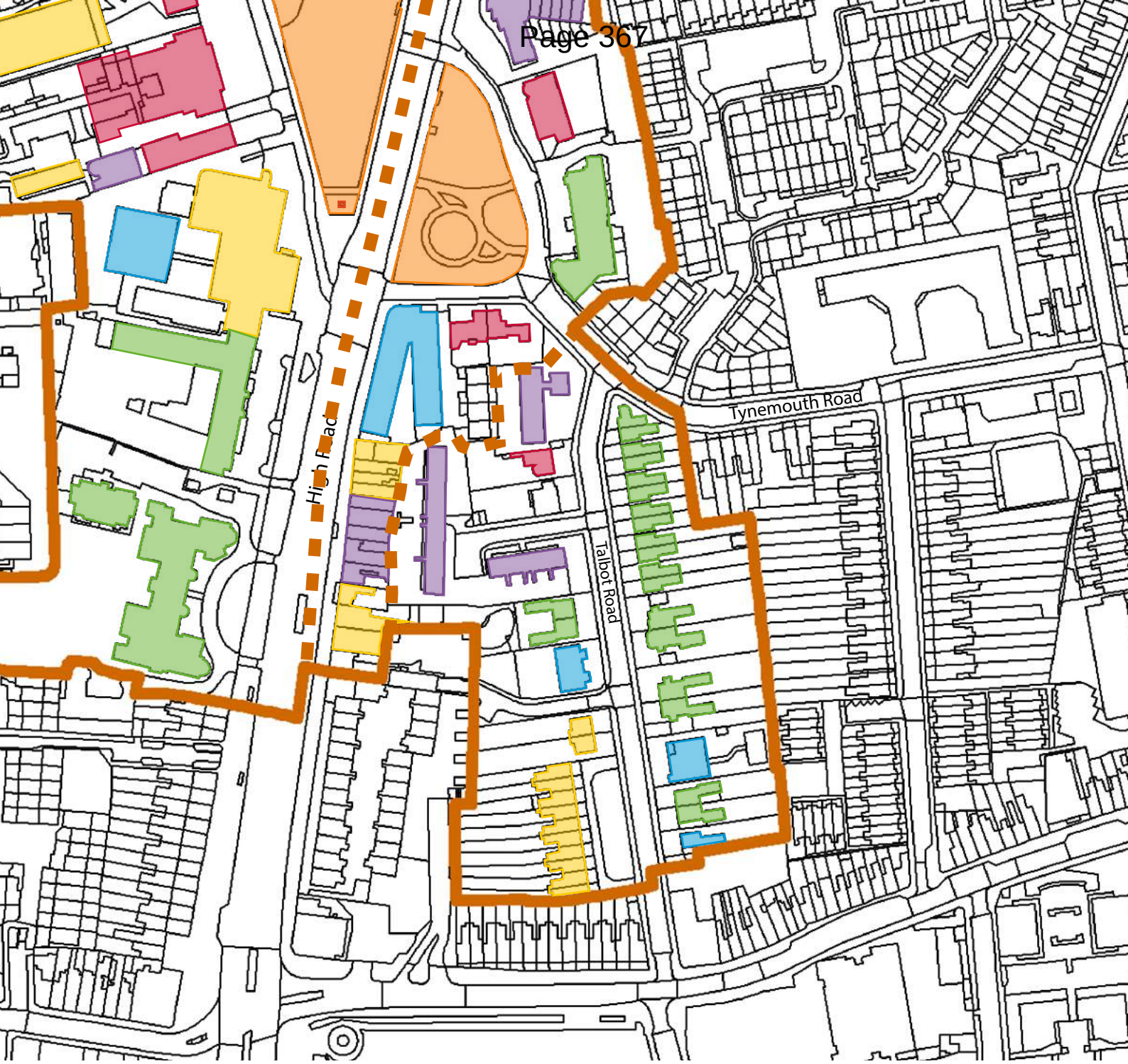
Picture 36. 2 Talbot Road

1.5.59 a ubiquitous type seen in the wider area and have been badly affected by alterations including the over painting of brickwork, replacement windows and doors, loss of decorative detail and replacement of the original slate roof covering with concrete tiles.

1.5.60 There are only a few instances of the conversion of front gardens to parking hard standings, but these detract badly from the streetscape. The greenery of the front gardens, enclosed by walls and gates, preserves the continuity of the frontage and separation between public and private space, and makes an important contribution to the character of this residential enclave.

Map 12. **Sub-area D - Townscape analysis**





Map 13. **Sub-area D, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Historic Open Space
- Conservation Area Boundary

PUBLIC REALM

1.5.61 The public realm is dominated by the Green itself, a significantly large open space within a generally densely built up area. TheGreen has a managed informal landscape character - mainly grassed with areas of taller planting including taller grasses along the High Road edges, beneath the impressive canopy of the large mature plane trees.

1.5.62 The west side of the Green, along Town Hall Approach, originally had a more formal layout with traditionally designed flower beds and seating areas in front of the Town Hall. Most of this arrangement has been removed and replaced by informal groupings of benches on islands of grass with tree planting, set within a mainly featureless asphalt surface. It is a pity that an opportunity was not taken to create a co-ordinated hard landscape design for the whole length of Town Hall Approach, providing a suitable setting for the frontage of listed buildings. The square in front of the Bernie Grant Centre, at the rear of the former Public Baths, is also somewhat lacking in character and features.

1.5.63 The wide pavement on the west side of the High Road south of the Green has been successfully repaved and provided with benches, with mature trees protected in raised beds. Elsewhere, traffic and cars dominate the public realm. For example, the road space in front of Rawlinson Terrace is used as a car park and although partly screened from the High Road by a strip of green landscape, this is not a welcoming area for pedestrians who are forced to walk alongside the busy High Road.

1.5.64 The High Cross itself, which should be a central feature of the townscape, is stranded on a traffic island surrounded by high kerbs to protect it from damage.

Picture 37. The public space in front of the Adjaye Building

Picture 38. Cluttered public realm on Town Hall Approach

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CONDITION AND DEVELOPMENT PRESSURES

General condition

1.5.65 Tottenham Green Conservation Area is an example of the gains and losses involved in the transition from a formerly municipal area, an important part of the public sphere, to a more diverse mix of uses and occupiers. Along with this change comes the potential for a weakening of overall control in the management of individual buildings and their immediate surroundings, reflecting a difference between those buildings remaining in a public and educational uses and those privately owned following conversion to residential or other uses. In this instance, the management of the extensive public realm has a major role to play in maintaining the character of the area.

1.5.66 As elsewhere along the High Road, signage is an issue and the plethora of traffic signs and other street furniture contributes to a cluttered street scene. There are few opportunities for new development within the conservation area apart from the site of No. 330 on the east side of the High Road, where development should relate to the scale of the earlier frontage and not to that of the adjoining Rosecrest Court to the north. The damage caused to the area by poorly designed and over scaled new development is illustrated by both Rosecrest Court and by the 2008 building at 278-296 High Road.

Picture 39. Poorly designed and over-scaled new development at Rosecrest Court

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Other development pressures

1.5.67 The former civic and educational buildings around the Green, and elsewhere in the conservation area, have remarkably well-preserved façades. Several of these buildings are protected by statutory listing, and conversions of unlisted buildings, for example the former library, hospital buildings and grammar school, have generally retained the original timber windows or replaced them like-for-like. However, in common with other conservation areas in the High Road, commercial properties and residential streets have suffered considerably from incremental alterations, summarised as follows:

Shop fronts and signage

- Over scaled fascias projecting beyond the shop-front frame
- Poor quality design and materials
- Solid metal roller shutters, which are visually intrusive, create a forbidding atmosphere and are graffiti prone
- Illuminated box signs
- Loss of vertical divisions (e.g. pilasters and consoles) between shop units disrupting the rhythm of the commercial frontage, particularly where individual shops have been combined as a larger premises
- Extraneous signage above shop-front level, including estate agents' boards

Elevations

- Extensive replacement of original timber sash or casement windows in uPVC or aluminium
- Painting or rendering of brickwork
- Satellite dishes on front elevations
- Poor quality repairs, re-facing and loss of original architectural detail

Picture 40. Inappropriate signage

Picture 41. Extensive alterations to facades detract from character

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2. TOTTENHAM GREEN CONSERVATION AREA MANAGEMENT PLAN

2.1 THE PURPOSE OF CONSERVATION AREA MANAGEMENT PLANS

2.1.1 Local authorities have a duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Management Plans are essential tools in this process. Their principal functions can be summarised as follows:

- To set out the Council's strategy for managing change in the conservation area
- To provide guidance to all stakeholders to ensure that future change in the conservation area will preserve or enhance its special character

2.2 SUMMARY OF THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

2.2.1 Conservation area designation introduces stricter planning controls over demolition and tree protection:

- Demolition of buildings greater than 115m³ and structures over 1m high next to a public highway, path or open space; or over 2m high elsewhere
- Works to trees with a trunk diameter greater than 75mm at 1.5m² above ground level: written notice must be given to the Council, which has 6 weeks to decide whether to grant permission or make a Tree Preservation Order (TPO). Failure to comply may result in prosecution
- Generally, development must preserve or enhance the character or appearance of the conservation area. There is a strong presumption against the demolition of buildings or structures which make a positive contribution to its character or appearance, and similarly to preserve trees.

2.2.2 Additionally, there are restrictions on the types of development that can be carried out without planning permission (permitted development) in conservation areas. Flats and non-residential premises have fewer permitted development rights than dwelling houses. Advice should always be sought from the Council on what works are likely to require planning permission.

2.2.3 Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.

2.3 MANAGING CHANGE IN THE CONSERVATION AREA: KEY PRINCIPLES

- In considering development proposals in the conservation area, the Council will apply the relevant national, regional and local policies and guidance
- All new development in the conservation area should preserve or enhance its special interest, in terms of scale, design and materials and should have regard to the design guidance provided in Part 3 - Preserving and Enhancing the Conservation Area.
- The Council recommends that pre-application advice be sought from the Planning Services
- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

ENFORCEMENT

2.3.1 The Council has an adopted Planning Enforcement Charter and will investigate and, where necessary, take enforcement action against unauthorised works in the conservation area.

2.3.2 To carry out works affecting the special character of a listed building without consent is a criminal offence and can result in severe fines and even imprisonment. Works to listed buildings, therefore, should never be carried out without consent. Where alterations to a listed building have been carried out without consent and are found to be unacceptable, the Council may either seek to prosecute those responsible or serve a listed building enforcement notice.

2.4 QUALITY OF PLANNING APPLICATIONS

2.4.1 Applications must provide sufficient information about the proposed development and its setting to enable the Council to assess the impact of the proposals on the character and appearance of the conservation area. Applications for outline planning permission in conservation areas will not normally be acceptable. The Council's Validation Checklist sets out the level of information required in

support of planning applications. The following are of key importance:

LEVEL OF DETAIL

2.4.2 A typical planning application might include:

- Plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings
- Plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition
- Detail drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5
- Drawings annotated to show proposed materials
- Any other information considered necessary to assess the potential impact of the development (including, for example, colour perspective drawings, models, photographs, structural engineers statement).
- Planning applications for replacement of windows should include elevations at scale 1:10 or with all dimensions clearly annotated, property elevations or photographs of the whole of the property, with the windows to be replaced numbered to correspond with window elevations, A cross-section at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, with full size details of any glazing bars or leaded lights.

HERITAGE STATEMENT

2.4.3 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

2.4.4 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

2.4.5 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

2.4.6 The Council strongly advises that applicants appoint consultants and builders with proven experience in historic buildings

2.5 RECOMMENDED STEPS

- An updated design guide for shop fronts is strongly recommended to support improvements to commercial frontages as a key regeneration objective

- A dated photographic survey of the more significant elements of the conservation area is recommended as an aid to monitoring changes, the efficacy of the Management Plan, and to support enforcement action. It may be possible to engage local volunteers in this exercise.

- Article 4 Directions could be considered to remove permitted development rights for the painting of brickwork generally, and replacement of windows/doors in dwellings, which are highlighted in the Appraisal as significant issues affecting the conservation area. The majority of properties in the conservation area are in uses that have limited permitted development rights with regard to external alterations. Most of the works identified in the Appraisal as adversely affecting the conservation area are already subject to planning controls, and the principal issue is therefore the effective and consistent application of development control policies and, where necessary, enforcement.

- Appropriate new uses for the disused Holy Trinity Infants' school annexe, and the public conveniences in front of Rawlinson Terrace, should be actively sought to avoid their falling into further disrepair

2.6 MONITORING AND REVIEW

The Council will review this Conservation Area Appraisal and Management Plan as part of a five-year programme, in compliance with national legislation and policy.

2.7 THE CONSERVATION AREA BOUNDARY

2.7.1 The following boundary changes are proposed:

A Modification of the north-western boundary to exclude Eleanor Close and Library Court

This land originally fell within the historic property boundaries of High Cross School and the public library, but has been redeveloped with new housing that makes no contribution to the special architectural or historic interest of the conservation area. The continuing inclusion of these areas within the conservation area is therefore very difficult to justify.

B Modification of the Northern Boundary so that the area North of Chesnut Road is included in the Bruce Grove Conservation Area.

These buildings properly form part of the Bruce Grove Townscape.

C Modification of the western boundary to exclude the north side of Philip Lane and the forecourt of the Tottenham Green Centre

As highlighted in the appraisal, the terraces on the north side of Philip Lane are of very modest architectural quality and they have been badly compromised by alterations and poor shop fronts. The forecourt parking area of the Tottenham Green Centre is a detracting feature (the Centre itself falls outside the conservation area boundary) and serves little purpose within the conservation area.

C Modification of the western boundary to exclude the redeveloped Clyde Road Depot site

Of the former depot, only the façade of the western workshop range survives, while the roof and clock are modern reconstructions. The character of this part of the conservation area has been radically altered and no longer makes a positive contribution to the special architectural or historic interest of the conservation area.

Map 14. **Tottenham Green, Proposed Boundary Alterations**

- Proposed area to be included in the Conservation Area
- Proposed area to be excluded from the Conservation Area
- Existing Conservation Area Boundary
- Statutory Listed Building
- Locally Listed Building

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

3.7.1 The following guidance applies to all buildings within the conservation area, including listed and locally listed buildings, and reflect what the Council considers to be the best approach to preserving and enhancing the character of the conservation area. Applicants for planning permission or listed building consent should ensure that all proposals are in line with the guidelines contained here.

3.1 WHEN IS PERMISSION NEEDED?

3.1.1 Many common alterations will require planning permission. Some changes which would ordinarily be considered 'permitted development' will require planning permission in a conservation area. Below is a brief guide to common projects requiring planning permission. More information is available at https://www.planningportal.co.uk.

MAINTENANCE AND REPAIRS

3.1.2 It is recommended that resident keep their houses in good repair. Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

SHOP FRONTS

3.1.3 Planning permission is required for any alterations or removals that affect the appearance of the shop front. This includes removals or alterations to doors, windows or stall risers, and the installation of shutters or security grills. A separate consent is required for advertisements and shop signs (see below)

ADVERTISEMENT CONSENT

3.1.4 Advertisement consent is usually required for exterior signs and advertisements which are illuminated, or with an area of greater than 0.3 square metres. This also applies to advertisements displayed inside of a shop window, which can be viewed from outside the building Non-illuminated shop signs displayed on a shop front may be exempted from this requirement, if certain requirements relating to design and content are met. More information about advertisement consent is available at **www.planningportal.co.uk**.

WINDOWS AND DOORS

3.1.5 Planning permission is needed for replacement of or alteration to windows and external doors on buildings other than private dwelling houses. Replacement of windows and doors of a house (but not a flat) is considered 'permitted development' and does not require planning consent, provided that the replacement windows are of similar appearance to the existing.

RENDERING AND CLADDING

3.1.6 Rendering and cladding is not considered permitted development in a conservation area, and will require planning consent.

EXTENSIONS

3.1.7 Single storey rear extensions to private dwelling houses of up to 3 metres in depth (or 4m in the case of a detached house) are considered 'permitted development' and do not require consent, provided that the design and materials match the existing building. Extensions to certain commercial and industrial buildings within certain size limits are also considered permitted development. All other extensions will require planning consent, including alterations and extensions to roofs.

BOUNDARIES AND GARDENS

3.1.8 Planning permission is required for the construction, alteration or demolition of a wall, fence or other boundary treatment over 2m in height, or over 1m in height when abutting a highway.

VENTS, SATELLITE DISHES AND SOLAR PANELS

3.1.9 Permission is required for the installation of any of these additions on a wall or roof slope facing the street.

DEMOLITION

3.1.10 Permission is required for the total or substantial demolition of a building with a cubic content of more than 115 cubic metres (measured externally). It is an offense to carry out such works without consent. If in doubt, please consult the Council's conservation team.

TREES

3.1.11 The council must be notified six weeks prior to cutting down or carrying out works to a tree in the conservation area.

LISTED BUILDINGS

3.1.12 Like for like repairs can be carried out without consent, but Listed Building Consent must be obtained for any work that is likely to affect the building's character or significance. This applies to internal alterations and external alterations and works to boundary walls, buildings within the curtillage, or structures attached to the listed building. It is an offense to carry out such works without consent. If in doubt please consult the Council's conservation team. In some circumstances it will be necessary to apply for planning permission alongside listed building consent. For more information about applying for listed building consent, please see listed buildings guidance below.

CHANGE OF USE

3.1.13 Changes of use will often require planning permission. Change of use from shops (A1) or financial or professional services (A2) to use as a dwelling house (C3) is usually considered permitted development, but within the conservation area permission is needed for this change.

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3.2 SHOP FRONTS

3.2.1 High quality shop fronts make an important contribution the character of an area. Many of the original shop fronts in the conservation area have been extensively altered or are in poor repair. Nonetheless, many original features remain and the Council will encourage shop owners to repair and restore shop fronts.

3.2.2 Planning permission is required for most changes that will alter the appearance of the shop front, including for shutters and awnings. Applicants should make sure their proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- Shop fronts should have regard to their context, so that the design complements the building as a whole, neighbouring shops and the street scene.

- Historic features should be conserved and restored as far as possible. The removal of original shop front features will not usually be permitted unless these are beyond repair.

Picture 42. Traditionally framed shop fronts on Tottenham High Road complement the architectural qualities of the building.

- Designs should incorporate the elements and proportions of traditional shop front design (see p67) and make use of high quality traditional materials like timber, that complement the character of the building.

- Shop fronts in the conservation area need not always be reproductions of historic styles. This guidance sets out principles which can be applied across different styles of shop front. New designs are encouraged, but these should also express the features and proportions of a traditional shop front.

- Designs must be simple and uncluttered. Shop owners are encouraged to reduce clutter such as unnecessary signage, wiring and electrical equipment, external displays of goods, stickers and additional advertising.

- Any signs, lighting, security measures or canopies should be incorporated within the design and should not obscure architectural elements.

TRADITIONAL SHOPFRONT DESIGN

3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

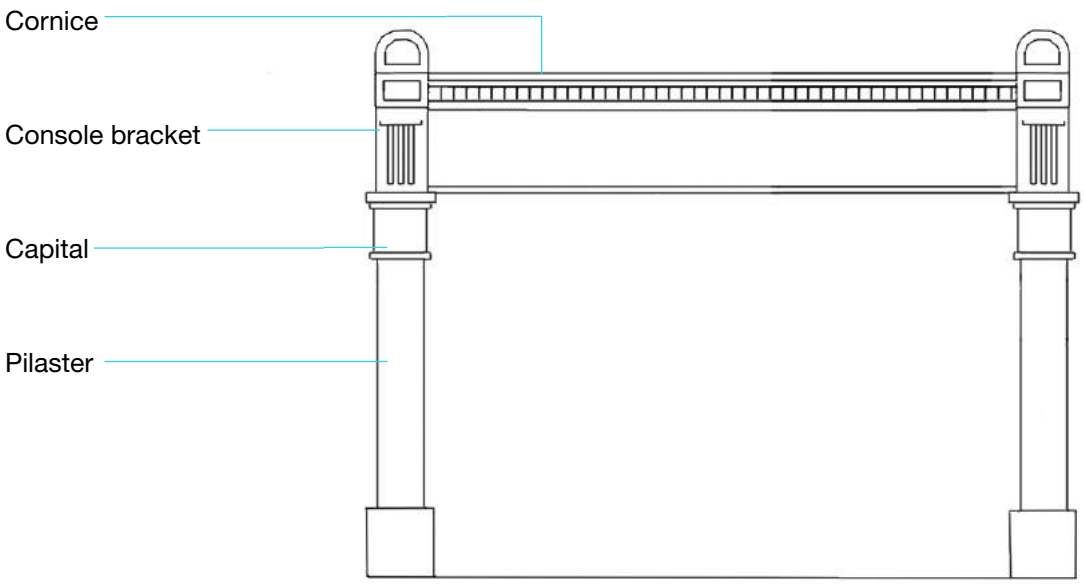
3.2.4 The architectural details that frame the shop front are an important element – usually pilasters, console brackets, and a fascia with cornice (see picture 59). These features should be repaired or restored to the original appearance and maintained in all cases. Original features such as tiling or glazed brick should not be painted or covered.

3.2.5 The design of shop fronts to be fitted in to this framework should aim to incorporate the following traditional features;

- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are not appropriate.

- **Stall risers:** These are traditionally in timber. Other materials might be considered appropriate in some circumstances (for example marble or granite for a bank, glazed tiles for a pub or butcher). Laminates, mosaics or reflective tiles are not appropriate materials.

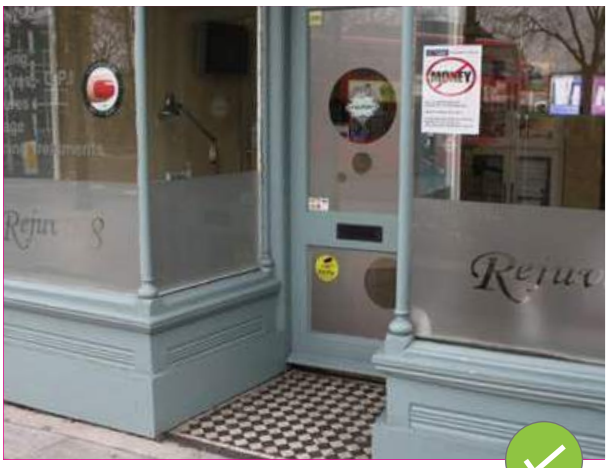
Picture 43. The traditional architectural details that frame the shop front.



- **Shop window:** This should extend from the stallrisers to the architrave at the base of the fascia and should usually be subdivided with a transom rail and one or two vertical mullions. Mullions should usually line up above and below the transom. Floor to ceiling sheet glass is not appropriate in areas of traditional shop fronts.

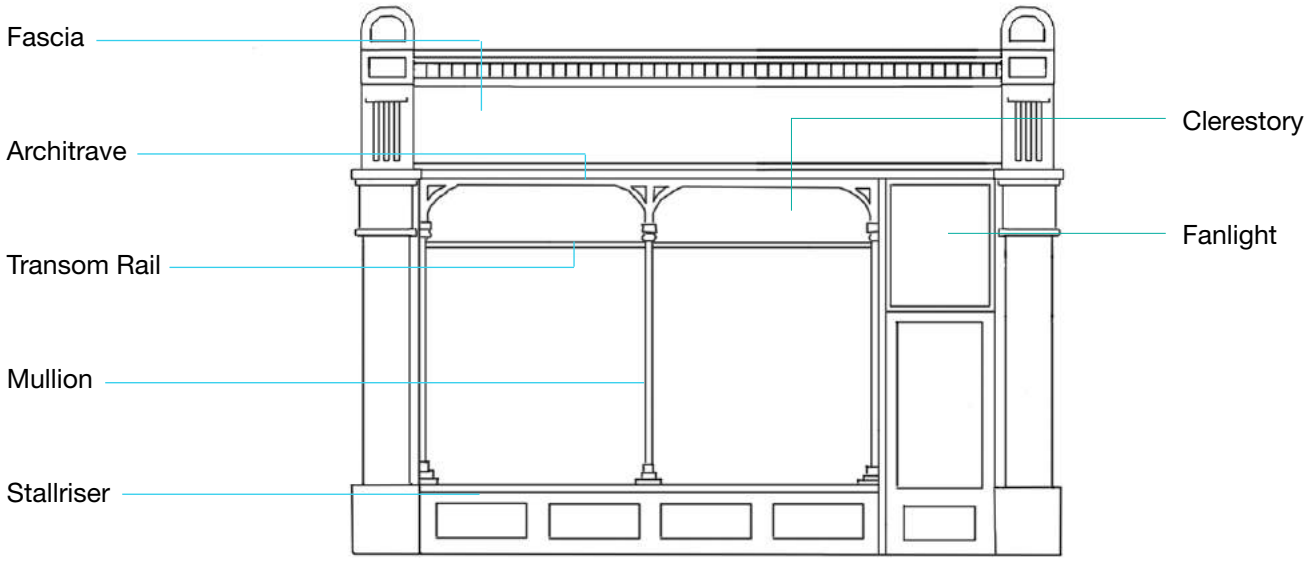
- **Doorway:** This can be set back from the edge of the pavement with a tiled entrance, or flush with the building line. Recessed doorways should be retained where these are an established feature of the street.

3.2.6 The shop front should usually be in timber, although a high quality bespoke metal frame might be considered appropriate in some circumstances. Other materials such as UPVC are not appropriate.



Designs incorporating the elements of traditional shop front design

Picture 44. A typical traditional shopfront



3.2.7 These traditional elements were incorporated in to shop fronts for sound functional reasons. Their inclusion in new shop front designs does not necessarily mean copying historical styles. Sympathetic new designs incorporating these features are encouraged.

3.2.8 Each design should relate to other shop fronts in the area, taking account of fascia lines, stallriser heights, transom height, bay width and material. Individual shop fronts should not dominate the street scene.

3.2.9 Shop fronts that combine more than one shop unit can disrupt proportions, relating poorly to buildings around them. In these cases, pilasters should be retained or included to provide a visual break. Fascia signs should not be extended over multiple units. Each unit should have a separate fascia sign, linked by a common design.

3.2.10 Double aspect corner shops should address both frontages appropriately.

Double aspect frontage on a corner shop

Picture 45. Shops with a common framework appear ordered. Without this, shops relate poorly to one anoher an can appear cluttered or chaotic.

SIGNAGE AND ADVERTISING

3.2.11 The approach should be simple and uncluttered. Signage should not dominate the shop front or obscure windows

3.2.12 Materials, colours and design for all signage should complement the historic character of the building and area. Signwriting directly on to the timber or metal fascia board or individually mounted lettering are usually appropriate. Perspex, acrylic and other non-traditional materials are not.

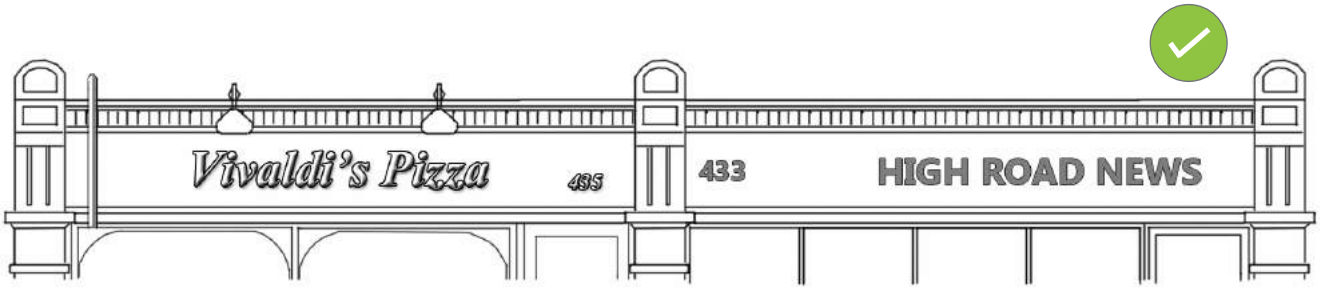
3.2.13 Lettering should be in proportion with the size of the sign and not fill the entire area. Content should be restricted to the proprietor's name, the type of business and the shop number, not brand names of goods for sale or other advertising. Each shop should have its number clearly displayed.

3.2.14 Standard corporate signage, logos and colour schemes should be adapted to suit the context, including colours, size of lettering, materials and style of illumination. In cases where corporate colour schemes are considered out of character, they should be restricted to lettering and detail only.

Fascia Signs

- Fascia signs should be a simple flat panel contained within the fascia area. They should not obscure architectural features, project forward of other features, extend unbroken over more than one shop unit, or impinge upon first floor windows. Box fascias are not acceptable. Additional signs applied to the facade above fascia level or on upper storeys will not usually be permitted.
- In special cases, alternative forms of signage will be considered, for example where a business is located at first floor level or in a building without a traditional shop front. Individual letters applied to walls, lettering directly on to window glass, or signs hung behind windows may all be considered appropriate depending on circumstances.

Picture 46. Fascia Signs



Hanging and projecting signs

- Only one hanging or projecting sign on each elevation with a shop front will be permitted.
- Hanging or projecting signs should usually be positioned on the ground floor at fascia level
- Existing brackets for hanging signs should be reused if possible.
- Perspex projecting box signs will not be considered acceptable.

Illuminated box facsia's are not appropriate

Excess signage is not appropriate

LIGHTING

3.2.15 Internally illuminated panels, signs or lettering will not usually be permitted. There will be a preference for illuminating signs indirectly with an appropriate swan neck or trough light. Lighting fixtures should not obscure architectural features or proportions. Fascia lighting can be concealed within the cornice.

3.2.16 Matt finish slim metal lettering with discrete individual halo illumination may be considered appropriate in some instances.

3.2.17 Illuminated signs will be restricted to those businesses which are open in the evening or at night. Illumination should be kept to a minimum. The light level should be subdued and constant. Bright or flashing lights will not be permitted.

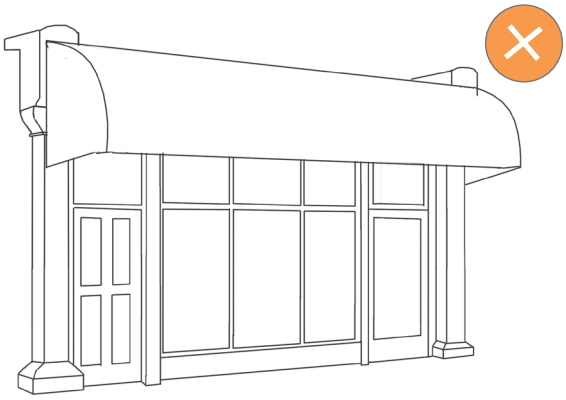
CANOPIES AND AWNINGS

3.2.18 Canopies and awnings will only be permitted if they can be accommodated without damage to the character of the building, and are capable of fully retracting. The mechanism and blind box should be integrated with the overall shop front design and should not obscure features. Retractable traditional straight canvas blinds accommodated within the cornice or architrave will usually be acceptable.

3.2.19 Folding or fixed canopies, quarter round rigid frames and balloon blinds will not be permitted.

3.2.20 Canvas is usually the most appropriate material. Flourescent, glossy or metallic blinds are not appropriate.

Picture 47. Traditional retractable canvas blinds are the most appropriate type of canopy.



SHUTTERS, GRILLS AND SECURITY

3.2.21 All security measures should be integrated within the overall shop front design and should not have a negative impact on the street scene or obscure architectural features.

3.2.22 Shop fronts should use the least visually intrusive security solution. Toughened or laminated glass; Internal screens, grills and shutters; or traditional removable external shutters are the Council's preferred solutions.

3.2.23 Rod and link (or other open type) external grills may be permitted in exceptional circumstances where it can be shown that it is the only possible solution, but these must be integrated with the overall shop front design (including box and runners).

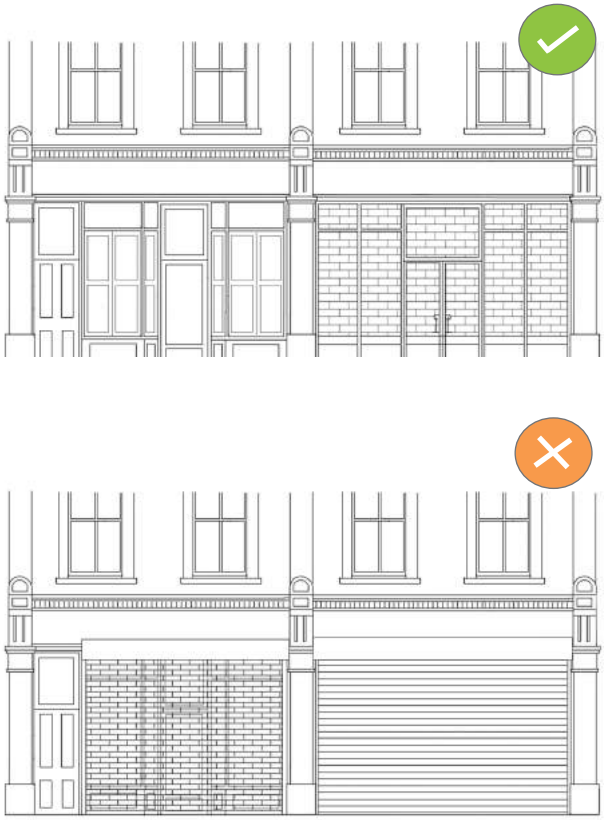
3.2.24 Shutters and grills should not cover pilasters when in the down/closed position and should have a painted or coloured finish to complement the rest of the shop front.

3.2.25 Solid or perforated external roller shutters, transparent external polycarbonate shutters or visually intrusive external shutter boxes will not be considered acceptable.

3.2.26 Burglar alarms, security cameras and other equipment should be kept to a minimum and be located in unobtrusive positions.

ACCESS

3.2.27 If the upper storeys of the building are in a separate use, separate access should be provided at the front of the premises and incorporated into the design of the shop front.



Picture 48. External Roller shutters are not appropriate.

Internal shutters which don't obscure architectural features

External roller shutters are not usually appropriate. .

3.2.28 Access to the shop including level access to the street should be provided for people with disabilities, the elderly, parents with pushchairs, and all users. If installing level access would involve the loss of important features on a historic building, alternatives such as handrails should be considered.

VENTILATION EQUIPMENT

3.2.29 Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

SHOP FRONTS CONVERTED TO RESIDENTIAL

3.2.30 The council will generally oppose the loss of shop fronts, however it may be necessary for some obsolete shop fronts outside of designated town centres and local centres to be converted to residential use.

Original shop front features should usually be retained and adapted.

3.2.31 Where this change of use is considered acceptable shop front features should usually be retained and adapted to suit the new use.

SHOP FRONTS IN NEW BUILDINGS

3.2.32 New shop fronts should respect traditional proportions, materials and signage style.

3.2.33 Recreations of historic shop fronts will not be considered appropriate in new buildings.

3.2.34 When submitting a planning application for shop units, the details of the shop front design should be submitted with the application, even if the final design is to be determined by a future occupier. Plans should show how the shop front relates to the masonry frame, position of doors, size of frame sections, fascia depth and height of stallrisers.

3.2.35 Possible security needs should be considered by allowing space for housing shutters internally.

3.2.36 Privacy should be provided through the use of obscure glazing, timber shutters (internal or external) which complement the historic character, or an internal partition creating a lobby area, window display or winter garden.

49.

3.3 LISTED BUILDINGS

Picture 49. The grade II listed former Fire Station on Tottenham Green

LISTED BUILDING CONSENT

3.3.1 Listed building consent is required for any works of demolition, alteration or extension of a listed building which might affect its character as a building of special architectural or historic interest. This applies to internal as well as external works. It is for the Council to determine in each case whether consent is required.

3.3.2 The list descriptions held by Historic England are intended mainly for identification purposes and are rarely a comprehensive record of all features of interest. They should not be relied upon to determine which features are significant, or whether or not listed building consent is required.

3.3.3 The whole of the building including its interior is listed. The Council recognises that listed buildings vary greatly in the historic value of their interiors, and that the potential for alterations varies accordingly. Decisions must be based on an assessment of the significance of the building in accordance with Historic England guidance. In sensitive interiors, alterations may have to be restricted to a minimum.

3.3.4 Certain types of work do not normally require consent, for example internal redecoration not involving removal of any internal features of significance, renewal of concealed services, routine repairs in matching materials, and maintenance. More substantial repairs may require consent. In cases of doubt, the advice of the Council should be sought in writing.

3.3.5 Buildings that lie within the curtilage of a listed building are also subject to listed building control even if they are not specifically mentioned in the list description. Objects fixed to the building may be considered to be part of the listed building.

3.3.6 Applicants for listed building consent should make sure that proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- The Council will need to be satisfied that all aspects of proposals for alterations are necessary, and that the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the building.

- Alterations should normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest.

- As far as possible, existing detailing and the contemporary features of the building should be preserved, repaired or, if missing, replaced.

- All works, will should be carried out in the correct scholarly manner, under proper supervision, by specialist labour where appropriate.

MAINTAINING LISTED BUILDINGS:

3.3.7 Regular maintenance is essential to the long-term preservation of listed buildings. Prompt action to remedy minor defects will prevent costly and disruptive repairs at a later stage.

3.3.8 Routine maintenance is the responsibility of the owners of a listed building. Planning permission is not required for routine maintenance and like for like repair, but the Council should usually be consulted to confirm whether consent will be needed.

3.3.9 Masonry surfaces can easily be damaged by inappropriate cleaning, and in many cases it is best to leave them undisturbed. External cleaning of buildings with low-pressure intermittent water sprays and bristle brushes does not normally require listed building consent. However, cleaning with water can lead to saturation of the walls and outbreaks of dry rot in built-in timbers. Other methods of cleaning stone or brickwork will generally require listed building consent as these can have a marked effect on the character of the building. Cleaning methods are carefully specified and appropriate for the circumstances. Where proprietary methods are to be used a method statement should be submitted for approval. Cleaning should only be carried out by specialist firms and under close supervision, and it is advisable to employ an independent stone cleaning consultant to specify and supervise such works.

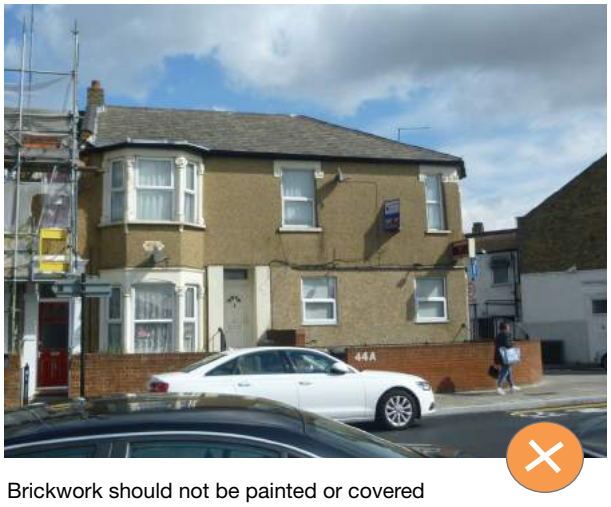
INTERIORS

3.3.10 Interior features of interest may include chimney pieces, plasterwork, panelling, doors and door surrounds, staircases and balustrades. These should always be retained and fully protected from damage during the course of any works to the interior of a listed building. Proposals for the internal refurbishment of listed buildings should be supported by drawings which clearly identify all interior features of interest, and confirm their retention. It is important that original plan forms and room proportions are maintained during any conversion.

3.4 GENERAL MAINTENANCE AND IMPROVEMENTS

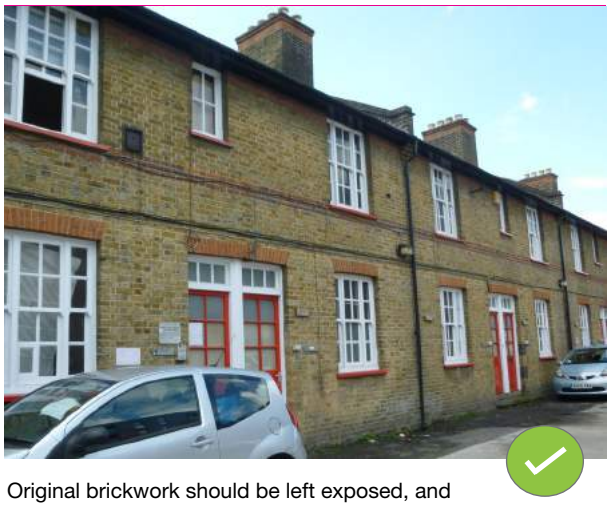
MASONRY AND BRICKWORK

3.4.1 Brickwork, stone, terracotta, tiles, and other original facing materials should not be painted, rendered, or covered with cladding. This can affect the interest of the facade, disrupt the cohesion of the group or terrace, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted.



Brickwork should not be painted or covered with render, pebble-dash or cladding.

3.4.2 Where inappropriate painting or cladding has taken place, the Council supports its removal, provided this can be achieved without damaging the fabric of the building. It is important that a specialist using appropriate non-abrasive methods undertakes the work.



Original brickwork should be left exposed, and restored where necessary.

3.4.3 Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork. Any decorative features should be retained, and where necessary repaired or reinstated. Decayed bricks should be replaced with bricks of a similar quality and colour, and laid in the same pattern as the original. In all cases, skilled bricklayers with an understanding of historic brickwork should be employed.

3.4.4 Where necessary, older brickwork should be repointed with an appropriate mortar mix – usually a 1:2:9 cement/lime/sand mortar carefully matching the existing mix in texture and colour. A flush or slightly recessed mortar joint profile is most appropriate. Cement based hard mortar should not be used on older buildings as it is less permeable than a lime mortar mix and can lead to deterioration of brickwork. Re-pointing with hard cement-based mortars is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.

ROOFS

3.4.5 The form, structure and materials of historic roofs are almost always of interest. The concealed roof of a traditional terraced house can be just as significant as a steeply pitched roof which is visible from the street, or an M shaped double-pitched roof. Where original roofs survive, there will be a presumption will be in favour of their retention.

3.4.6 Where repairs or reroofing is required, this should be done in materials to match the original, in type, size and colour. On older buildings this will most often be either slate or clay tile. Where possible, the original slates or tiles should be retained and reused.

3.4.7 Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to be replaced the original material (or if this cannot be determined, the most appropriate material for the building type) should be used.

3.4.8 Ridge tiles, finials and other details should always be retained and reused, or replicated. The layout, tile/slate size and any patterning in the original roof should be replicated.

3.4.9 Chimney stacks are important features of the roofscape and can be important indicators of the date of a building and of the internal planning, and should never be removed or altered without consent. Repairs may be necessary to stabilise the chimney, but the Council recommends that the height is not reduced and pots are not removed.

3.4.10 Where additional ventilation is required, his should be provided at the eaves and ridge line and should not affect the appearance of the roof. Vents should not be installed on the roof slope.

WINDOWS AND DOORS

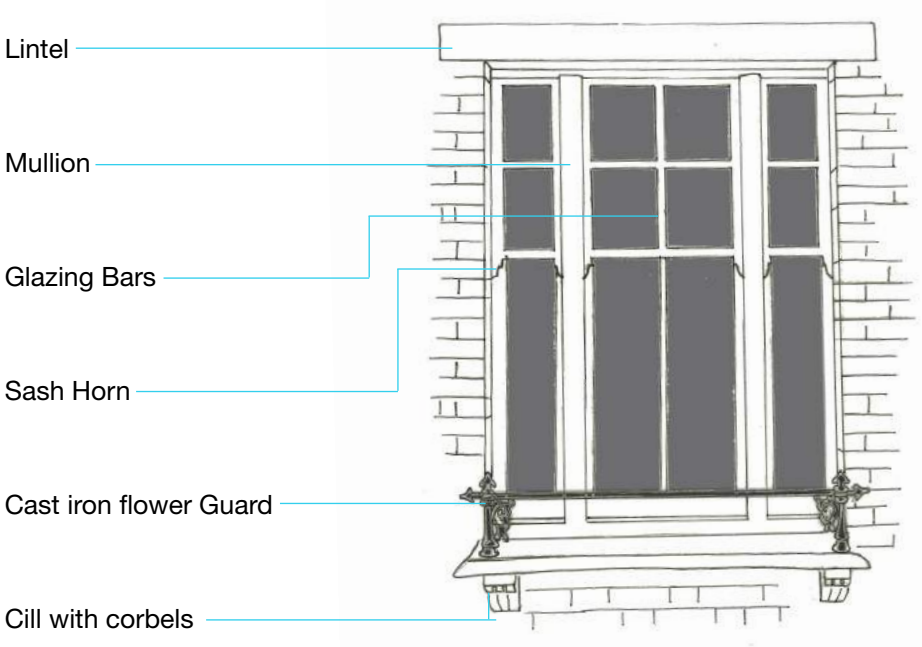
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

- It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.

- The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds. In the case of listed buildings, the installation of secondary glazing will require listed building consent and will usually be permitted where it can be accommodated without harm to the significance of the building interior.

- Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate on rear elevations that are not visible from the street. Glazing bars should always be mounted externally.

Picture 50. The features of a traditional window which should be retained or replicated



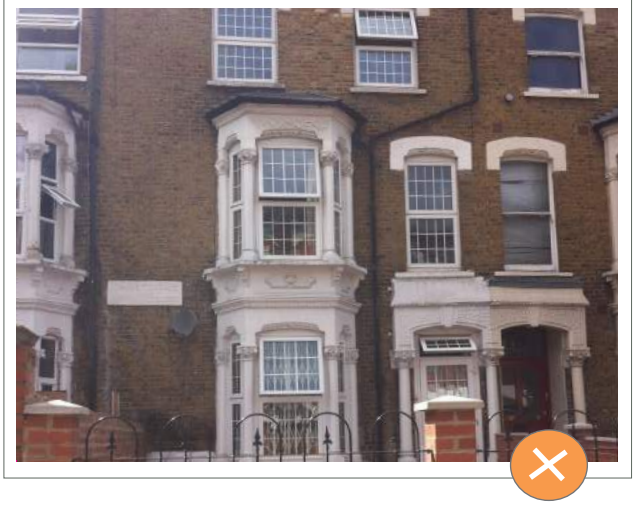
- Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

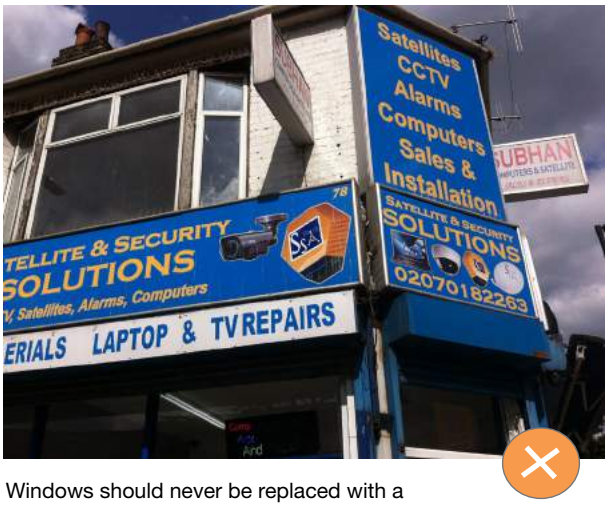
- In the case of listed buildings, the Council will strongly resist the loss of original windows and doors (including historic glass). Where an original window or door is beyond repair, it should be replaced on an exact like for like basis, and double glazing will not usually be acceptable. Historic glass, whether decorative or plain, should be retained where possible, and carefully protected from damage during building works.

- It is never appropriate to alter the original configuration of windows, the size and proportions of window and door openings, or details such as lintels, brick arches and cills. The depth to which window frames are set back from the face of the building should not be altered.

- Where windows and doors have been altered, every opportunity should be taken to restore them to their original style. In cases where a previously altered window is to be replaced, the new window should replicate the original design and materials, which can usually be ascertained by looking at nearby houses of the same type

- External security grills, gates and shutters should not be installed to doors or windows as this harms the character of the area. Residents wishing to improve security are advised to seek specialist advice on more appropriate solutions.





Windows should never be replaced with a different style or configuration to the original

ARCHITECTURAL FEATURES AND DETAILING

3.4.12 Original architectural features and decoration (and later features which add to the architectural or historic interest of the building) should be retained as far as possible. These might include features such as porches, parapets, balconies, verandahs, carved details in stone or timber, moulded brickwork and terracotta, statuary, murals, mosaics, and ornamental ironwork.

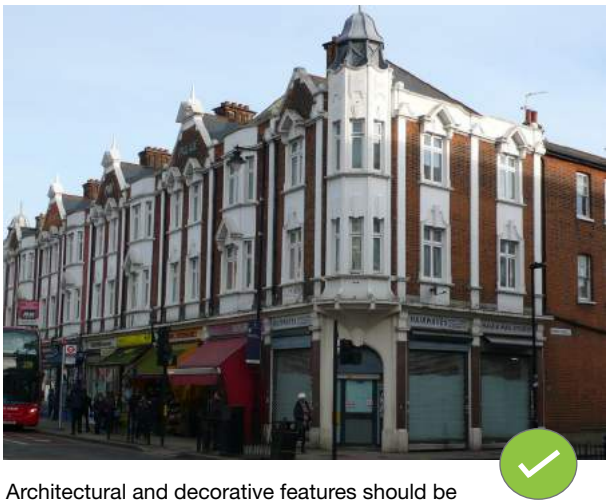
- Repairs to decorative features should usually be carried out by an appropriately skilled craftsperson or conservator.
- Where architectural features or decorative details have been lost or replaced with poor-quality substitutes, the Council will strongly encourage their reinstatement (if there is clear evidence of their original appearance.)
- It is always best to retain the original porch arrangement which is often an integral part of the design of a building. Open porches should not be enclosed. Canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.

BOUNDARY WALLS AND PARKING

3.4.13 Walls, fences and other boundary treatments to both front and back gardens make an important contribution to character. Their removal, or the addition of a boundary treatment of a different height or type will not be considered appropriate. Where boundary walls are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt to reflect the original appearance.

3.4.14 Substantial loss of front gardens and/ or boundary treatments in order to create parking spaces will not usually be considered acceptable. The creation of hard standing for parking should

Alterations to original features such as porches and bay windows should be avoided



Architectural and decorative features should be retained and restored

not cover more than 50% of the original garden, should be appropriately landscaped. The original boundary treatment should usually be retained. It may be possible in some circumstances to enlarge openings in front boundary walls, where the wall is appropriately finished with a pier, in keeping with the style of the original.

EXTERNAL SERVICES AND FITTING

3.4.15 External services such as ventilation equipment, flues, satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimise their impact. Where possible these should be in unobtrusive locations and on walls and roof slopes that are not visible from the street. In the case of listed buildings, such additions will require listed building consent.

Satellite dishes shouldn't usually be mounted on the front of buildings

- Roof plant should be avoided if at all possible, but where it is necessary, it may be possible to locate it within the envelope of the building. If not, it must be concealed in views from ground level.

- Satellite dishes will only be acceptable where they cannot be easily seen from the street or other public areas, usually the rear of the property below the level of the roof ridge, or on hidden roof slopes.

- Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

3.5 EXTENSIONS

3.5.1 In many cases, historic buildings are capable of being extended without damaging their character, subject to sensitive handling of scale and detail. However in some cases extensions would detract from the uniformity of a formal group of buildings, or from the integrity of a particular design and will therefore be unacceptable in principle.

- Extensions will only be permitted if subordinate in size and appearance to the original building. Care should be taken that the form and proportions of the original building are not obscured.

- Design, detailing and materials (including roofing material, windows and doors) should be carefully considered to reflect or complement the existing building and the character of the area, and to be visually subordinate to the existing building. The design might reflect the style of the original building, or provide a modern contrast which complements (and does not compete with) the original.

DORMERS AND ROOF EXTENSIONS

- Rear dormers should be subordinate to the size of the roof. Usually the width of the dormer should be not more than 2/3 the length of the ridge. Dormers should usually be set in 0.5m from both sides of the roof and the eaves, and 0.3m from the ridge. Overly large and solid dormers with large 'cheeks' and 'aprons' to create habitable roof space will not be considered acceptable.

- Roof extensions to the front or side of the property will not usually be considered acceptable, unless these are a feature of the original building or an established characteristic of the street.

- Hip to gable extensions will not usually be considered acceptable.

- Juliet balconies, roof terraces and 'cut in' terraces will not be considered acceptable as part of a roof extension, unless they are a feature of the original building or an established characteristic of the street.

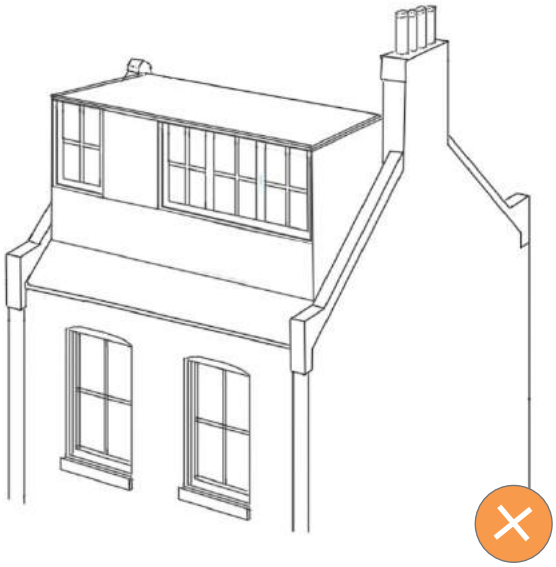
Extensions that are not subordinate to the original building can be detrimental to character

Mansard roof extensions are not usually appropriate

- Mansard roof extensions will not be considered appropriate unless these are a feature of the original building, or they are an established characteristic of the street scene and can be accommodated behind an existing parapet.

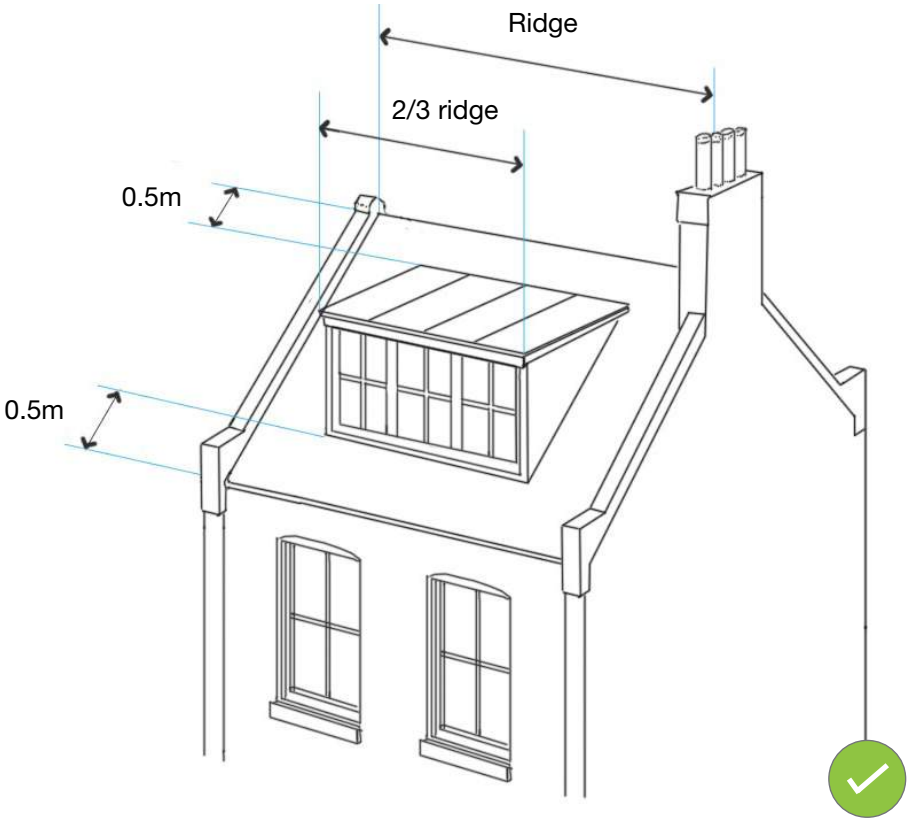
- Roof extensions should complement the original form of the roof, matching the original roofing material and details such as parapets and ridge tiles. Architectural details such as chimney stacks, finials and decorative brickwork should be retained where possible.

- Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.



Picture 51. Over-sized dormers will not usually be acceptable in the conservation area.

Picture 52. Dormers should be subordinate in size to the main roof.



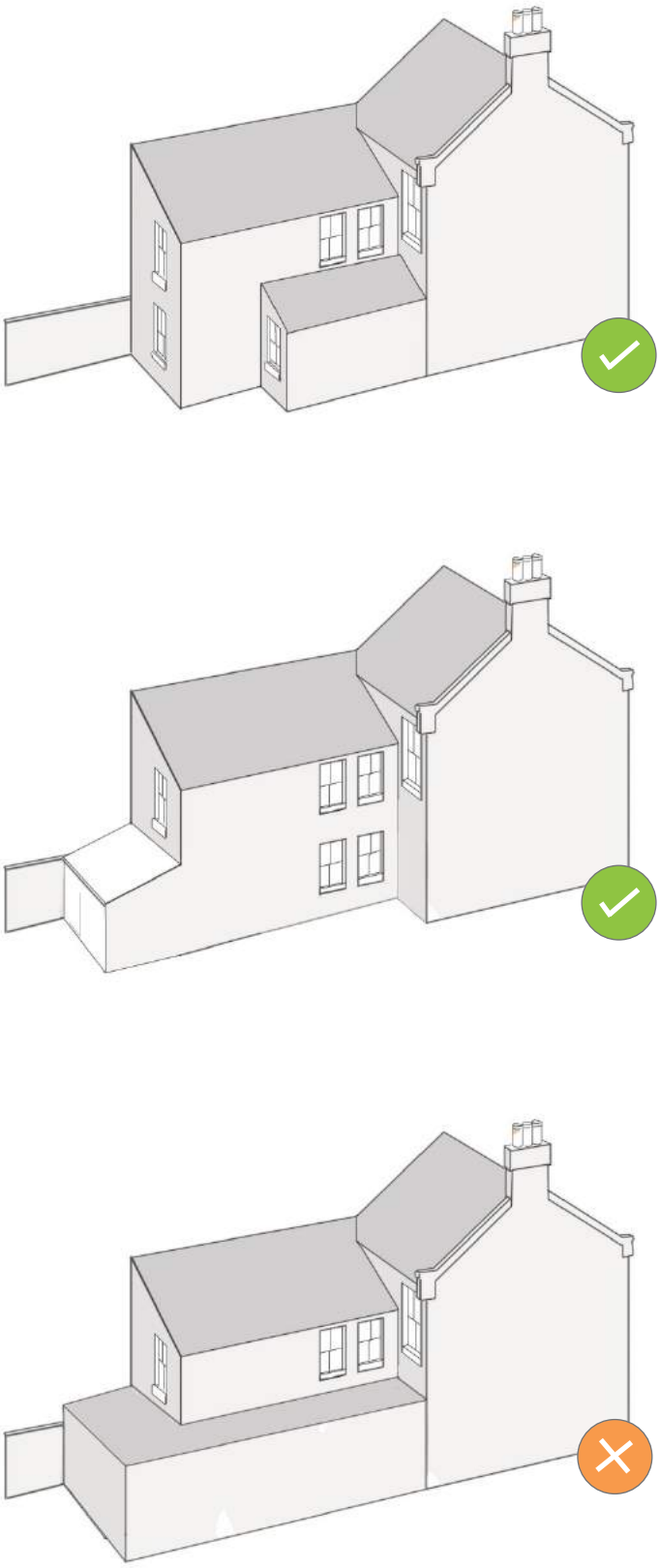
REAR AND SIDE EXTENSIONS

- Rear extensions should usually be one storey lower than the original building and should generally extend no more than 3m beyond the rear wall in terraced properties, or 4m in detached properties.

- Rear extensions should not be wider than the width of the house. Where the original footprint of the house is L shaped, extensions should reflect this. (see diagrams.)

- Existing window and door openings on the rear elevation should be retained where possible.

- Side extensions may be acceptable in some circumstances. These should be set back at least 1m from the front wall of the house with a roof ridge height lower than the ridge of the original roof. Side extensions should usually preserve suitable gaps between buildings where these contribute to the character of the area.



Picture 54. Where the footprint of the building is L shaped, rear extensions should not usually extend across the entire width of the buildling.

3.6 ENERGY EFFICIENCY IN HISTORIC BUILDINGS

3.6.1 The Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. Whilst some historic buildings may not be suited to certain energy efficiency improvements, It is possible to reduce energy loss, even in traditionally built buildings without compromising their historic and architectural character.

3.6.2 Improvements for energy efficiency should minimise disturbance to existing fabric and be easily reversible without damaging the existing fabric (especially changes to services).

3.6.3 It is important that when proposing any works to modify an older building, that its construction, condition and performance are appropriately understood Traditionally constructed buildings perform differently to those constructed with most modern methods. They are more porous and naturally ventilated, so they 'breathe'. They generally include softer materials such as lime based plasters and mortars which respond to air and moisture differently to modern materials.

3.6.4 The first measure should always be repairs and draft proofing, which can deliver significant improvements with very little disruption and cost. The installation of modern energy efficient boilers, appliances and heating systems, which will generally not harm the building's character.

INSULATION

3.6.5 Older buildings tend to be constructed from permeable materials and it is important that water vapour is able to evaporate from the fabric to prevent moisture build up. The installation of some modern insulation materials can alter this and cause damp to build up on or within the structure leading to problems such mould growth, rot and decay. It is usually better to choose vapour permeable materials such as natural wool, and great care should be taken to provide appropriate ventilation.

3.6.6 It will usually be possible to install insulation in the roof with good results. If additional ventilation is needed, this should be incorporated in to the ridge and under the eaves. Vents should not be installed on the roof slope.

3.6.7 External wall insulation will usually be harmful to the character of the building and should only be considered on hidden facades at the rear of the building, or on rendered facades. It should always match the appearance of the original building or group of buildings, including replicating window reveals and frames, doorways, and any other architectural or decorative features.

3.6.8 It may be possible to insulate the walls internally. materials should be chosen and installed with great care in order to avoid moisture build-up or cold spots where condensation may occur. Expert advice should be sought.

.

3.6.9 Repairing and draft-proofing windows can deliver significant improvements in their thermal performance, as can the use of blinds, shutters, and secondary glazing. Where it is necessary to replace a window, appropriately designed double glazing will often be considered appropriate (see p__ 'Windows').

MICRO-GENERATION EQUIPMENT

3.6.10 Micro-generation equipment such as solar panels will often deliver improvement in the overall energy efficiency of the building but its application in the conservation area will necessarily be limited and other interventions should be considered in the first instance. It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street. Discretely located installations on hidden elevations or roof slopes may be appropriate.

3.6.11 Detailed advice about improving energy efficiency in older buildings is published by Historic England and is available on their website: www.historicengland.org.uk/advice/your-home/saving-energy/

3.7 DEMOLITON

3.7.1 There is a presumption in favour of the retention of all buildings on the statutory list, locally listed buildings and buildings that make a positive contribution to the conservation area, in line with national and local policy. Permission for demolition will not normally be granted.

3.7.2 In exceptional cases consent for demolition, or part demolition, may be granted. The National Planning Policy Framework (NPPF) sets out the criteria to be used by the Council in assessing proposals that cause total or substantial loss of significance of a heritage asset. The contribution made by the existing building must be assessed. The council will also consider:

- The condition of the building, the cost of repairing and maintaining it in relation to its importance, and to the value derived from continued use;
- The adequacy of efforts made to retain the building in use; and
- The merits of alternative proposals for the site.

3.7.3 Consent for demolition would not be granted simply because redevelopment is economically more attractive to the applicant, or because the applicant acquired the building at a price that reflected the potential for redevelopment rather than the condition and constraints of the existing historic building.

3.7.4 Proposals involving demolition of any part of a listed building will be subject to consultation with the national amenity societies, as well as being referred to Historic England. Historic England must be notified of all proposals to demolish listed buildings, and allowed access to buildings which it wishes to record before demolition takes place.

3.8 USES FOR HISTORIC BUILDINGS

3.8.1 The great majority of historic buildings must remain in economically viable use if they are to be maintained in the long term. The best use for a historic building is very often that for which it was originally designed where this continues to be viable. However if buildings are left empty, neglect becomes a considerable danger.

3.8.2 Change of use of a may be appropriate in these circumstances, if it will result in the preservation of an historic building and if it can take place without considerable alteration or loss of character and is consistent with national and local policies. In principle, the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building.

3.8.3 The preservation of facades alone, and the gutting and reconstruction of interiors, is not normally an acceptable approach to the re-use of historic buildings: it can destroy much of a building's special interest and create problems for the long-term stability of the structure.

3.8.4 Where the upper floors of buildings are unoccupied, the introduction of new uses to upper floors of buildings, particularly residential use, is positively encouraged.

Examples of buildings in Bruce Grove and Tottenham Green Conservation Areas that have fallen in to disuse can be in danger of neglect.

Change of use can result in the long term preservation of a listed building as in this example in the Tottenham Green Coonservation Area

4. APPENDICES

4.1 AUDIT

STATUTORILY LISTED BUILDINGS

The National Heritage List for England (NHLE) is maintained by Historic England. The NHLE, or the local planning authority, should always be consulted in order to ascertain whether or not a property is listed, as information from other sources may be out of date.

High Road (west side)	**Grade**
Old Well and Well House at junction with Philip Lane	II
Nos. 399 & 401	II
Former High Cross School	II
Gatepiers and railings to forecourt of former High Cross School	II
Former Tottenham Palace Theatre	II
High Road (east side)	
Tottenham High Cross Monument	II
Philip Lane (south side)	
Church of the Holy Trinity	II
Forecourt wall to Church of the Holy Trinity with side walls to back of gardens fronting to Philip Lane	II
Holy Trinity Church School	II
Talbot Road	
No. 41 (Spring Cottage)	II
Tottenham Green (west side)	
Tottenham War Memorial	II
Tottenham Green (east side)	
Mountford House	II

Tottenham Green (south side)	Grade
Nos. 1 & 2	II
Town Hall Approach Road	
Former Tottenham Fire Station	II
Former Tottenham Town Hall	II
Former Tottenham Public Baths	II
Former County School and boundary railings	I

LOCALLY LISTED BUILDINGS

High Road (east side)

Nos. 310 (High Cross United Reformed Church & Hall)

No. 320

No. 324

Nos. 352 to 366 (Rawlinson Terrace) and former synagogue

Nos. 372 to 376

High Road (west side)

No. 295 (former Jewish Hospital incl. boundary wall, gates & railings)

Former Tottenham College of Technology (original building)

No. 363 (former Swan Public House)

No. 365

No. 373

High Cross Court (courtyard with views to monument)

Nos. 381-385

Nos. 389 & 391 (former Tottenham Library)

Nos. 413 (former Felvers Hall) incl. boundary wall, gates & railings

Nos. 433 to 441 (odd)

Philip Lane (south side)

Holy Trinity Vicarage

Somerset Road (south side)

Former Tottenham Grammar School

Talbot Road

Nos. 2 to 40 (even)

Nos. 31 & 33

No. 39

Tottenham Green (east side)

Former Prince of Wales Hospital (main building)

BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Chesnut Road

No. 2 (façade only)

Drapers Road

Nos. 2 & 3

High Road (west side)

VR cast-iron Royal Mail pillar box outside former Jewish Hospital

Horse trough outside College of North East London

College of North East London new entrance block

K6 cast iron telephone box outside Holy Trinity Church School

Boundary gates and railings to Nos. 407 & 409 (former Felvers Hall)

Nos. 429 & 431

Nos. 443 to 449

High Road (east side)

Nos. 252 to 256

Nos. 270 to 276

Public conveniences near High Cross

Portland Stone statue “Embracing Forms” on green in front of Rawlinson Terrace

Reynardson Court

No. 388, Tottenham Police Station and stable block at rear

Philip Lane (south side)

Former infants’ school annexe to south of Holy Trinity Church

Talbot Road

Nos. 1 to 19 (odd)

Nos. 21 & 23

Town Hall Approach Road

Bernie Grant Centre

Former firemen’s cottages to rear of fire station, now part of CONEL

CONEL entrance building

Tottenham Green (east side)

No. 2A

Picture 55. Reynardson Court, High Road, is considered to make a positive contribution.

BUILDINGS WHICH MAKE A NEUTRAL CONTRIBUTION TO THE CONSERVATION AREA

High Road (west side)

Laseron House

Nos. 367-371

Nos. 375-379

High Road (east side)

No. 252

Nos. 258-268

Nos. 326 and 326A

No. 314

No. 316

Talbot Road

Buildings in Talbot Close

No. 8

BUILDINGS WHICH DETRACT FROM THE CONSERVATION AREA

High Road (west side)

Nos. 278-296

No. 387

Lauriston, Terrell and Keswick Apartments

High Road (east side)

332-334 Rosecrest Court

330

No. 312

Extension to south of No. 388, Tottenham Police Station

Town Hall Approach Road

Tower block at the rear of the College of North East London

Picture 56. The tower at the rear of the College of North East London detracts from the character of the area.

Picture 57. Lauriston Apartments detract from the character of the area.

4.2 APPENDIX B - PLANNING POLICY CONTEXT

National

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.

- National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (March 2012), sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 12. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).

- Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A good practice guide published by Historic England in 2015.

Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.

- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas

- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

Local

- Haringey's Local Development Framework (LDF) is a portfolio of development plan documents (DPDs) of which The Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of the Borough up to 2026. This document, in conjunction with the London Plan and the Saved UDP Policies make up Haringey's current development plan. The emerging Development Management DPD will supersede the Saved UDP Policies.

- Section 6.2 of the Local Plan: Strategic Policies relates to the historic environment. Detailed policies are set out in Section 10 of Saved UDP Policies.

- Haringey's Streetscape Manual provides guidance on public realm management

- Links for all the above documents are provided in the Sources section.

4.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990
http://www.legislation.gov.uk/ukpga/1990/9/contents

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment
http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/.

Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).
https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/

Regional

The London Plan
http://www.london.gov.uk/priorities/planning/publications/the-london-plan

Chapter 7 of the London Plan: London's Living Places and Spaces
http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,
https://www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context

Historic England, Streets for All: A Guide to the Management of London's Streets
http://historicengland.org.uk/images-books/publications/streets-for-all-guide-to-management-of-londons-streets/

Local

Haringey Local Development Framework

http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework

Haringey Streetscape Manual

http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape

4.4 APPENDIX D - SOURCES

Bibliographic

- Royal Commission on Historical Monuments England, An Inventory of the Historical Monuments in Middlesex (1937)
- Victoria County History, History of the County of Middlesex, vol. 5 (1976)
- Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)
- Andrew Saint et al, London Suburbs (1999)
- Peter Guillery, The Small House in Eighteenth Century London (2004)
- Chris and Hazel Whitehouse, Haringey Pubs (2004)
- Christine Protz, Tottenham: A History (2009)

Maps

- Thomas Clay's map of Tottenham (1619)
- John Rocque's Map of the County of Middlesex 1757
- Wyburd's map 1798
- Tottenham Parish Tithe Map (1844)
- Ordnance Survey: Middlesex XII 3 1864, 1894, 1913, 1935

4.5 APPENDIX E - GLOSSARY

Arch The spanning of an opening by means other than a lintel, made up of wedge-shaped blocks. Arches may be semi-circular, segmental (a section of a circle) or pointed

Band An unmoulded, horizontal projecting stringcourse, often delineating a floor/storey.

Bargeboards Projecting boards set against the incline of a gable, sometimes decoratively carved

Bay The vertical division of the elevation of a building, usually defined by window openings

Bay window A projecting window, sometimes curved (also known as a bow window), canted (angled) or square

Casement window A window hinged vertically to open like a door

Cladding An external covering applied to a structure for protective or aesthetic purposes

Column An upright, often supporting, structure, usually circular but sometimes square or rectangular in form

Console A scrolled bracket supporting the cornice of a shop front, marking the termination of one shop unit and the beginning of another

Coping A protective capping or covering on top of a wall, either flat or sloping to discharge water

Cornice a projecting, decorative moulding along the top of a building, wall, arch or shop front. A dentil cornice comprises small, square blocks

Corbel A projecting block, usually stone, supporting a horizontal beam

Cresting Decorative finish along the ridge of a roof, often in terracotta or metal

Cupola A dome that crowns a roof or turret

Dog-tooth A series of mouldings consisting of four leaf like projections radiating from a raised centre. Dormer window A projecting window placed vertically in a sloping roof with a roof of its own

Dressings A finish, sometimes in a contrasting material to that of the main elevation, most commonly surrounding windows or doors

Eaves The lower part of a roof slope, overhanging a wall or flush with it

Elevation The external wall or face of a building

Façade The front or face of a building

Fanlight A window above a door, often semi-circular with radiating glazing bars, most commonly associated with Georgian buildings

Gable The triangular upper part of a wall at the end of a pitched roof

Glazing bar A vertical or horizontal bar of wood or metal that subdivides a window frame and holds the panes of glass in place

Heritage asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Keystone A central wedge-shaped stone at the crown of an arch, sometimes carved

Lintel A horizontal beam or stone bridging a door or window

Mortar A mixture of cement (traditionally lime), sand and water laid as an adhesive between masonry courses

Moulding A continuous projection or groove with a contoured profile used decoratively, or to throw water away from a wall

Mullion A vertical bar dividing a window opening into two or more lights

Nail-head A series of pyramidal mouldings resembling the heads of medieval nails

Pantile A roofing tile with a curved S shape designed to interlock

Parapet A low protective wall at the edge of a roof, balcony, bridge etc.

Paterae Circular moulded ornaments derived from classical architecture

Pediment A low-pitched gable above a portico, opening or facade

Pilaster A shallow pier projecting slightly from a wall, often crowned with a capital

Pitched roof A roof with two slopes and a gable at each end

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

Sash window A window that is double hung with wooden frames (sashes) that slide up and down with pulleys and weights

Setts Rectangular blocks of stone (commonly granite) used for road surfacing

Sill (or cill) Horizontal projecting element at the base of a window or door opening

String-course A continuous horizontal band, usually moulded

Stucco A form of plaster finish applied to the external face of a building, or as contrasting moulded decoration e.g. to window and surrounds

Transom A horizontal bar of stone or wood across a window opening

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SEVEN SISTERS/PAGE GREEN CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

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FOREWORD **(Draft to be approved by Cllr Strickland)**

It is with great pleasure that I am able to present the draft Seven Sisters/Page Green Conservation Area Appraisal and Management Plan. We hope this document will play a significant role in the positive future management of Seven Sisters/Page Green Conservation Area and be a guide for developers, residents, planners.

The Conservation Area is part of the Tottenham High Road Historic Corridor, which represents a valuable part of the borough's heritage and makes a central contribution to Tottenham's local character. The townscape is illustrative of the historic development of the area and boasts a great many buildings of historical and architectural interest of a variety of ages and styles, including many listed and locally listed examples.

Conservation area designation is not intended to prevent all change or stop new development, especially where this can bring wider benefits for the community. We believe that change and development at both large and small scale must enhance the Conservation Area through high quality appropriate design and a good understanding of character. In the past this has not always been the case, and some changes made in recent years have eroded the high road's special interest. This appraisal has been produced by independent heritage consultants based on detailed site surveys and observation work, and reflects the area as it is today. It sets out what makes the area special, as well as noting changes that have had a negative impact.

As a council we are committed to ensuring that all future development serves to enhance this valuable asset. By providing clear design guidance and a strong basis for consistent development management and enforcement, this document will be a valuable tool in achieving this. Good heritage management is only possible with the support and involvement of the local community. I would strongly encourage residents and local businesses to participate in the consultation process, and have their say on these important new documents.

Councillor Alan Strickland

Cabinet Member for Planning

GENERAL INTRODUCTION

Conservation areas, introduced in 1967, now number over 9,000 in England. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an "area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance". Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

Section 71 of the Act requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Current best practice, in accordance with published guidance by Historic England, is to prepare Conservation Area Appraisals and Conservation Area Management Plans, usually as a consolidated document.

Conservation areas are identified as 'designated heritage assets' in the National Planning Policy Framework (NPPF).

The London Borough of Haringey has 29 conservation areas. The Seven Sisters / Page Green Conservation Area was designated in 1998. No subsequent amendments have been made to the boundary.

This document comprises two parts: Part I Seven Sisters / Page Green Conservation Area Appraisal which sets out the conservation area's special interest, highlighting those elements which contribute to, or detract from, its character, and Part II Seven Sisters / Page Green Conservation Area Management Plan, a strategy for managing change in the conservation area to ensure that its character is preserved or enhanced.

The methodology of this Appraisal and Management Plan follows best practice guidance in Historic England's Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).

This document will be treated as a material consideration in assessing planning applications affecting the Seven Sister / Page Green Conservation Area.

1. CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

1.1.1 Understanding significance is the key to ensuring that changes to our historic environment can be managed in an informed and positive way. Conservation area appraisals are vital tools in this process. Their principal functions are:

- To articulate why the conservation area is special, highlighting those elements which contribute to, and those which detract from, its character
- To support a robust policy framework for planning decisions
- To inform and guide the associated Conservation Area Management Plan

1.1.2 Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

1.2 SUMMARY OF SPECIAL INTEREST

1.2.1 The special interest of the Seven Sisters/ Page Green Conservation Area derives from two factors. Firstly, the extraordinary rapid residential development of the area in the late-19th century, varying from the larger scale terraces forming a frontage to the High Road to smaller scale terraces more suburban in character lining the network of streets behind. Starting in about 1880, this development was largely complete by the time of the 1894 Ordnance Survey edition. The second factor was the existence of historic open spaces in the form of the common at Seven Sisters (Page Green Common) and the wide verges to the east and west of the former High Road that were retained in order to set back the new houses from the increasingly trafficked High Road.

1.2.2 As a consequence this section of the High Road has a very different character to the other stretches of the road to the north. The buildings are generally set well back from the road, contributing to a more spacious character than other parts of the High Road, enhanced by the mature plane trees and, to the south of Seven Sisters Road, by the linear green space fronting Page Green Terrace.

1.2.3 Page Green Common is the area's visual and historic focus, although the surrounding buildings, which are of modest architectural quality, date almost exclusively from c1890/1900 with little modern redevelopment or infill.

1.2.4 West Green Road (outside the conservation area) was, and still remains, the principal shopping street serving the local area and little now remains of the former Ward's Stores and its once impressive length of shopping frontage facing the High Road. Page Green Terrace, with the linear open space fronting the High Road, retains some interesting examples of the larger scale residential development typical of the late 19th century expansion alongside main roads, which contrasts with the smaller scale of housing in the streets behind.

1.2.5 In summary, the special interest of the Seven Sisters/Page Green Conservation Area derives mainly from the historic open spaces of Page Green Common and the set back building line, including wide pavements and grass verges, that give the

conservation area a more spacious and open character emphasised by the mature plane trees that line the road. This is coupled with the mainly residential scale and character of the late 19th century development that is still prevalent today.

1.3 LOCATION AND SETTING

LOCATION

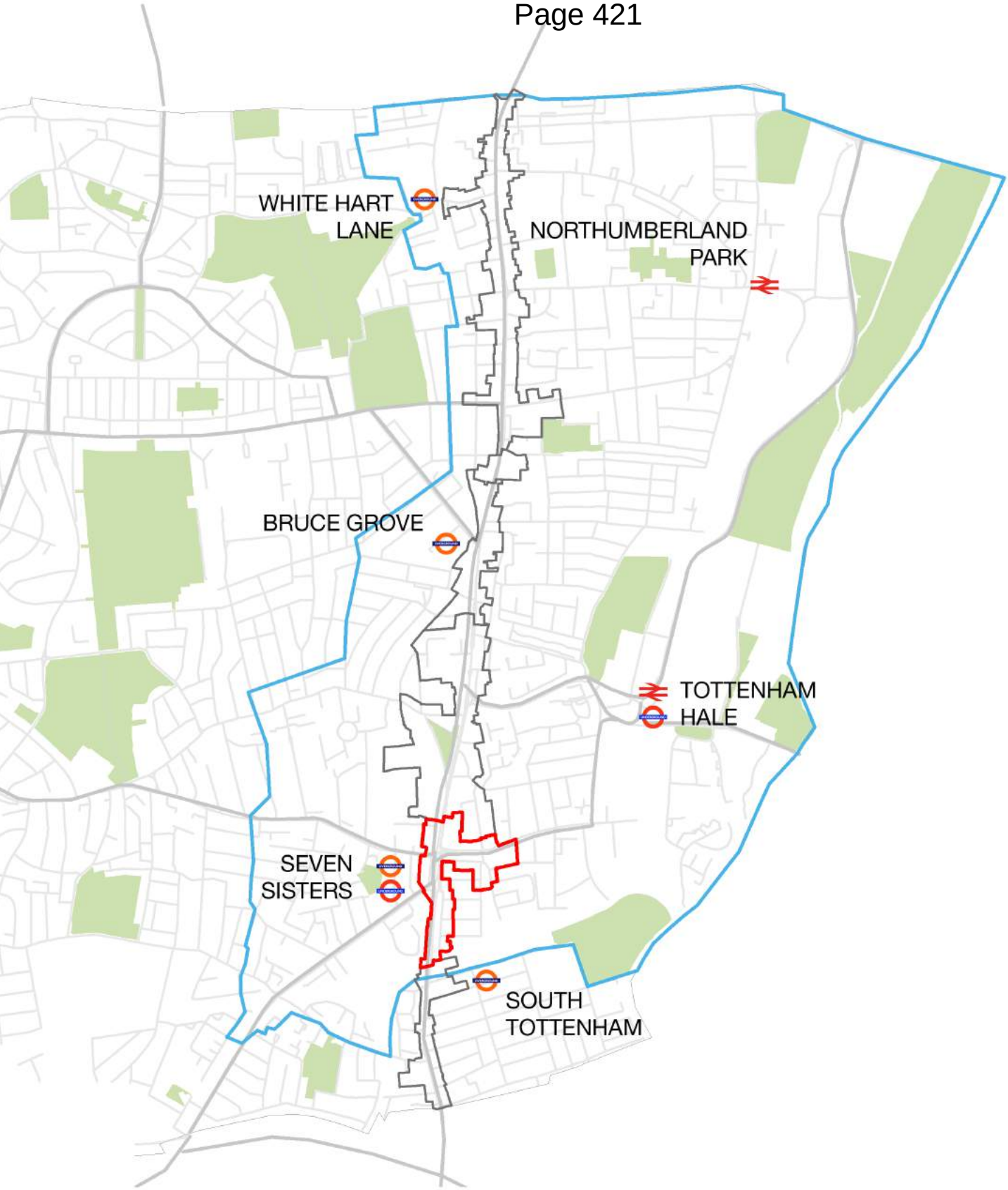
1.3.1 The historic parish of Tottenham is located to the north east of the former County of Middlesex, and to the east of the present London Borough of Haringey. It is bordered by Edmonton (London Borough of Enfield) to the north, the River Lea and Walthamstow (London Borough of Waltham Forest) to the east, Stoke Newington (London Borough of Hackney) to the south, Hornsey (London Borough of Haringey) to the west and Friern Barnet (London Borough of Barnet) to the north-west. The High Road is almost three miles long, running north south in an almost straight line from Fore Street, Edmonton at the north and continuing as far as Stamford Hill to the south.

TOPOGRAPHY AND GEOLOGY

1.3.2 The High Road is virtually flat until it approaches Tottenham Green where it rises slightly, descends gradually to South Tottenham, and rises again towards Stamford Hill. The land to the east descends towards the Lea Valley, while the area to the west is essentially flat.

1.3.3 The Moselle stream, whose names derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran its meandering course north-eastwards from Hornsey, bending due south at the present junction of the High Road and White Hart Lane and continuing along the west side of the High Road to Scotland Green. Here it turned eastwards as Garbell Ditch, later known as Carbuncle Ditch whose course is commemorated by Carbuncle Passage, with a further ditch forking south-eastwards to the Hale. The stream was incrementally culverted in the 18th and 19th centuries, and by 1864 only short sections remained open along the High Road.

1.3.4 The abundance of brick-earth in Tottenham meant that brick and tile-making was a key local industry from the middle-ages to the 19th century,

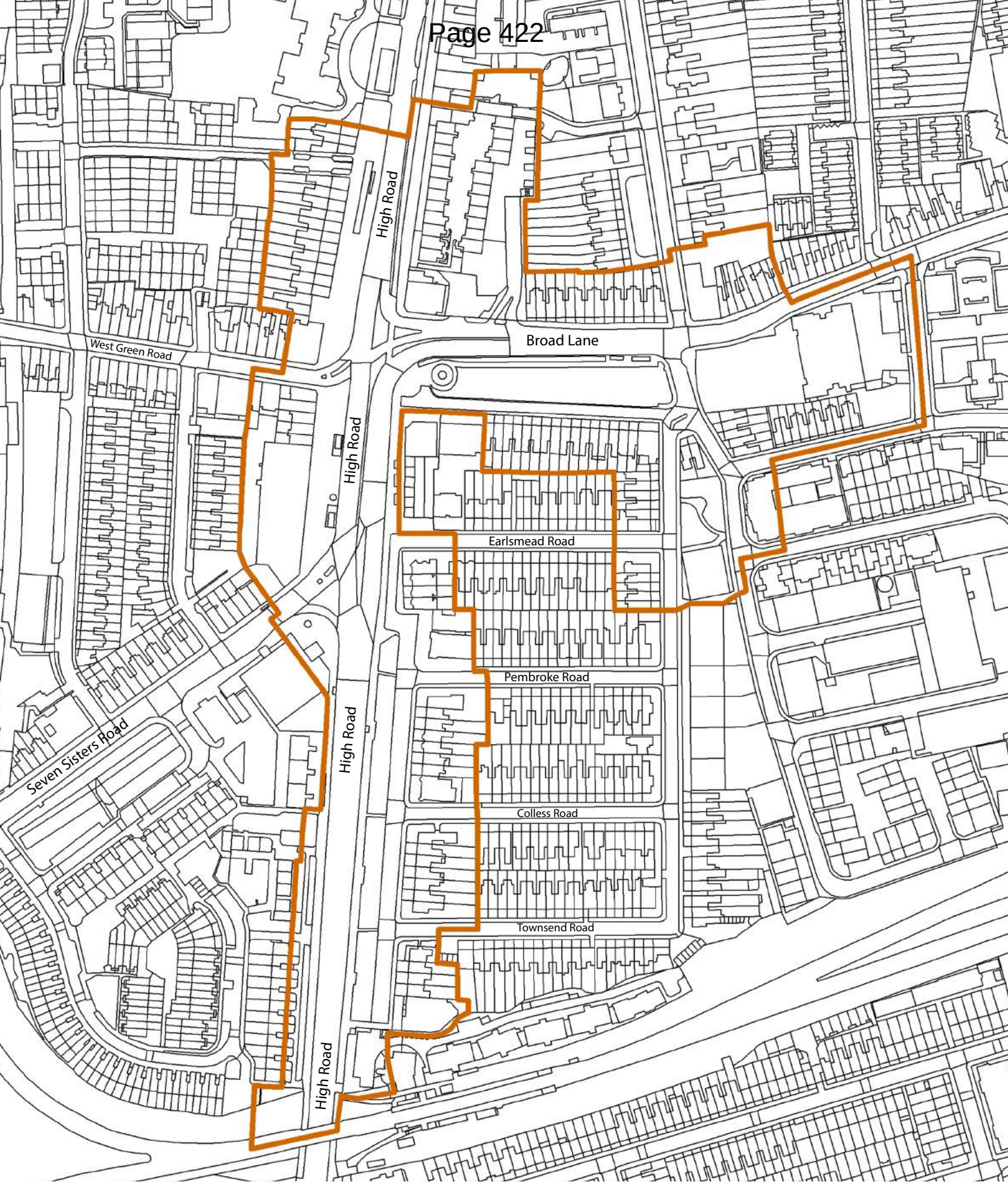


Map 1. **Location map: Seven Sisters/Page Green Conservation Area**

Conservation Area Boundary

Tottenham High Road Historic Corridor

Area covered by the emerging Tottenham Area Action Plan



Map 2. **The boundary of the Seven Sisters/Page Green Conservation Area**

Conservation Area Boundary

while the rich alluvial soil along the banks of the River Lea gave rise to many farms and market gardens producing fruit and vegetables for the London market.

THE SETTING OF SEVEN SISTERS / PAGE GREEN CONSERVATION AREA

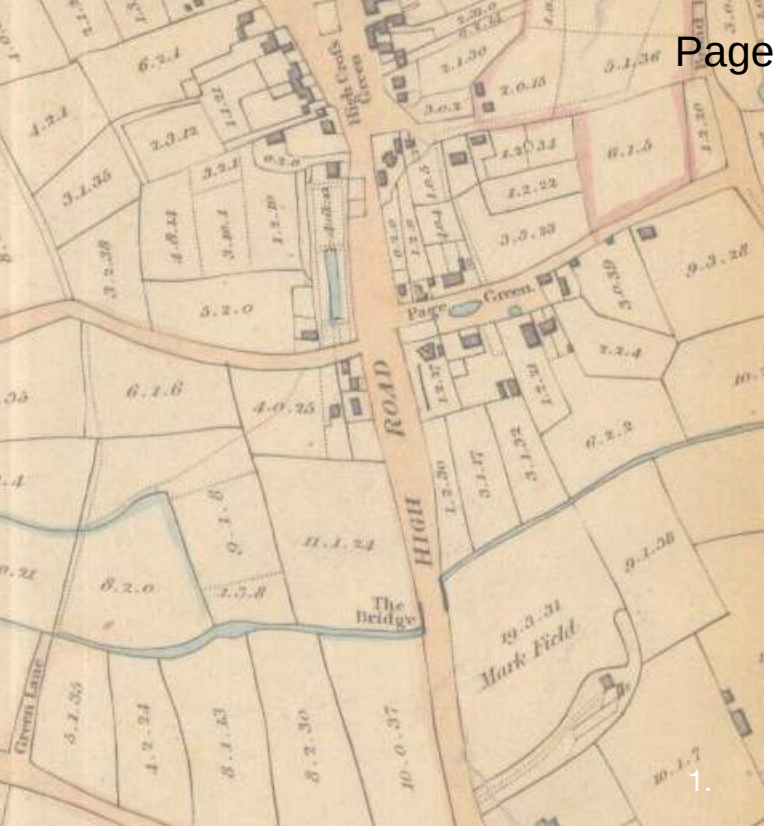
1.3.5 The land adjacent to the western side of the High Road, once occupied by a network of Victorian and Edwardian streets, has been successively redeveloped as housing with the exception of the area between West Green Road and Seven Sisters Road. Modern housing is low rise and largely contained behind the High Road frontage, or in the case of the Stonebridge Estate, set back behind a tree-planted verge that softens the contrast between old and new. The streets to the east survive largely intact, and share a seamless Victorian residential character with the frontage buildings in the High Road.

TREES AND OPEN SPACES

1.3.6 The conservation area is generously endowed with mature trees, with Page Green Common as the focus of the conservation area and principal open space. There are street trees on the west side of the High Road north of Seven Sisters where the building line is set back. South of Seven Sisters Road the High Road is bordered on both sides by tree-planted verges providing an impressive boulevard-like effect framing the view of St Ignatius' church tower in the distance looking south. These are complemented by trees and planting in some private front gardens, and notably in the playground of Earlsmead School.

VIEWS

1.3.7 Generally views are contained within the linear form of the High Street, with limited views in and out of the conservation area occurring at junctions with side roads. However, at the junction with Broad Lane there is a long, open vista along Page Green Common, terminating in the view of Earlsmead School. There are other attractive views of the Common looking north from Rangemoor Road and south from Talbot Road.



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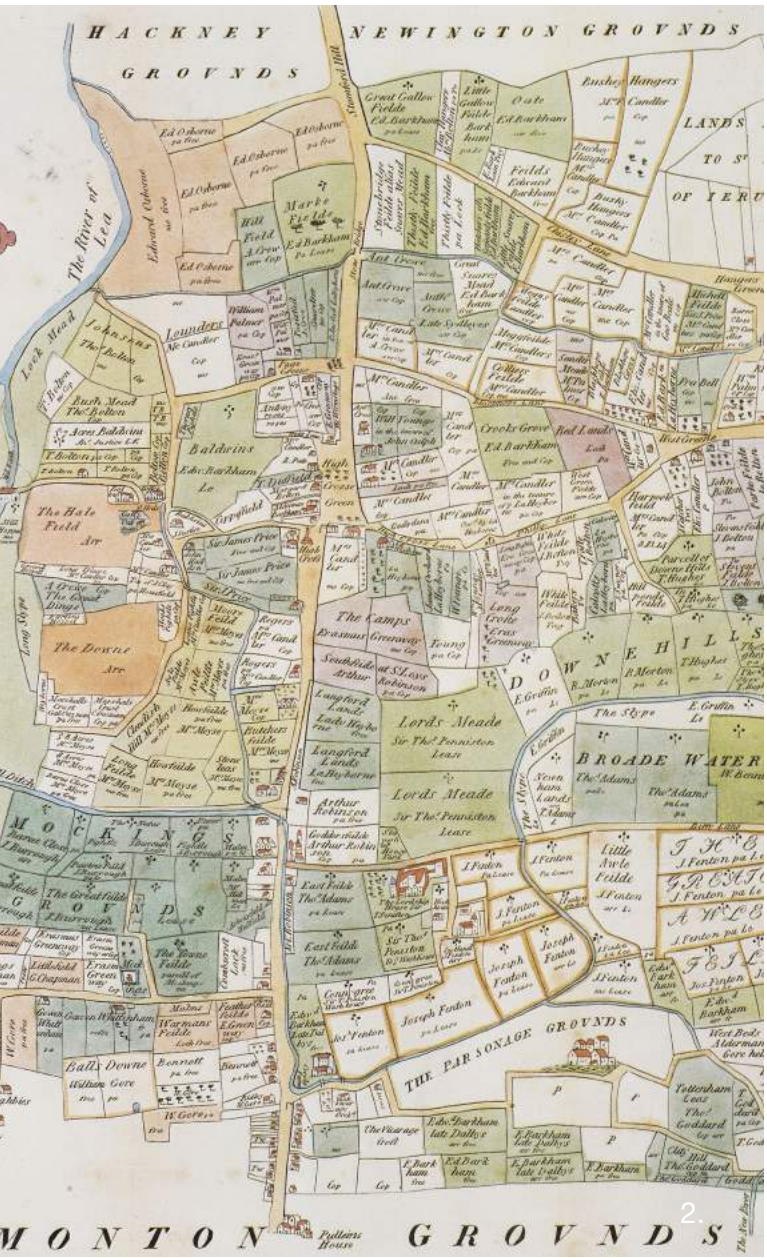

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1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

THE DEVELOPMENT OF TOTTENHAM HIGH ROAD

1.4.1 The High Road is the successor to Ermine Street, the Roman road from London to Lincoln and York. A settlement is recorded at Tottenham in the Domesday Survey of 1086, and a manor house existed by 1254, on or near the site of Bruce Castle. Known historically as Tottenham Street, the High Road was an important northern route into London, reflected in the number of inns that existed to service travellers. The linear settlement grew along the High Road and the village centre, as such, was marked by the adjacent Green and the High Cross, commemorating the medieval wayside cross that once stood there.

1.4.2 By the 16th century Tottenham was a favoured rural retreat for city merchants, a number of whom had mansions along the High Road. The High Road's development over the next two centuries reflects Tottenham's continuing attraction as a place of residence for wealthy Londoners. It also became noted for its schools, including several private boarding schools, and numerous charitable and religious foundations.

Picture 1. Wyburd's parish map 1798

Picture 2. Thomas Clay's map of Tottenham 1619 (the map is oriented south)

1.4.3 Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, owner of Tottenham Manor, depicts the High Road with intermittent buildings along its frontage, others set back within enclosed grounds, and concentrations around High Cross and near the northern parish boundary. Farmland or private grounds bordered much of the road, with no buildings between Stamford Hill and Tottenham Green. The main east-west thoroughfares linking Tottenham with Hornsey and Wood Green were established: the present White Hart Lane, Philip Lane, Berry Lane (Lordship Lane); Blackhope Lane (West Green Road) and Chisley Lane (St Ann's Road). Eastwards, as-yet un-named, Marsh Lane (Park Lane) ran along the course of the Garbell Ditch, and High Cross Lane (Monument Way) and Broad Lane respectively linked High Cross and Page Green with The Hale.

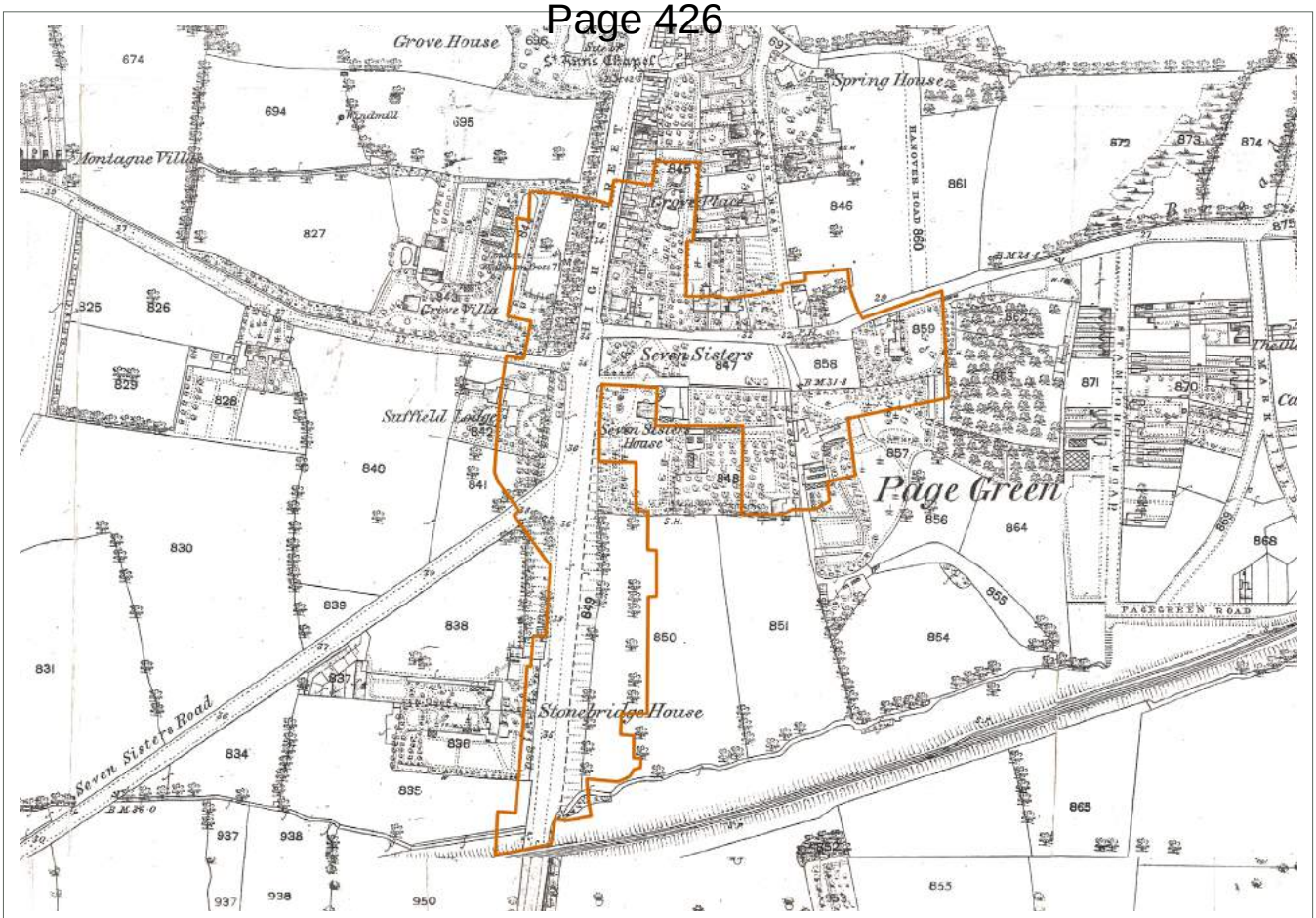
1.4.4 Wyburd's parish map shows that by 1798 much of the High Road north of High Cross was bordered by buildings, many within spacious grounds. The present Church Road now linked the High Road with All Hallows Church, and Love Lane, running south from Edmonton, had been created, joining the High Road at Bruce Grove.

1.4.5 The advent of daily coach services to London in 1823, and omnibuses in 1839, made Tottenham attainable for less-affluent sectors of the middle class. artisans would have lived in proximity to wealthier residents, while the dwellings of the poor, often unmapped, have vanished without record. As Peter Guillery comments in The Small

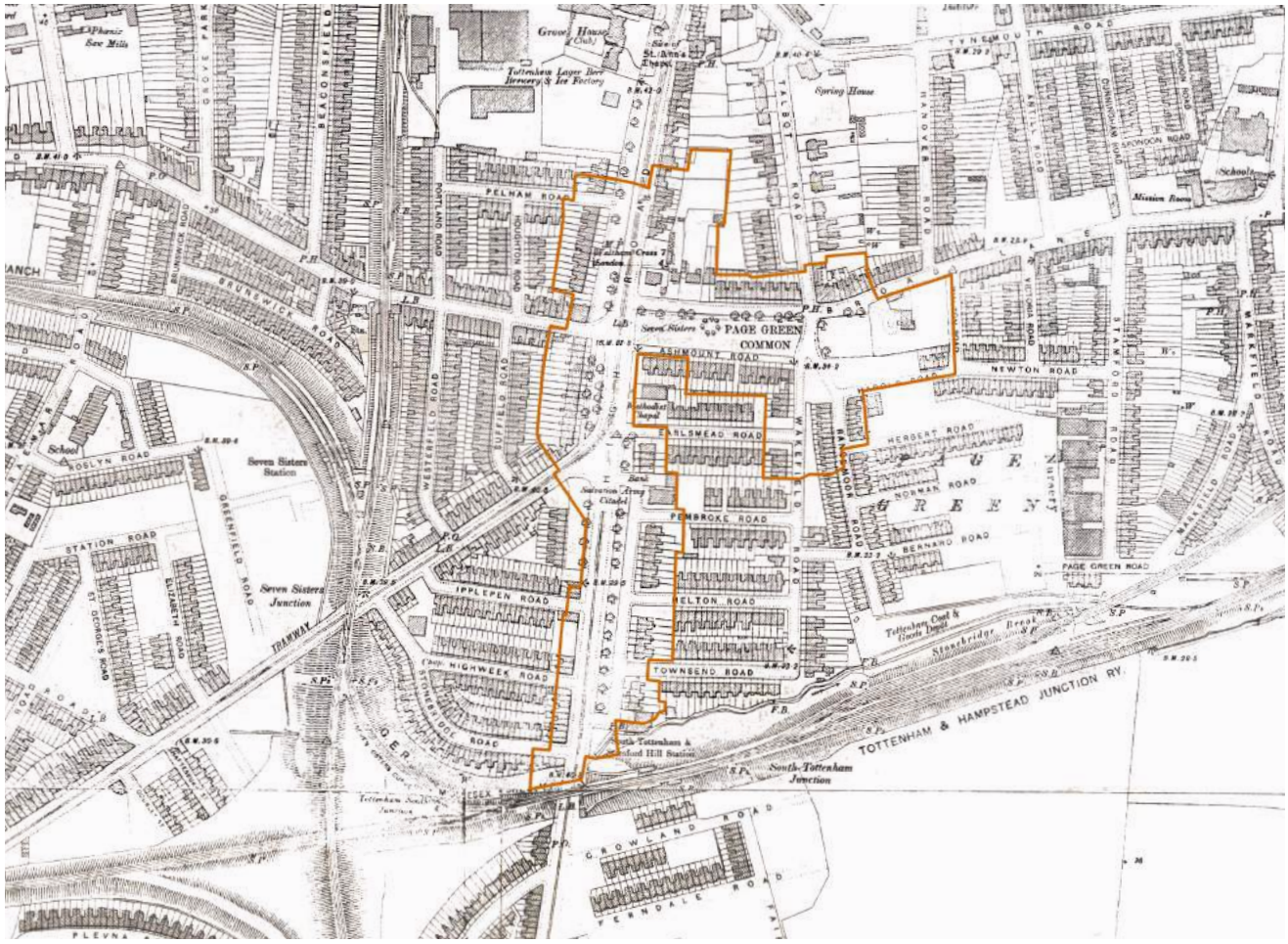
Picture 3. The Tottenham Parish Tithe Map 1844, Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

House in Eighteenth Century London (2004) 'some affluent commuters had very big houses... but there were other kinds of houses here too.

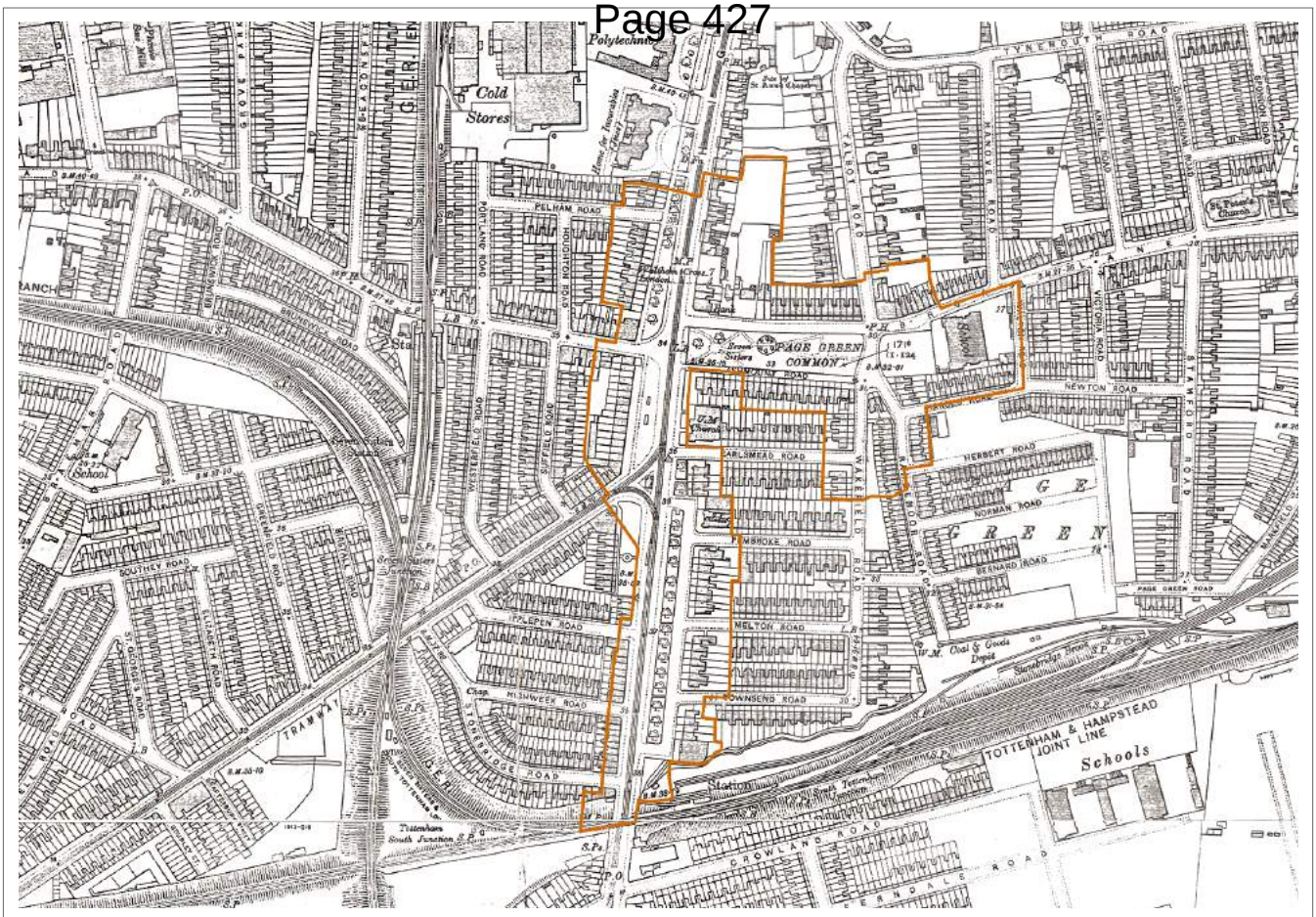
1.4.6 Tottenham parish tithe map (1844) depicts the area on the brink of transition: Seven Sisters Road, created in 1830, now linked Tottenham with Islington, and few fields bordered the High



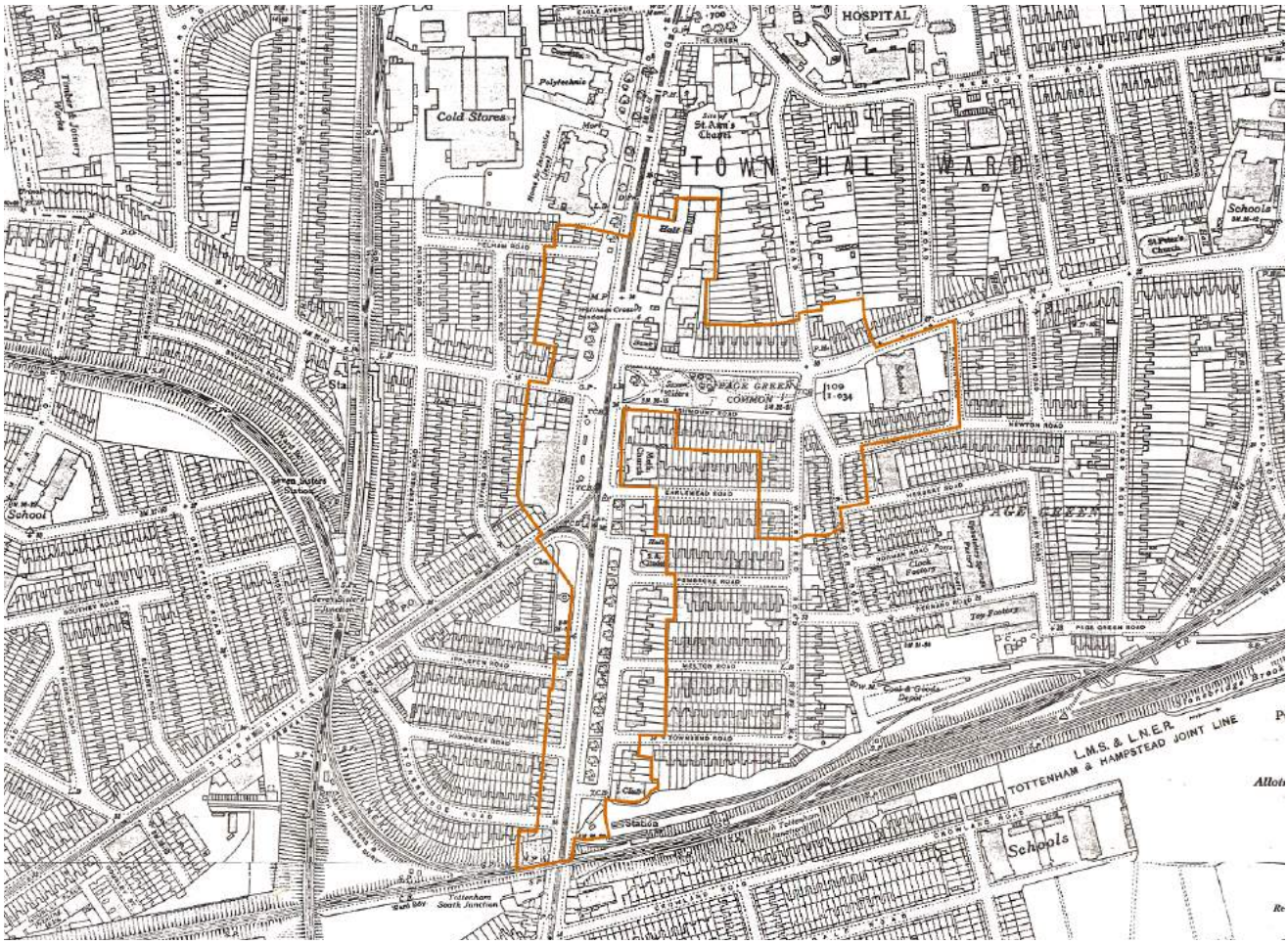
Map 3. **The area in 1864**



Map 4. **The area in 1894**



Map 5. **The area in 1913**



Map 6. **The area in 1935**

Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

Road north of Seven Sisters. The Northern & Eastern Railway, opened in 1840, promoted some eastward spread from the High Road, most notably Northumberland Park; by 1864 no fields bordered the High Road north of Tottenham Green. The opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872, with reduced workmen's fares, instigated a development boom in Tottenham, targeted mainly at the lower-middle and skilled working classes. By 1894 much of the hinterland of the High Road, particularly the west side, was developed with terraced housing, and by 1913 the land between the High Road and Tottenham Hale was extensively developed. In 1894 Tottenham, now separated from Wood Green, became an Urban District, and a new civic hub was created in the Green. Between 1861-1891 the population rose from 13,240 to 97,174; by 1931 (now excluding Wood Green) it had risen to 157,752. The outward spread of housing continued apace in the inter-war years; by the 1930s the fields, orchards and gardens between Tottenham and Wood Green had all but disappeared.

Picture 4. An aerial view of the area in 1961, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

THE DEVELOPMENT OF THE HIGH ROAD AT SEVEN SISTERS AND PAGE GREEN

1.4.7 Seven Sisters derives its name from the circle of seven elm trees that had stood in Page Green Common possibly originating in the medieval period. They were replaced at various intervals and their site is now planted with seven hornbeam trees. Page Green Common, former common land, was gifted to Tottenham Urban District Council by the Townsend Trust, the owner of the last manorial land in Tottenham, and laid out c1897 by the Council as a public garden.

1.4.8 Just to the north of the present railway line, the High Road crossed Stonebridge Brook, a tributary of the River Lea, by a bridge of ancient origins known as Stone Bridge, which was enlarged in 1840. The brook had largely been culverted by 1936.

Picture 5. Broad Lane 1953, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

1.4.9 The 1844 tithe map shows that the west side of the High Road from the northern conservation area boundary, and the east side south of Page Green, was fronted by open land with the exception of three detached houses set back within large grounds. These comprised (as named on the 1864 OS map) Seven Sisters House, an exceptionally large property to the south of Page Green on the east side; Suffield Lodge at the south-west of the junction with West Green Road, and Stonebridge House, further south on the west side.

1.4.10 The Tottenham & Hampstead Junction Railway was opened in 1868 with a station at South Tottenham following in 1871.

1.4.11 By 1894 most of the High Road was lined with buildings, and the land to either side, including the sites of the older mansions and their grounds, developed with a network of residential streets. A Methodist chapel stood to the north of the junction with Earlsmead Road, and further south a Salvation Army Citadel, to which a hall had been added by 1915.

1.4.12 The inter-war period left little mark on this section of the High Road. Some significant changes occurred in the later C20, notably the redevelopment of the triangular area enclosed by the High Road, Seven Sisters Road and the railway line, which is now occupied by the Stonebridge Estate.

ARCHAEOLOGY

1.4.13 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle Place is the 'Roman Road and Medieval Settlement' AAI; from Lansdowne Road to Scotland Green is the 'Saxon Settlement and Medieval Manor House' AAI; and from Chesnut Road south to Talbot Close is the 'Historic Core of Tottenham' AAI.

1.5 ARCHITECTURAL QUALITY AND BUILT FORM

CHARACTER SUB-AREAS

1.5.1 Character sub-areas are a helpful way of understanding conservation areas that contain development of more than one period. Georgian, Victorian and later development, combined with industrial and commercial activities, create discernible sub-areas of relatively consistent character.

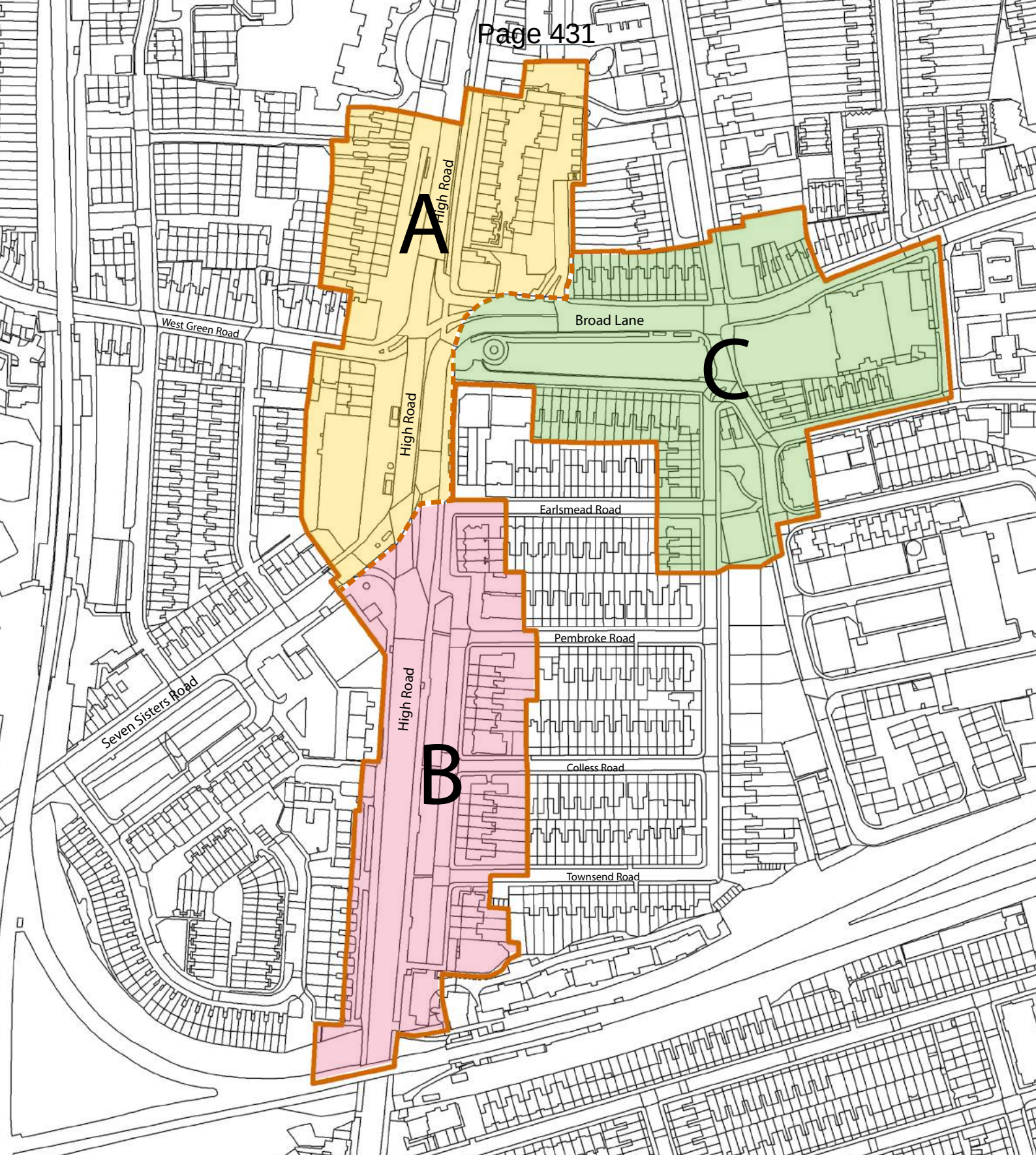
1.5.2 Sub-areas are also a useful means of identifying the differences in townscape character of parts of the conservation area.

1.5.3 Seven Sisters / Page Green Conservation Area can be considered as consisting of the following character sub-areas:

A The High Road from the northern conservation area boundary to Seven Sisters Road

B The High Road from Seven Sisters Road to the southern conservation area boundary

C Page Green Common and adjacent streets



Map 7. **Character sub-areas**

Conservation Area Boundary

Character Area Boundary

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SUB AREA A: TOTTENHAM HIGH ROAD (NORTH)

1.5.4 Sub area A includes that part of the High Road from the northern boundary of the conservation area as far as the Seven Sisters Road junction, including the junction with Broad Lane. Most of the buildings of note are on the west side of the High Road, which also features a wide pavement as a significant part of the public realm.

Picture 6. 263-287 High Road

Picture 7. 261 High Road, on the corner of West Green Road

Picture 8. 255 to 258 HIgh Road, retaining bay windows and dormers

Picture 9. 227 HIgh Road with cast iron window frames

High Road (west side)

1.5.5 The sub area commences with two terraces of late Victorian houses (Nos. 263-287 and 289-293 High Road). No. 275 bears a plaque with the name 'Grove Terrace' dated 1880 and with the name of the builder as J. Warbey. The houses are identical each having canted two storey bay windows, with a typically eclectic Victorian speculative builder mix of decorative architectural motifs. Some of the houses retain their sash windows and front

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doors but a high proportion have been changed by the introduction of replacement windows that have altered the appearance and continuity of the elevation. Two of the houses have also had the London stock brickwork painted white, and some red brick boundary walls with paved gardens have replaced the traditional frontage of railings and hedges. Overall, it is unfortunate that the changes have cumulatively undermined the once-unified architectural appearance and integrity of the terrace.

1.5.6 No. 261 High Road, on the corner with West Green Road, is the eastern end of a late-19th century shopping parade in stock brick with elements of Italianate detailing. The projecting modern ground-floor shop fronts bear little relation to this historic character.

1.5.7 On the south side of West Green Road, Nos. 1A and 1B is a two-storey building of interest for the first-floor elevation consisting of a cast-iron window frame originally supporting large plate- glass windows now replaced with advertising panels.

Picture 10. 229-259 High Road, with missing building at 251-3 just visible. Many of the buildings in the terrace have lost the bay windows an dormers.

1.5.8 Resuming the High Road frontage, Nos. 229-259 was originally a continuous terrace in red brick with projecting ground-floor shop fronts. Each building in the terrace had a first-floor bay window above the shop front and a square, gabled dormer set in the slate roof. In place of a shop front Nos. 257-259 at the north end of the terrace has the red brick frontage of a former bank with its entrance on the corner.

1.5.9 Nos. 251- 253 are missing completely due to fire damage. Whilst Nos. 247-249 and 255-259 retain their bay windows and dormers, these features have been removed from the rest of the terrace together with the chimney stacks, the bay windows being replaced by a single sash window with patched-in red brick and a brick soldier course. Old photographs show that this terrace was a prominent feature of the area especially after it formed the frontage of the local department store that gave its name to Ward's Corner. In its current

Picture 11. The former bank in the Jacobethan style

Picture 12. The Tesco building, with car park and residential units above

condition however the terrace has lost any sense of its former architectural interest, compounded by the poor visual impact of the different shop fronts now facing the High Road.

1.5.10 At the corner is No. 227 High Road, a three-storey building with large windows with cast-iron frames on the upper floors very similar to the building at 1A and 1B West Green Road. The building was a later addition to the Ward's Stores frontage, forming a prominent corner with Seven Sisters Road. The building is currently vacant with a boarded up ground-floor shop front.

High Road (east side)

1.5.11 To the north of Broad Lane there are just two buildings forming the frontage to the High Road. The east side is dominated by No. 230, a large building dating from c1980 and housing a Tesco store at ground level with multi-storey car parking above surmounted by two floors of residential flats set back from the frontage. It is constructed of red brick and concrete expressed as shallow but heavy concrete arches above the ground-floor shop fronts, spanning between red-brick piers which project forward and rise the full height of the multi-storey car park, each with a concrete capping. The spandrel panels spanning between the brick piers are clad in stacked red brickwork, a decorative artifice that denies any structural intention. The building lacks sufficient honesty and ruggedness to be a truly 'brutalist' building, although it is representative of its period in its use of materials and over-scaled elements.

1.5.12 No. 220-240 High Road on the north east corner of High Road and Broad Lane is a former bank dating from 1902. It is a three-storey corner building in banker's 'Jacobethan' style in red brick and sandstone. The ground-floor stonework has banded rustication, arched windows and the main entrance is on the splayed corner. The upper floors have full-height rusticated stone pilasters supporting an entablature with a partly balustraded parapet; a tall stone pediment flanked by 'pepper pot' turrets accentuates the corner. The building is currently under-occupied and eminently capable of restoration on this prominent corner.

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SUB AREA B: TOTTENHAM HIGH ROAD (SOUTH)

1.5.13 Sub Area B runs from the Seven Sisters Road junction as far as the railway bridge at South Tottenham station.

High Road (west side)

1.5.14 The western side of this section of the High Road up to the railway line comprises the Stonebridge Estate and is excluded from the conservation area, with the exception of the long tree-planted verge fronting the highway and the clock tower (with public conveniences at its base) on the south- west corner of Seven Sisters Road junction.

High Road (east side)

1.5.15 The late-20th century building on the south-east corner of the High Road/Broad Lane junction is excluded from the conservation area. The sub-area commences with four houses, Nos. 206 -212 High Road forming a typical late-Victorian terrace of two storeys above a semi-basement with full-height

Picture 13. 206-212 High Road with full height cabted bays

Picture 14. The former Salvation Army building

canted bays with hipped pyramidal roofs (one is missing) and painted stucco. The front garden wall of No. 206 has been removed and the area paved to form a vehicle hard standing, which has a negative impact on the street.

1.5.16 Next, set back from the High Road on Page Green Terrace the former Salvation Army buildings that are now the Christ Apostolic Church. The tall red brick building and the hall to its north form a characterful element in the street scene. The church is two storeys high with prominent twin castellated turrets and the single-storey hall has a stepped gable.

1.5.17 South of Earlsmead Road is a long residential frontage with its own access road (Page Green Terrace) set back from the High Road behind a tree-planted verge.

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1.5.18 At the corner of Page Green Terrace and Pembroke Road is No. 200 High Road, an imposing three-storey late-19th century house in the Italianate style. Built in grey brick, the building has ornate stucco dressings and a prominent bracketed cornice. The ground floor has canted bay windows with dentilled cornices and the upper floors paired round-arched windows linked by a string-course; all have columns with foliate capitals. The columned porch, similarly detailed, faces Pembroke Road. A rather ugly addition in dark grey brick, projecting forward of the original house, unfortunately mars this elevation.

1.5.19 Next is No. 196, a house of three storeys in yellow stock brick with a bay window extending up to first floor featuring cream painted stucco detailing to the bay, a moulded door hood and window lintels. Then Nos. 192 -194, a pair of houses with canted bays windows to the ground and first floors. The shallow-arched windows have prominent keystones. Nos. 188-190 is another pair of houses, again quite different with two-storey square bays and recessed porches. These four houses have been variously rendered and/or painted and Nos. 188-190 has lost some of the original sash windows. Finally on this stretch is No.184 -186, a large building that has been extended with a mansard roof and dormers,

Picture 15. 200 High Road

Picture 16. The residential frontage access from Page Green Terrace

and largely shorn of all features by a dull grey textured rendering.

1.5.20 On the corner of Colless Road, No. 182 High Road is an early-20th century three-storey block of flats constructed in London stock brick with red brick dressings. It has a simply proportioned elevation with a prominent central two storey entrance bay containing a recessed porch with a round-headed archway. With its plain detailing it makes a good contrast with the adjacent buildings on Page Green Terrace.

1.5.21 To the south are Nos. 174 to 180 and Nos. 170 and 172, two consistent groups of late-19th century three-storey terraced houses with prominent bracketed eaves and stucco dressings. Nos. 174 to 180 are built in stock brick and have ground and first-floor canted bay windows with hipped roofs, but Nos. 170 and 172 are red-brick houses with ground and first-floor square bay windows with parapets. Apart from the loss of a few original windows these houses all remain essentially intact and represent the most complete stretch of the late-

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19th century residential development typical of this part of the High Road.

1.5.22 The last group of buildings on the Page Green Terrace frontage are again quite different. No. 168 High Road, on the corner of Townsend Road, is a functional looking four-storey late-20th century block of flats contrasting strongly with Nos. 162-166 High Road, a late-19th century terrace of three houses with prominent gables. They are three storeys high with a semi-basement, built in stock brick with red brick band courses, stucco dressings and canted bay windows at ground and basement level. The entrances are access by a flight of steps and have columned porches with foliate decoration to the capitals and arches. The brickwork of No. 166 has been painted over, concealing the red brick band courses and spoiling the completeness of the group.

Picture 17. 192 and 194 High Road

Picture 18. 184-6 High Road, with grey render and roof extension

Picture 19. Early 20th century flats at 182 High Road

Picture 20. 162-166 High Road, and the former Tottenham Enterprise Club with Venetian window

1.5.23 Finally, No. 160 High Road, at the southern end of Page Green Terrace, is a two-storey early-20th century building in brick, now overpainted in red, with a moulded eaves cornice and a concrete-tile roof. The northern bay has a full-height canted bay window with a pyramidal roof, and the central bay a Tuscan porch. Most of the original sashes with glazing bars to the upper lights remain. Adjacent to this is a larger building forming a prominent gable end to the group. It is built in fine quality red

brickwork with rusticated brick quoins, and has a large and well-detailed Venetian window beneath which is scrolled, cut-brick apron. This building was formerly the Tottenham Enterprise Club and Institute. The appearance of these two buildings is marred by the concrete hardstanding for car parking.

1.5.24 The forecourt of the adjoining new development is currently in the conservation area but contributes nothing to its character or appearance.

TOWNSCAPE SUMMARY

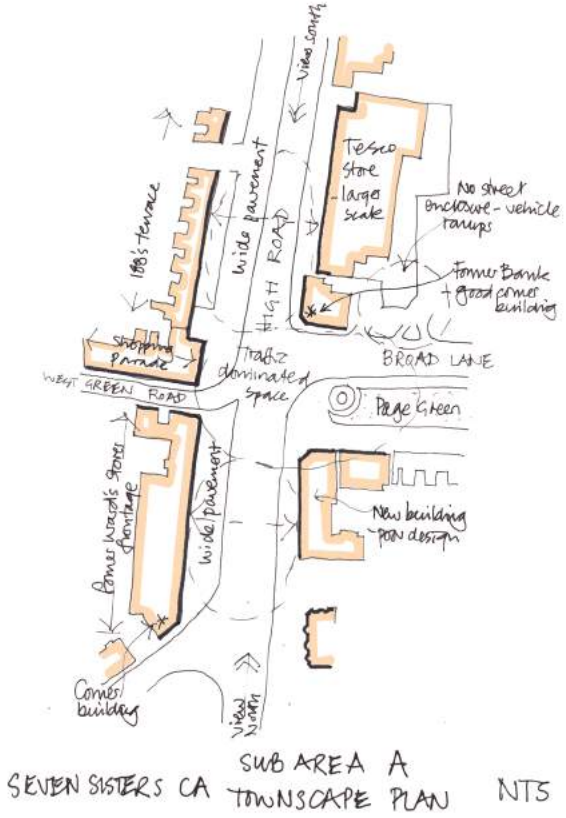
1.5.25 This part of the High Road reflects its late development at the end of the 19th century as a mainly residential area. The buildings are generally set well back from the road, contributing to a more spacious character than other parts of the High Road, enhanced by the mature plane trees and, to the south of Seven Sisters Road, by the linear green space fronting Page Green Terrace.

1.5.26 West Green Road was, and still remains, the principal shopping street serving the local area and although Ward's Stores on the High Road became popular as a department store from the early 1920s little now remains of the character of its once impressive shopping frontage. In a sense this role has been taken by the Tesco store further north on the east side with its increased scale of building matching the wider, traffic dominated character of the High Road. The other more recent development on the east side, on the corner of the High Road and Broad Lane, opposite Ward's Corner, is a shallow piece of 'post modernism' that makes the ruggedness of the Tesco building look good by comparison.

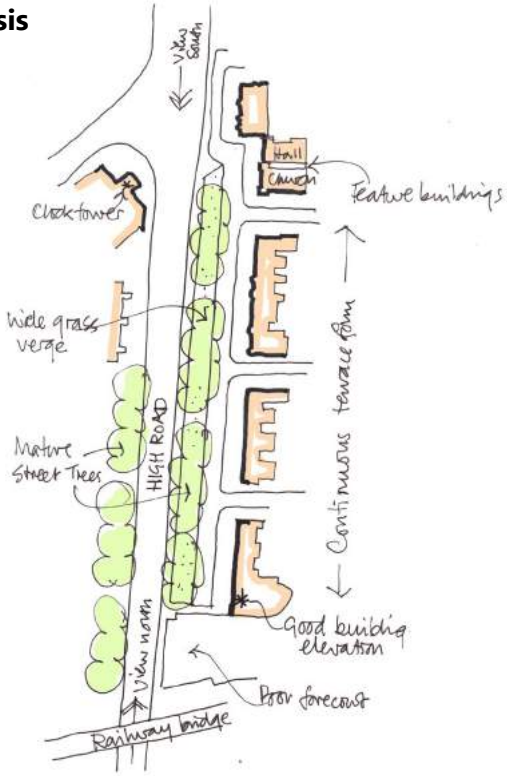
1.5.27 Further to the south, Page Green Terrace, with the linear open space fronting the High Road, retains some interesting examples of the larger scale residential development typical of the late 19th century expansion alongside main roads such as Tottenham High Road encouraged by improved public transport including trams and buses, which contrasts with the smaller scale of housing in the roads behind.

1.5.28 The frontage on the east side of the High Road makes an important contribution to the townscape. The generous pavement width combined with the wide grass verge and hedge line, together with the mature plane trees, combine to give an unexpectedly green character to the High Road as well as a screened setting for the buildings on Page Green Terrace. The plane trees on the west side of the High Road contribute to this character and for this reason are included within the conservation area.

Map 8. **Sub-area A - Townscape analysis**



Map 9. **Sub-area B - Townscape analysis**



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CHARACTER SUB AREA C: PAGE GREEN

1.5.29 The area is predominantly residential, mainly comprising smaller-scale terraced houses, mostly in single family occupation. Page Green Common is a long rectangular green space enclosed by the historic thoroughfare of Broad Lane on the north side, Ashmount Road on the south and Wakefield Road on the east. The Common is planted with a variety of mature deciduous trees as well as shrubs.

1.5.30 The houses are two storeys high and mostly share a common palette of materials i.e. stock brick with contrasting red brick dressings and slate roofs, with stucco or cement dressings and embellishments. Nos. 9-35 Broad Lane and Nos. 7-23 Ashmount Road, built by 1894, face the common from the north and south respectively, and appear to form part of the same development as Nos.1-9 Talbot Road just to the north in the Tottenham Green Conservation Area. They are identical except that the terrace in Ashmount Road is faced in red brick rather than stock brick; all have paired porches, full-height canted bay windows with pyramidal roofs and foliate capitals to the porch and

Picture 21. The terrace on Page Green

Picture 22. The terrace has been affected by cladding and window alterations

window columns. Each house has its own name plaque.

1.5.31 Both terraces have been badly affected by alterations including the overpainting of brickwork (and one instance of 1980s stone cladding), replacement windows and doors and concrete roof tiles. Most of the houses in Ashmount Road have lost the pyramidal roofs over the bay windows. The houses mostly retain their front garden walls, albeit rebuilt in mismatching materials, but there are instances in Ashmount Road where they have been removed to form parking hardstandings.

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1.5.32 At the south-east corner of Talbot Road, the former Seven Sisters public house, built in the late-19th century, is three storeys high in stock brick and stucco. The ground-floor windows are currently infilled and used for advertisements which detract superficially from its appearance, but the building is externally well preserved, retaining its pilastered pub front with a central pedimented entrance and decorative iron cresting; at upper-floor levels most timber sash windows survive. Despite its current neglected state the building makes a positive contribution to the streetscape and is eminently capable of improvement.

Picture 23. 40 Wakefield Road and 86 Rangemoor Road

Picture 24. The terrace on Rangemoor Road

Picture 25. Mature trees on page green

Picture 26. Earlsmead Primary School

1.5.33 At this point the frontage steps back to accommodate a bend in the road. Adjoining the former pub, Nos. 39-45 is a late 19th-century three-storey terrace with ground-floor shops, built in stock brick with red brick banding and window arches, each house stepping back slightly. The first floors have canted bay windows of which one has been entirely removed while all but one of the remainder have lost their hipped roofs. The shops retain their

pilasters and scrolled consoles but are otherwise modern and of poor quality.

1.5.34 To the east of the common, Earlsmead Primary School, built in 1897, is a handsome and well-preserved example of Tottenham School Board architecture designed in the Queen Anne style popularised by the influential School Board for London. It is built in stock brick with contrasting red brick details, original timber casement windows and a steeply pitched clay-tile roof with a tall timber cupola. The west elevation is enlivened by shaped and triangular gables, the latter pargetted. The spacious playground facing the Common is bordered by trees. The school is the most architecturally distinguished building in the sub-area and forms part of Tottenham's impressive legacy of educational buildings.

1.5.35 Slightly later than the terraces in Broad Lane and Ashmount Road and of a similar if plainer character, Nos. 65-73 Rangemoor Road is the only terrace in the area to retain its original sash windows and glazed panelled doors; the upper-floor windows with glazing bars to the top lights typical of c1900. The cohesiveness of this small terrace stands in contrast to the ad hoc alterations that have affected those in the neighbouring streets.

1.5.36 Nos 40 Wakefield Road and 86 Rangemoor Road, a semi-detached Edwardian pair with half-timbered Tudor gables and square full-height bay windows, punctuate the apex of the junction of Wakefield and Rangemoor Road. The houses on the north side of Harold Road (Nos. 6-24) form part of the same development but are much more altered: all have replacement windows and all but one has lost its characteristic gable.

1.5.37 Nos. 9-17 and 19-27 Wakefield Road are two late-19th century terraces with varying details – the former group more cohesive with paired round-arched porches.

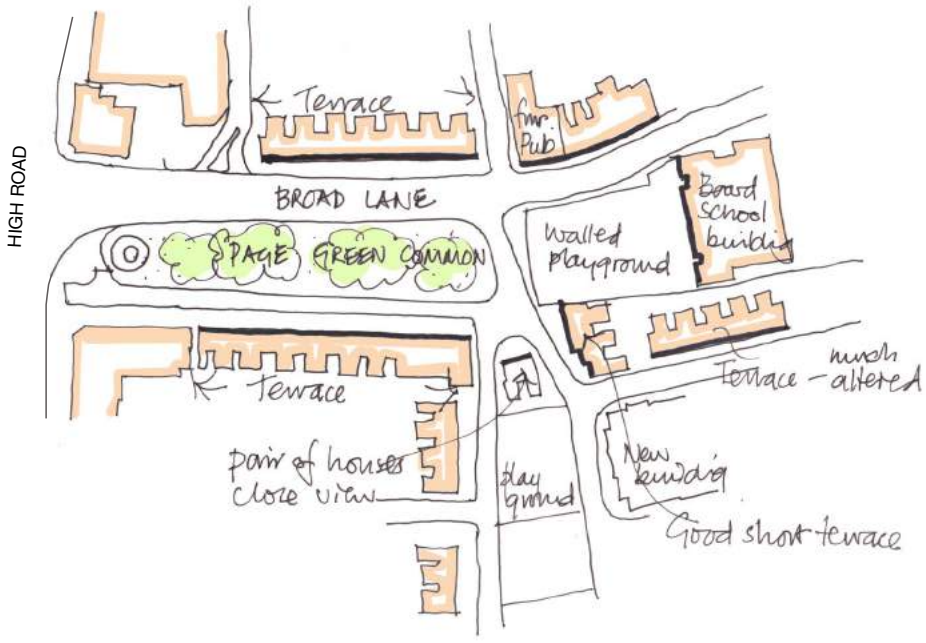
TOWNSCAPE SUMMARY

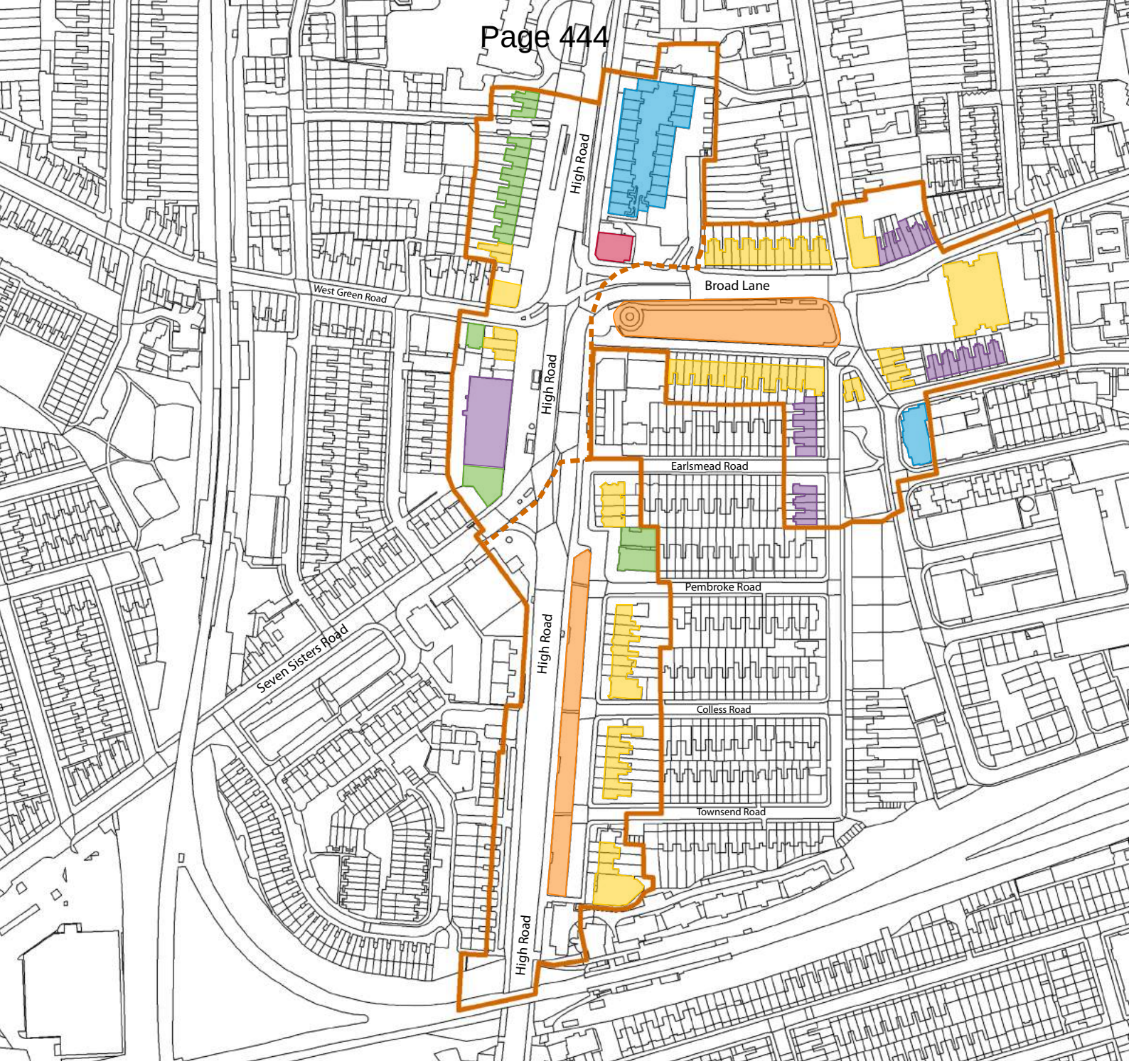
1.5.38 This part of the conservation area, with the Common as its visual and historic focus, retains its historic open character and is one of Tottenham's most attractive green spaces. The principal building of note is Earlsmead School, which forms an important visual enclosure to the Common in views from the east.

1.5.39 The terraced houses in the sub-area are typical variants of the designs employed by late-Victorian/Edwardian builders in Tottenham and the wider area, and serve to illustrate the rapid expansion of Tottenham as a pleasant lower-middle class London suburb at the end of the 19th century. Of these, the main contributors to the conservation area are the terraces that flank and visually enclose the Common on the north and south sides and which provide cohesion to the townscape in longer views. Seen closer however, the consistency of these terraces has been significantly diminished by the level of alteration they have undergone, and their contribution to the conservation area derives principally from their group value with Page Green Common.

1.5.40 The terraces in Harold Road and Wakefield Road have only a limited visual relationship with Page Green and their contribution to the conservation area is neutral.

Map 10. **Sub-area C - Townscape analysis**





Map 11. **Seven Sisters/Page Green Conservation Area, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Historic Open Space
- Conservation Area Boundary

1.6 PUBLIC REALM

1.6.1 The public realm contains a mix of green spaces and wide pavements that contribute to the more spacious character of the streetscape, and to a certain extent compensate for the high level of traffic noise and movement. The width of the High Road acts as a visual and physical barrier between the two sides, not altogether mitigated by the pedestrian underpass.

1.6.2 Page Green Common is an attractive open space but in this context appears to be relatively little used due to the surrounding heavy traffic. Likewise, the wide grass verge fronting Page Green Terrace is more important visually and in providing a set back for the housing rather than active use. However, the wide pavement on the west side of the High Road is of particular benefit, providing a safe area for pedestrians with space for seating and shade from the mature trees.

Picture 27. The grass verge fronting Page Green Terrace

Picture 28. Poor quality recent deelopment ont eh high road

1.7 CONDITION AND DEVELOPMENT PRESSURE

GENERAL CONDITION

1.7.1 There are few opportunities for new development within the conservation area. However, the block occupied by the former Ward's Stores on the west side of the High Road is the subject of redevelopment proposals as well as alternative proposals to retain and refurbish the existing building. The quality of other recent development, for example the block on the High Road frontage between Ashmount and Earlsmead Roads sets a poor precedent. This frontage is a key part of the conservation area and it is important that any eventual development or refurbishment or mix of the two is of a high design standard that properly contributes to its historic and townscape setting.

29.

30.

1.7.2 In common with other conservation areas in the High Road, commercial properties and residential streets have suffered considerably from incremental alterations, summarised as follows:

Picture 29. Projecting fascia boards and excessive signage

Picture 30. Painted facades and altered roofs affect the integrity of the terrace

ELEVATIONS

- Extensive replacement of original timber sash or casement windows in uPVC or aluminium
- Painting or rendering of brickwork
- Replacement of original roofing material with concrete tiles
- Loss of architectural elements, including chimneys, roofs over bay windows
- Satellite dishes on front elevations
- Poor quality repairs and loss of original detail
- Removal of front boundary walls to create parking hard standings

SHOP FRONTS AND SIGNAGE

- Over scaled fascias projecting beyond the shop-front frame
- Poor quality design and materials
- Illuminated box signs
- Solid metal roller shutters, which are visually intrusive, create a forbidding atmosphere and are graffiti prone
- Loss of vertical divisions (e.g. pilasters and consoles) between shop units disrupting the rhythm of the commercial frontage, particularly where individual shops have been combined as a larger premises
- Extraneous signage above shop-front level, including estate agents' boards

2. CONSERVATION AREA MANAGEMENT PLAN

2.1 THE PURPOSE OF CONSERVATION AREA MANAGEMENT PLANS

2.1.1 Local authorities have a duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Management Plans are essential tools in this process. Their principal functions can be summarised as follows:

- To set out the Council's strategy for managing change in the conservation area
- To provide guidance to all stakeholders to ensure that future change in the conservation area will preserve or enhance its special character

2.2 SUMMARY OF THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

2.2.1 Conservation area designation introduces stricter planning controls over demolition and tree protection:

- Demolition of buildings greater than 115m³ and structures over 1m high next to a public highway, path or open space; or over 2m high elsewhere
- Works to trees with a trunk diameter greater than 75mm at 1.5m² above ground level: written notice must be given to the Council, which has 6 weeks to decide whether to grant permission or make a Tree Preservation Order (TPO). Failure to comply may result in prosecution

- Generally, development must preserve or enhance the character or appearance of the conservation area. There is a strong presumption against the demolition of buildings or structures which make a positive contribution to its character or appearance, and similarly to preserve trees.

2.2.2 Additionally, there are restrictions on the types of development that can be carried out without planning permission (permitted development) in conservation areas. Flats and non-residential premises have fewer permitted development rights than dwelling houses. Advice should always be sought from the Council on what works are likely to require planning permission.

2.2.3 Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.

2.3 MANAGING CHANGE IN THE CONSERVATION AREA: KEY PRINCIPLES

- In considering development proposals in the conservation area, the Council will apply the relevant national, regional and local policies and guidance
- All new development in the conservation area should preserve or enhance its special interest, in terms of scale, design and materials and should have regard to the design guidance provided in Part 3 - Preserving and Enhancing the Conservation Area.
- The Council recommends that pre-application advice be sought from the Planning Services
- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

ENFORCEMENT

2.3.1 The Council has an adopted Planning Enforcement Charter and will investigate and, where necessary, take enforcement action against unauthorised works in the conservation area.

2.3.2 To carry out works affecting the special character of a listed building without consent is a criminal offence and can result in severe fines and even imprisonment. Works to listed buildings, therefore, should never be carried out without consent. Where alterations to a listed building have been carried out without consent and are found to be unacceptable, the Council may either seek to prosecute those responsible or serve a listed building enforcement notice.

2.4 QUALITY OF PLANNING APPLICATIONS

2.4.1 Applications must provide sufficient information about the proposed development and its setting to enable the Council to assess the impact of the proposals on the character and appearance of the conservation area. Applications for outline planning permission in conservation areas will not normally be acceptable. The Council's Validation Checklist sets out the level of information required in support of planning applications. The following are of key importance:

LEVEL OF DETAIL

2.4.2 A typical planning application might include:

- Plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings
- Plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition
- Detail drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5
- Drawings annotated to show proposed materials
- Any other information considered necessary to assess the potential impact of the development (including, for example, colour perspective drawings, models, photographs, structural engineers statement).
- Planning applications for replacement of windows should include elevations at scale 1:10 or with all dimensions clearly annotated, property elevations or photographs of the whole of the property, with the windows to be replaced numbered to correspond with window elevations, A cross-section at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, with full size details of any glazing bars or leaded lights.

HERITAGE STATEMENT

2.4.3 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

2.4.4 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

2.4.5 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

2.4.6 The Council strongly advises that applicants appoint consultants and builders with proven experience in historic buildings

2.5 RECOMMENDED STEPS

- A dated photographic survey of the more significant elements of the conservation area is recommended as an aid to monitoring changes, the efficacy of the Management Plan, and to support enforcement action. It may be possible to engage local volunteers in this exercise.
- Many of the properties in the conservation area are in uses that have limited permitted development rights with regard to external alterations, and many of the works identified in the Appraisal as adversely affecting the conservation area are already subject to planning controls. The principal issue is therefore the effective and consistent application of development control policies and, where necessary, enforcement.
- The conservation area has a number of single-family dwellings that do not require planning permission for many types of common external alteration, and a significant proportion of these have undergone alterations that have diminished their character. Article 4 Directions would be the most effective means of controlling the most prevalent alterations such as replacement windows and painting of brickworks, coupled with design guidance encouraging best practice generally.

2.6 MONITORING AND REVIEW

2.6.1 The Council will review this Conservation Area Appraisal and Management Plan as part of a five-year programme, in compliance with national legislation and policy.

2.7 THE CONSERVATION AREA BOUNDARY

2.7.1 The following boundary changes are proposed:

A Modification of the eastern boundary to exclude No 230 (Tesco)

2.7.2 Whilst the size of this building matches the width of the High Road, its overwhelming scale together with the visual impact of the vehicle ramps on the north side of Page Green Common, generally detracts from the quality of the townscape and therefore is a negative factor in the conservation area.

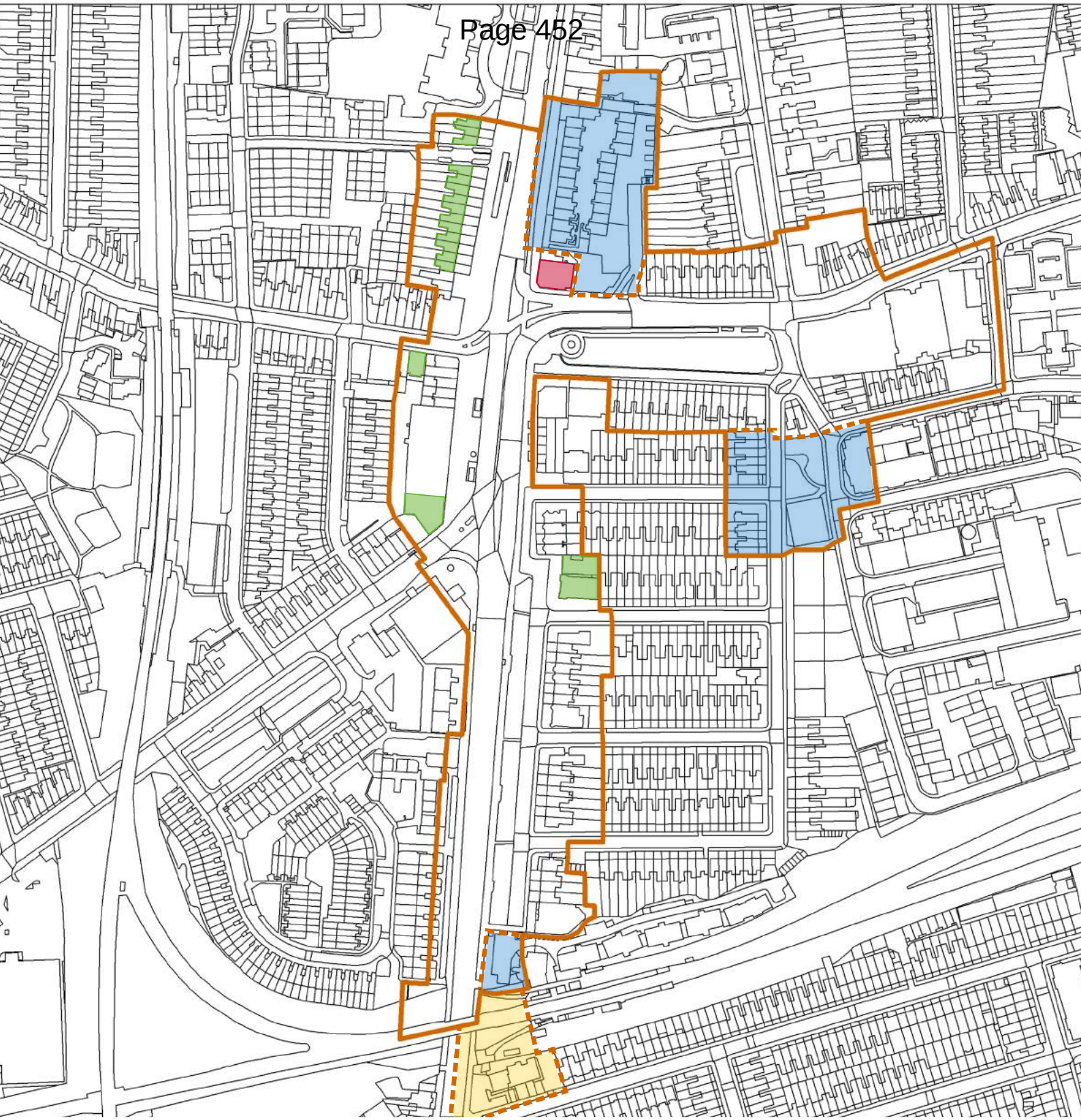
B Modification of the eastern boundary to exclude part of Wakefield Road, Rangemoor Road and Harold Road

2.7.3 The terraced houses in these streets follow a typical pattern seen in the wider area, and their modest architectural quality has been significantly undermined by piecemeal alterations and loss of original features. As a group they also have little or no visual relationship with Page Green Common.

B Modification of the southern boundary to exclude the forecourt to Station Court, and to include the area to the front of South Tottenham Station and the Dutch House public house.

2.7.4 The Dutch House, a public house with a former music hall at the rear, together with the area in front of South Tottenham Station makes a positive contribution to the area. It is considered that these assets can be most effectively managed as part of the Seven Sisters/Page Green conservation area.

2.7.5 A detailed appraisal of the South Tottenham Conservation Area, in which the Dutch House is currently located, recommended that the area be dedesignated. The interest and appearance of the area has been eroded to such an extent that designation as a conservation area is nolonger warranted, and is unlikely to be an effective as a tool for managing development in the area.



Map 12. **Seven Sisters/Page Green, Proposed Boundary Alterations**

Proposed area to be included in the Conservation Area

Proposed area to be excluded from the Conservation Area

Existing Conservation Area Boundary

Statutory Listed Building

Locally Listed Building

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

3.7.1 The following guidance applies to all buildings within the conservation area, including listed and locally listed buildings, and reflect what the Council considers to be the best approach to preserving and enhancing the character of the conservation area. Applicants for planning permission or listed building consent should ensure that all proposals are in line with the guidelines contained here.

3.1 WHEN IS PERMISSION NEEDED?

3.1.1 Many common alterations will require planning permission. Some changes which would ordinarily be considered 'permitted development' will require planning permission in a conservation area. Below is a brief guide to common projects requiring planning permission. More information is available at https://www.planningportal.co.uk.

MAINTENANCE AND REPAIRS

3.1.2 It is recommended that resident keep their houses in good repair. Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

SHOP FRONTS

3.1.3 Planning permission is required for any alterations or removals that affect the appearance of the shop front. This includes removals or alterations to doors, windows or stall risers, and the installation of shutters or security grills. A separate consent is required for advertisements and shop signs (see below)

ADVERTISEMENT CONSENT

3.1.4 Advertisement consent is usually required for exterior signs and advertisements which are illuminated, or with an area of greater than 0.3 square metres. This also applies to advertisements displayed inside of a shop window, which can be viewed from outside the building Non-illuminated shop signs displayed on a shop front may be exempted from this requirement, if certain requirements relating to design and content are met. More information about advertisement consent is available at **www.planningportal.co.uk**.

WINDOWS AND DOORS

3.1.5 Planning permission is needed for replacement of or alteration to windows and external doors on buildings other than private dwelling houses. Replacement of windows and doors of a house (but not a flat) is considered 'permitted development' and does not require planning consent, provided that the replacement windows are of similar appearance to the existing.

RENDERING AND CLADDING

3.1.6 Rendering and cladding is not considered permitted development in a conservation area, and will require planning consent.

EXTENSIONS

3.1.7 Single storey rear extensions to private dwelling houses of up to 3 metres in depth (or 4m in the case of a detached house) are considered 'permitted development' and do not require consent, provided that the design and materials match the existing building. Extensions to certain commercial and industrial buildings within certain size limits are also considered permitted development. All other extensions will require planning consent, including alterations and extensions to roofs.

BOUNDARIES AND GARDENS

3.1.8 Planning permission is required for the construction, alteration or demolition of a wall, fence or other boundary treatment over 2m in height, or over 1m in height when abutting a highway.

VENTS, SATELLITE DISHES AND SOLAR PANELS

3.1.9 Permission is required for the installation of any of these additions on a wall or roof slope facing the street.

DEMOLITION

3.1.10 Permission is required for the total or substantial demolition of a building with a cubic content of more than 115 cubic metres (measured externally). It is an offense to carry out such works without consent. If in doubt, please consult the Council's conservation team.

TREES

3.1.11 The council must be notified six weeks prior to cutting down or carrying out works to a tree in the conservation area.

LISTED BUILDINGS

3.1.12 Like for like repairs can be carried out without consent, but Listed Building Consent must be obtained for any work that is likely to affect the building's character or significance. This applies to internal alterations and external alterations and works to boundary walls, buildings within the curtillage, or structures attached to the listed building. It is an offense to carry out such works without consent. If in doubt please consult the Council's conservation team. In some circumstances it will be necessary to apply for planning permission alongside listed building consent. For more information about applying for listed building consent, please see listed buildings guidance below.

CHANGE OF USE

3.1.13 Changes of use will often require planning permission. Change of use from shops (A1) or financial or professional services (A2) to use as a dwelling house (C3) is usually considered permitted development, but within the conservation area permission is needed for this change.

31.

3.2 SHOP FRONTS

3.2.1 High quality shop fronts make an important contribution the character of an area. Many of the original shop fronts in the conservation area have been extensively altered or are in poor repair. Nonetheless, many original features remain and the Council will encourage shop owners to repair and restore shop fronts.

3.2.2 Planning permission is required for most changes that will alter the appearance of the shop front, including for shutters and awnings. Applicants should make sure their proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- Shop fronts should have regard to their context, so that the design complements the building as a whole, neighbouring shops and the street scene.

- Historic features should be conserved and restored as far as possible. The removal of original shop front features will not usually be permitted unless these are beyond repair.

Picture 31. Traditionally framed shop fronts on Tottenham High Road complement the architectural qualities of the building.

- Designs should incorporate the elements and proportions of traditional shop front design (see p67) and make use of high quality traditional materials like timber, that complement the character of the building.

- Shop fronts in the conservation area need not always be reproductions of historic styles. This guidance sets out principles which can be applied across different styles of shop front. New designs are encouraged, but these should also express the features and proportions of a traditional shop front.

- Designs must be simple and uncluttered. Shop owners are encouraged to reduce clutter such as unnecessary signage, wiring and electrical equipment, external displays of goods, stickers and additional advertising.

- Any signs, lighting, security measures or canopies should be incorporated within the design and should not obscure architectural elements.

TRADITIONAL SHOPFRONT DESIGN

3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

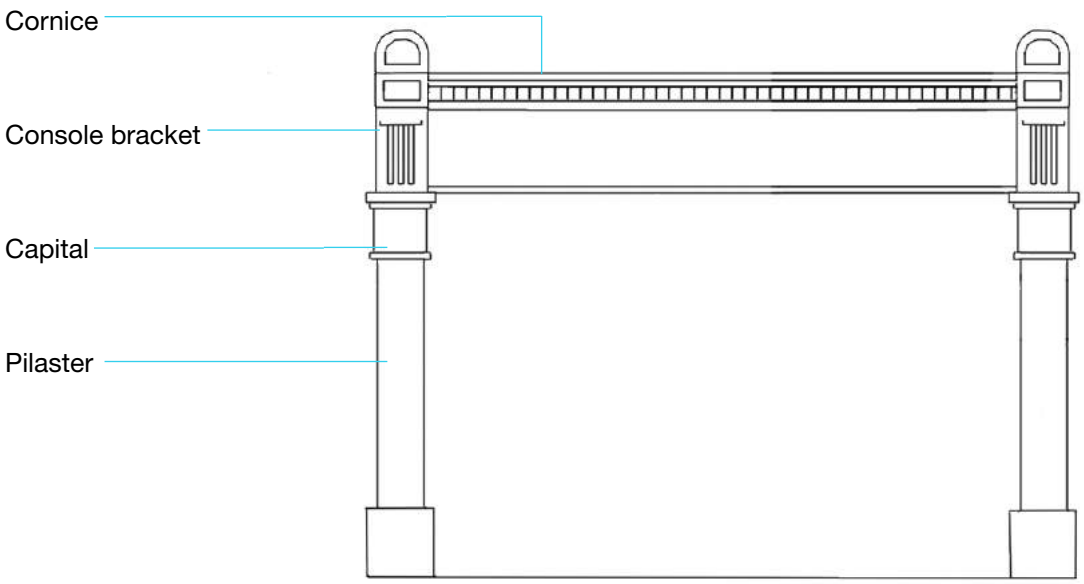
3.2.4 The architectural details that frame the shop front are an important element – usually pilasters, console brackets, and a fascia with cornice (see picture 59). These features should be repaired or restored to the original appearance and maintained in all cases. Original features such as tiling or glazed brick should not be painted or covered.

3.2.5 The design of shop fronts to be fitted in to this framework should aim to incorporate the following traditional features;

- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are not appropriate.

- **Stall risers:** These are traditionally in timber. Other materials might be considered appropriate in some circumstances (for example marble or granite for a bank, glazed tiles for a pub or butcher). Laminates, mosaics or reflective tiles are not appropriate materials.

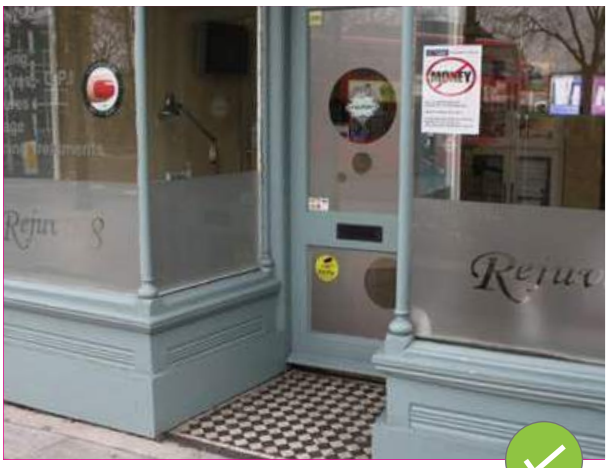
Picture 32. The traditional architectural details that frame the shop front.



- **Shop window:** This should extend from the stallrisers to the architrave at the base of the fascia and should usually be subdivided with a transom rail and one or two vertical mullions. Mullions should usually line up above and below the transom. Floor to ceiling sheet glass is not appropriate in areas of traditional shop fronts.

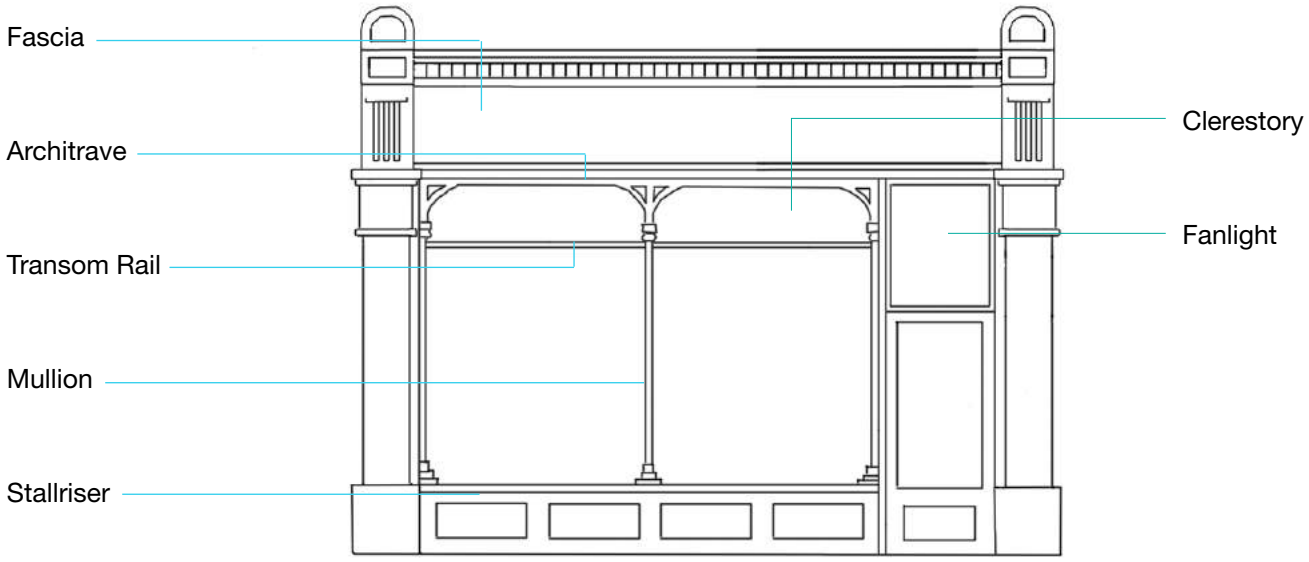
- **Doorway:** This can be set back from the edge of the pavement with a tiled entrance, or flush with the building line. Recessed doorways should be retained where these are an established feature of the street.

3.2.6 The shop front should usually be in timber, although a high quality bespoke metal frame might be considered appropriate in some circumstances. Other materials such as UPVC are not appropriate.



Designs incorporating the elements of traditional shop front design

Picture 33. A typical traditional shopfront



3.2.7 These traditional elements were incorporated in to shop fronts for sound functional reasons. Their inclusion in new shop front designs does not necessarily mean copying historical styles. Sympathetic new designs incorporating these features are encouraged.

3.2.8 Each design should relate to other shop fronts in the area, taking account of fascia lines, stallriser heights, transom height, bay width and material. Individual shop fronts should not dominate the street scene.

3.2.9 Shop fronts that combine more than one shop unit can disrupt proportions, relating poorly to buildings around them. In these cases, pilasters should be retained or included to provide a visual break. Fascia signs should not be extended over multiple units. Each unit should have a separate fascia sign, linked by a common design.

3.2.10 Double aspect corner shops should address both frontages appropriately.

Double aspect frontage on a corner shop

Picture 34. Shops with a common framework appear ordered. Without this, shops relate poorly to one anoher an can appear cluttered or chaotic.

SIGNAGE AND ADVERTISING

3.2.11 The approach should be simple and uncluttered. Signage should not dominate the shop front or obscure windows

3.2.12 Materials, colours and design for all signage should complement the historic character of the building and area. Signwriting directly on to the timber or metal fascia board or individually mounted lettering are usually appropriate. Perspex, acrylic and other non-traditional materials are not.

3.2.13 Lettering should be in proportion with the size of the sign and not fill the entire area. Content should be restricted to the proprietor's name, the type of business and the shop number, not brand names of goods for sale or other advertising. Each shop should have its number clearly displayed.

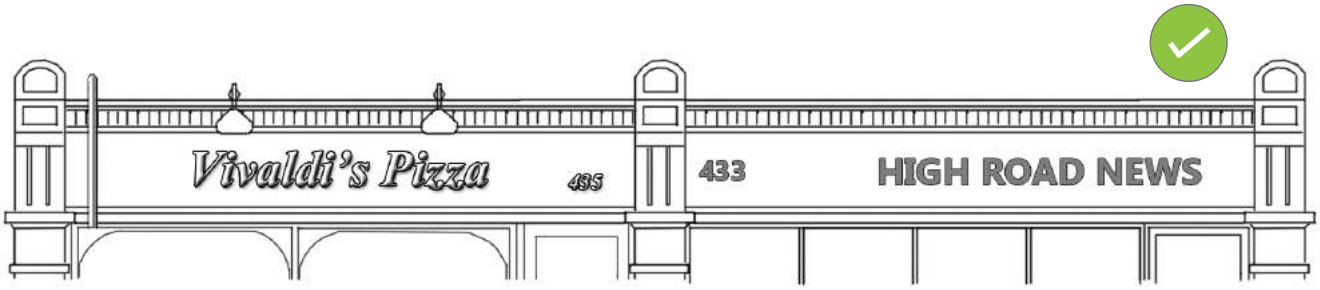
3.2.14 Standard corporate signage, logos and colour schemes should be adapted to suit the context, including colours, size of lettering, materials and style of illumination. In cases where corporate colour schemes are considered out of character, they should be restricted to lettering and detail only.

Fascia Signs

- Fascia signs should be a simple flat panel contained within the fascia area. They should not obscure architectural features, project forward of other features, extend unbroken over more than one shop unit, or impinge upon first floor windows. Box fascias are not acceptable. Additional signs applied to the facade above fascia level or on upper storeys will not usually be permitted.

- In special cases, alternative forms of signage will be considered, for example where a business is located at first floor level or in a building without a traditional shop front. Individual letters applied to walls, lettering directly on to window glass, or signs hung behind windows may all be considered appropriate depending on circumstances.

Picture 35. Fascia Signs



Hanging and projecting signs

- Only one hanging or projecting sign on each elevation with a shop front will be permitted.
- Hanging or projecting signs should usually be positioned on the ground floor at fascia level
- Existing brackets for hanging signs should be reused if possible.
- Perspex projecting box signs will not be considered acceptable.

Illuminated box facsia's are not appropriate

Excess signage is not appropriate

LIGHTING

3.2.15 Internally illuminated panels, signs or lettering will not usually be permitted. There will be a preference for illuminating signs indirectly with an appropriate swan neck or trough light. Lighting fixtures should not obscure architectural features or proportions. Fascia lighting can be concealed within the cornice.

3.2.16 Matt finish slim metal lettering with discrete individual halo illumination may be considered appropriate in some instances.

3.2.17 Illuminated signs will be restricted to those businesses which are open in the evening or at night. Illumination should be kept to a minimum. The light level should be subdued and constant. Bright or flashing lights will not be permitted.

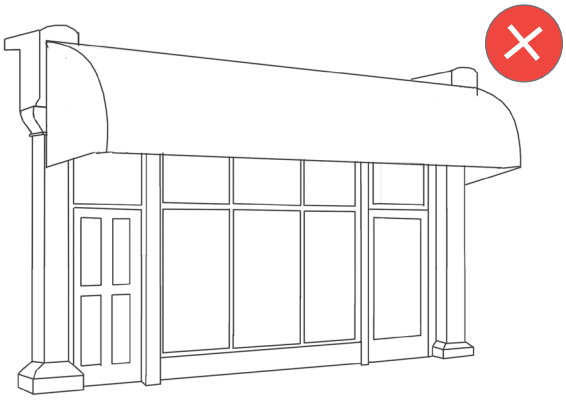
CANOPIES AND AWNINGS

3.2.18 Canopies and awnings will only be permitted if they can be accommodated without damage to the character of the building, and are capable of fully retracting. The mechanism and blind box should be integrated with the overall shop front design and should not obscure features. Retractable traditional straight canvas blinds accommodated within the cornice or architrave will usually be acceptable.

3.2.19 Folding or fixed canopies, quarter round rigid frames and balloon blinds will not be permitted.

3.2.20 Canvas is usually the most appropriate material. Flourescent, glossy or metallic blinds are not appropriate.

Picture 36. Traditional retractable canvas blinds are the most appropriate type of canopy.



SHUTTERS, GRILLS AND SECURITY

3.2.21 All security measures should be integrated within the overall shop front design and should not have a negative impact on the street scene or obscure architectural features.

3.2.22 Shop fronts should use the least visually intrusive security solution. Toughened or laminated glass; Internal screens, grills and shutters; or traditional removable external shutters are the Council's preferred solutions.

3.2.23 Rod and link (or other open type) external grills may be permitted in exceptional circumstances where it can be shown that it is the only possible solution, but these must be integrated with the overall shop front design (including box and runners).

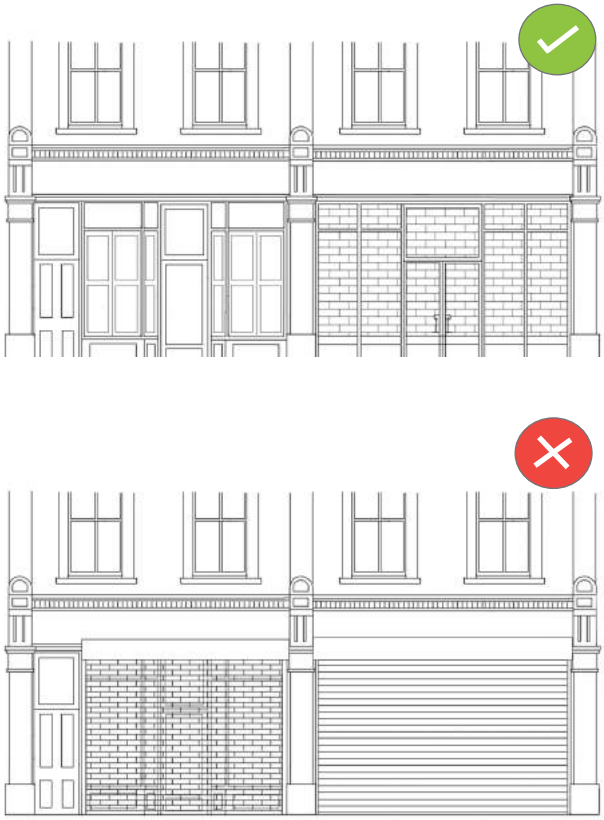
3.2.24 Shutters and grills should not cover pilasters when in the down/closed position and should have a painted or coloured finish to complement the rest of the shop front.

3.2.25 Solid or perforated external roller shutters, transparent external polycarbonate shutters or visually intrusive external shutter boxes will not be considered acceptable.

3.2.26 Burglar alarms, security cameras and other equipment should be kept to a minimum and be located in unobtrusive positions.

ACCESS

3.2.27 If the upper storeys of the building are in a separate use, separate access should be provided at the front of the premises and incorporated into the design of the shop front.



Picture 37. External Roller shutters are not appropriate.

Internal shutters which don't obscure architectural features

External roller shutters are not usually appropriate. .

3.2.28 Access to the shop including level access to the street should be provided for people with disabilities, the elderly, parents with pushchairs, and all users. If installing level access would involve the loss of important features on a historic building, alternatives such as handrails should be considered.

VENTILATION EQUIPMENT

3.2.29 Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

SHOP FRONTS CONVERTED TO RESIDENTIAL

3.2.30 The council will generally oppose the loss of shop fronts, however it may be necessary for some obsolete shop fronts outside of designated town centres and local centres to be converted to residential use.

Original shop front features should usually be retained and adapted.

3.2.31 Where this change of use is considered acceptable shop front features should usually be retained and adapted to suit the new use.

SHOP FRONTS IN NEW BUILDINGS

3.2.32 New shop fronts should respect traditional proportions, materials and signage style.

3.2.33 Recreations of historic shop fronts will not be considered appropriate in new buildings.

3.2.34 When submitting a planning application for shop units, the details of the shop front design should be submitted with the application, even if the final design is to be determined by a future occupier. Plans should show how the shop front relates to the masonry frame, position of doors, size of frame sections, fascia depth and height of stallrisers.

3.2.35 Possible security needs should be considered by allowing space for housing shutters internally.

3.2.36 Privacy should be provided through the use of obscure glazing, timber shutters (internal or external) which complement the historic character, or an internal partition creating a lobby area, window display or winter garden.

3.3 LISTED BUILDINGS

Picture 38. The grade II listed former Fire Station on Tottenham Green

LISTED BUILDING CONSENT

3.3.1 Listed building consent is required for any works of demolition, alteration or extension of a listed building which might affect its character as a building of special architectural or historic interest. This applies to internal as well as external works. It is for the Council to determine in each case whether consent is required.

3.3.2 The list descriptions held by Historic England are intended mainly for identification purposes and are rarely a comprehensive record of all features of interest. They should not be relied upon to determine which features are significant, or whether or not listed building consent is required.

3.3.3 The whole of the building including its interior is listed. The Council recognises that listed buildings vary greatly in the historic value of their interiors, and that the potential for alterations varies accordingly. Decisions must be based on an assessment of the significance of the building in accordance with Historic England guidance. In sensitive interiors, alterations may have to be restricted to a minimum.

3.3.4 Certain types of work do not normally require consent, for example internal redecoration not involving removal of any internal features of significance, renewal of concealed services, routine repairs in matching materials, and maintenance. More substantial repairs may require consent. In cases of doubt, the advice of the Council should be sought in writing.

3.3.5 Buildings that lie within the curtilage of a listed building are also subject to listed building control even if they are not specifically mentioned in the list description. Objects fixed to the building may be considered to be part of the listed building.

3.3.6 Applicants for listed building consent should make sure that proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- The Council will need to be satisfied that all aspects of proposals for alterations are necessary, and that the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the building.

- Alterations should normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest.

- As far as possible, existing detailing and the contemporary features of the building should be preserved, repaired or, if missing, replaced.

- All works, will should be carried out in the correct scholarly manner, under proper supervision, by specialist labour where appropriate.

MAINTAINING LISTED BUILDINGS:

3.3.7 Regular maintenance is essential to the long-term preservation of listed buildings. Prompt action to remedy minor defects will prevent costly and disruptive repairs at a later stage.

3.3.8 Routine maintenance is the responsibility of the owners of a listed building. Planning permission is not required for routine maintenance and like for like repair, but the Council should usually be consulted to confirm whether consent will be needed.

3.3.9 Masonry surfaces can easily be damaged by inappropriate cleaning, and in many cases it is best to leave them undisturbed. External cleaning of buildings with low-pressure intermittent water sprays and bristle brushes does not normally require listed building consent. However, cleaning with water can lead to saturation of the walls and outbreaks of dry rot in built-in timbers. Other methods of cleaning stone or brickwork will generally require listed building consent as these can have a marked effect on the character of the building. Cleaning methods are carefully specified and appropriate for the circumstances. Where proprietary methods are to be used a method statement should be submitted for approval. Cleaning should only be carried out by specialist firms and under close supervision, and it is advisable to employ an independent stone cleaning consultant to specify and supervise such works.

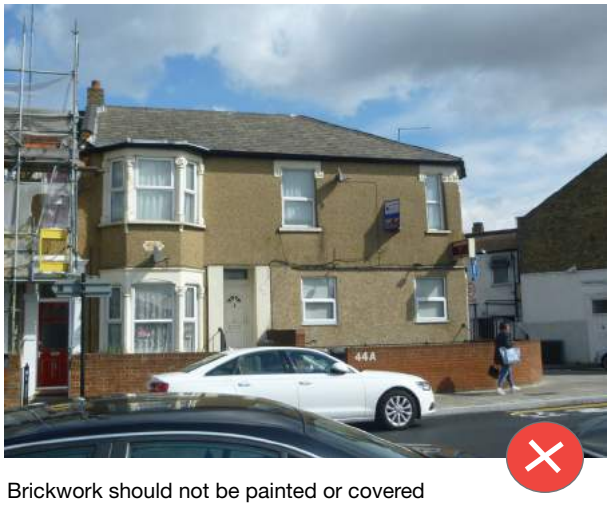
INTERIORS

3.3.10 Interior features of interest may include chimney pieces, plasterwork, panelling, doors and door surrounds, staircases and balustrades. These should always be retained and fully protected from damage during the course of any works to the interior of a listed building. Proposals for the internal refurbishment of listed buildings should be supported by drawings which clearly identify all interior features of interest, and confirm their retention. It is important that original plan forms and room proportions are maintained during any conversion.

3.4 GENERAL MAINTENANCE AND IMPROVEMENTS

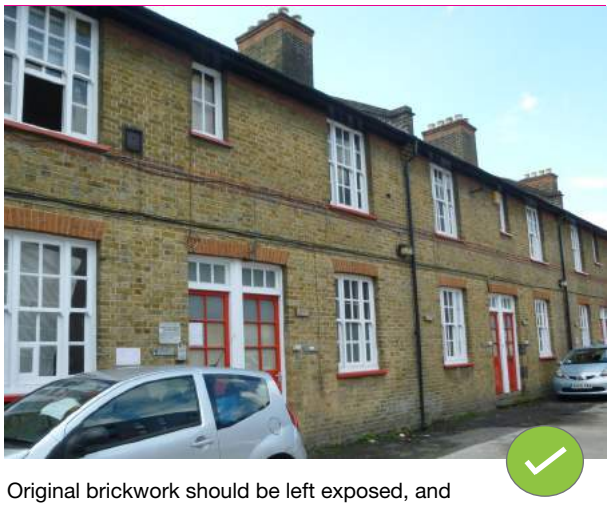
MASONRY AND BRICKWORK

3.4.1 Brickwork, stone, terracotta, tiles, and other original facing materials should not be painted, rendered, or covered with cladding. This can affect the interest of the facade, disrupt the cohesion of the group or terrace, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted.



Brickwork should not be painted or covered with render, pebble-dash or cladding.

3.4.2 Where inappropriate painting or cladding has taken place, the Council supports its removal, provided this can be achieved without damaging the fabric of the building. It is important that a specialist using appropriate non-abrasive methods undertakes the work.



Original brickwork should be left exposed, and restored where necessary.

3.4.3 Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork. Any decorative features should be retained, and where necessary repaired or reinstated. Decayed bricks should be replaced with bricks of a similar quality and colour, and laid in the same pattern as the original. In all cases, skilled bricklayers with an understanding of historic brickwork should be employed.

3.4.4 Where necessary, older brickwork should be repointed with an appropriate mortar mix – usually a 1:2:9 cement/lime/sand mortar carefully matching the existing mix in texture and colour. A flush or slightly recessed mortar joint profile is most appropriate. Cement based hard mortar should not be used on older buildings as it is less permeable than a lime mortar mix and can lead to deterioration of brickwork. Re-pointing with hard cement-based mortars is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.

ROOFS

3.4.5 The form, structure and materials of historic roofs are almost always of interest. The concealed roof of a traditional terraced house can be just as significant as a steeply pitched roof which is visible from the street, or an M shaped double-pitched roof. Where original roofs survive, there will be a presumption will be in favour of their retention.

3.4.6 Where repairs or reroofing is required, this should be done in materials to match the original, in type, size and colour. On older buildings this will most often be either slate or clay tile. Where possible, the original slates or tiles should be retained and reused.

3.4.7 Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to be replaced the original material (or if this cannot be determined, the most appropriate material for the building type) should be used.

3.4.8 Ridge tiles, finials and other details should always be retained and reused, or replicated. The layout, tile/slate size and any patterning in the original roof should be replicated.

3.4.9 Chimney stacks are important features of the roofscape and can be important indicators of the date of a building and of the internal planning, and should never be removed or altered without consent. Repairs may be necessary to stabilise the chimney, but the Council recommends that the height is not reduced and pots are not removed.

3.4.10 Where additional ventilation is required, his should be provided at the eaves and ridge line and should not affect the appearance of the roof. Vents should not be installed on the roof slope.

WINDOWS AND DOORS

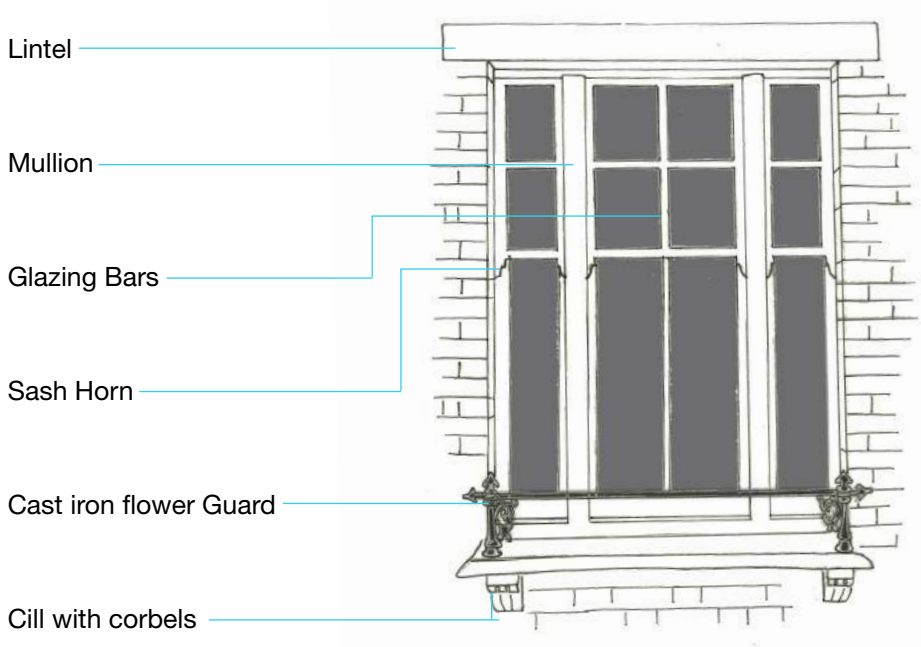
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

- It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.

- The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds. In the case of listed buildings, the installation of secondary glazing will require listed building consent and will usually be permitted where it can be accommodated without harm to the significance of the building interior.

- Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate on rear elevations that are not visible from the street. Glazing bars should always be mounted externally.

Picture 39. The features of a traditional window which should be retained or replicated



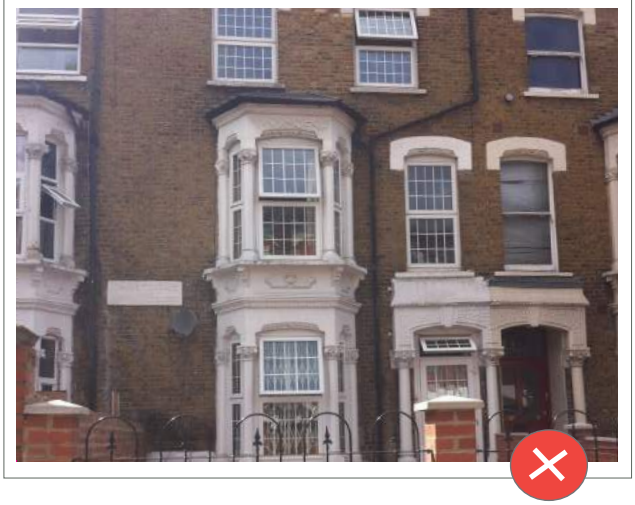
- Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

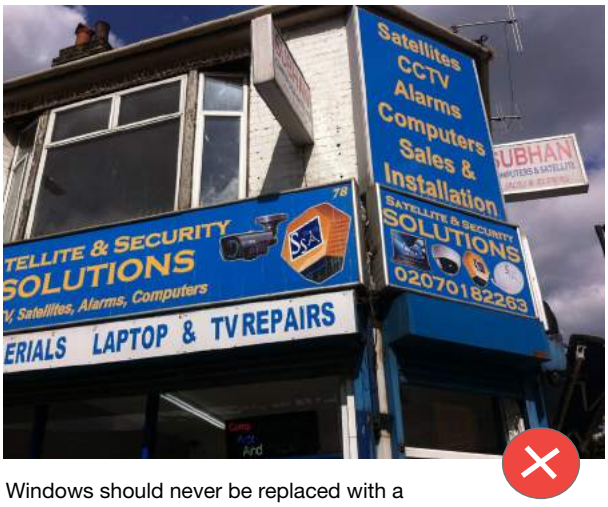
- In the case of listed buildings, the Council will strongly resist the loss of original windows and doors (including historic glass). Where an original window or door is beyond repair, it should be replaced on an exact like for like basis, and double glazing will not usually be acceptable. Historic glass, whether decorative or plain, should be retained where possible, and carefully protected from damage during building works.

- It is never appropriate to alter the original configuration of windows, the size and proportions of window and door openings, or details such as lintels, brick arches and cills. The depth to which window frames are set back from the face of the building should not be altered.

- Where windows and doors have been altered, every opportunity should be taken to restore them to their original style. In cases where a previously altered window is to be replaced, the new window should replicate the original design and materials, which can usually be ascertained by looking at nearby houses of the same type

- External security grills, gates and shutters should not be installed to doors or windows as this harms the character of the area. Residents wishing to improve security are advised to seek specialist advice on more appropriate solutions.





Windows should never be replaced with a different style or configuration to the original

ARCHITECTURAL FEATURES AND DETAILING

3.4.12 Original architectural features and decoration (and later features which add to the architectural or historic interest of the building) should be retained as far as possible. These might include features such as porches, parapets, balconies, verandahs, carved details in stone or timber, moulded brickwork and terracotta, statuary, murals, mosaics, and ornamental ironwork.

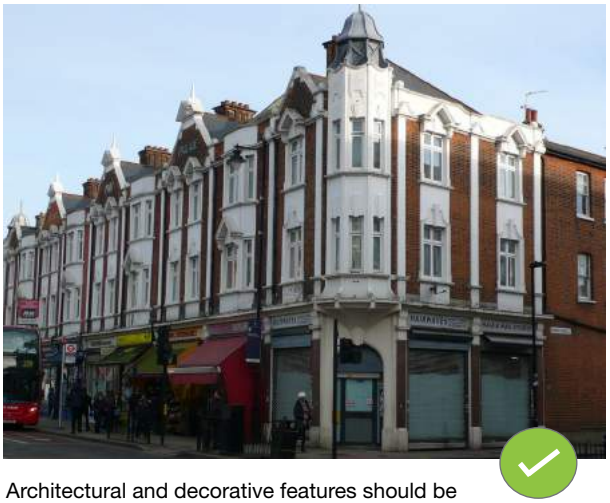
- Repairs to decorative features should usually be carried out by an appropriately skilled craftsperson or conservator.
- Where architectural features or decorative details have been lost or replaced with poor-quality substitutes, the Council will strongly encourage their reinstatement (if there is clear evidence of their original appearance.)
- It is always best to retain the original porch arrangement which is often an integral part of the design of a building. Open porches should not be enclosed. Canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.

BOUNDARY WALLS AND PARKING

3.4.13 Walls, fences and other boundary treatments to both front and back gardens make an important contribution to character. Their removal, or the addition of a boundary treatment of a different height or type will not be considered appropriate. Where boundary walls are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt to reflect the original appearance.

3.4.14 Substantial loss of front gardens and/ or boundary treatments in order to create parking spaces will not usually be considered acceptable. The creation of hard standing for parking should

Alterations to original features such as porches and bay windows should be avoided



Architectural and decorative features should be retained and restored

not cover more than 50% of the original garden, should be appropriately landscaped. The original boundary treatment should usually be retained. It may be possible in some circumstances to enlarge openings in front boundary walls, where the wall is appropriately finished with a pier, in keeping with the style of the original.

EXTERNAL SERVICES AND FITTING

3.4.15 External services such as ventilation equipment, flues, satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimise their impact. Where possible these should be in unobtrusive locations and on walls and roof slopes that are not visible from the street. In the case of listed buildings, such additions will require listed building consent.

Satellite dishes shouldn't usually be mounted on the front of buildings

- Roof plant should be avoided if at all possible, but where it is necessary, it may be possible to locate it within the envelope of the building. If not, it must be concealed in views from ground level.

- Satellite dishes will only be acceptable where they cannot be easily seen from the street or other public areas, usually the rear of the property below the level of the roof ridge, or on hidden roof slopes.

- Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

3.5 EXTENSIONS

3.5.1 In many cases, historic buildings are capable of being extended without damaging their character, subject to sensitive handling of scale and detail. However in some cases extensions would detract from the uniformity of a formal group of buildings, or from the integrity of a particular design and will therefore be unacceptable in principle.

- Extensions will only be permitted if subordinate in size and appearance to the original building. Care should be taken that the form and proportions of the original building are not obscured.

- Design, detailing and materials (including roofing material, windows and doors) should be carefully considered to reflect or complement the existing building and the character of the area, and to be visually subordinate to the existing building. The design might reflect the style of the original building, or provide a modern contrast which complements (and does not compete with) the original.

DORMERS AND ROOF EXTENSIONS

- Rear dormers should be subordinate to the size of the roof. Usually the width of the dormer should be not more than 2/3 the length of the ridge. Dormers should usually be set in 0.5m from both sides of the roof and the eaves, and 0.3m from the ridge. Overly large and solid dormers with large 'cheeks' and 'aprons' to create habitable roof space will not be considered acceptable.

- Roof extensions to the front or side of the property will not usually be considered acceptable, unless these are a feature of the original building or an established characteristic of the street.

- Hip to gable extensions will not usually be considered acceptable.

- Juliet balconies, roof terraces and 'cut in' terraces will not be considered acceptable as part of a roof extension, unless they are a feature of the original building or an established characteristic of the street.

Extensions that are not subordinate to the original building can be detrimental to character

Mansard roof extensions are not usually appropriate

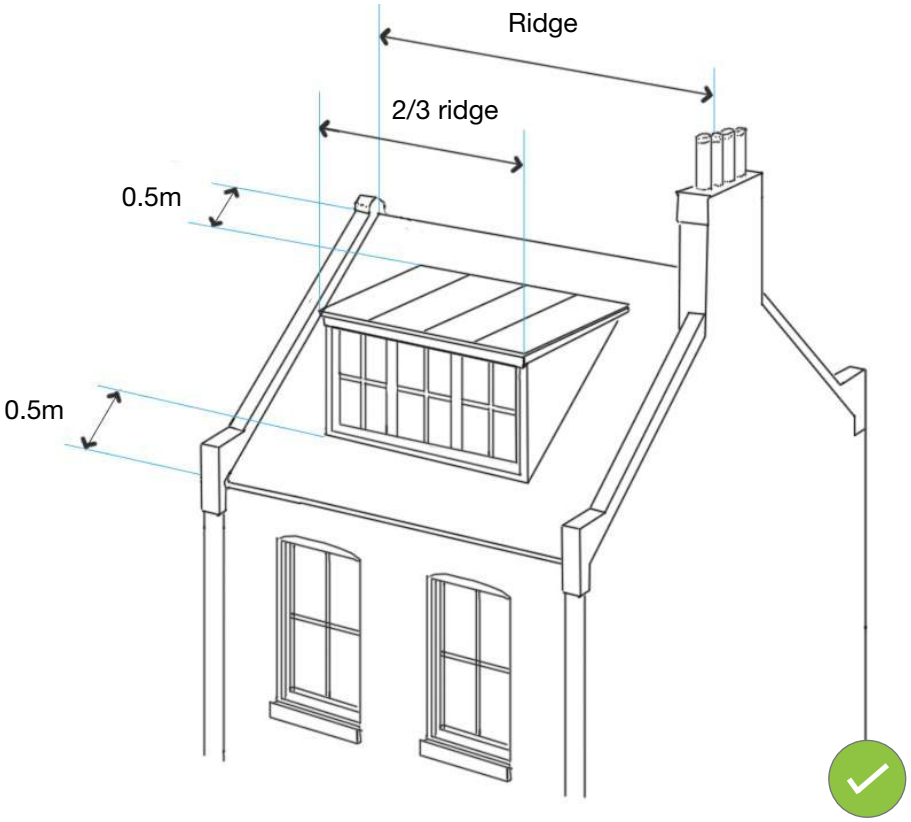
- Mansard roof extensions will not be considered appropriate unless these are a feature of the original building, or they are an established characteristic of the street scene and can be accommodated behind an existing parapet.

- Roof extensions should complement the original form of the roof, matching the original roofing material and details such as parapets and ridge tiles. Architectural details such as chimney stacks, finials and decorative brickwork should be retained where possible.

- Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.

Picture 40. Over-sized dormers will not usually be acceptable in the conservation area.

Picture 41. Dormers should be subordinate in size to the main roof.



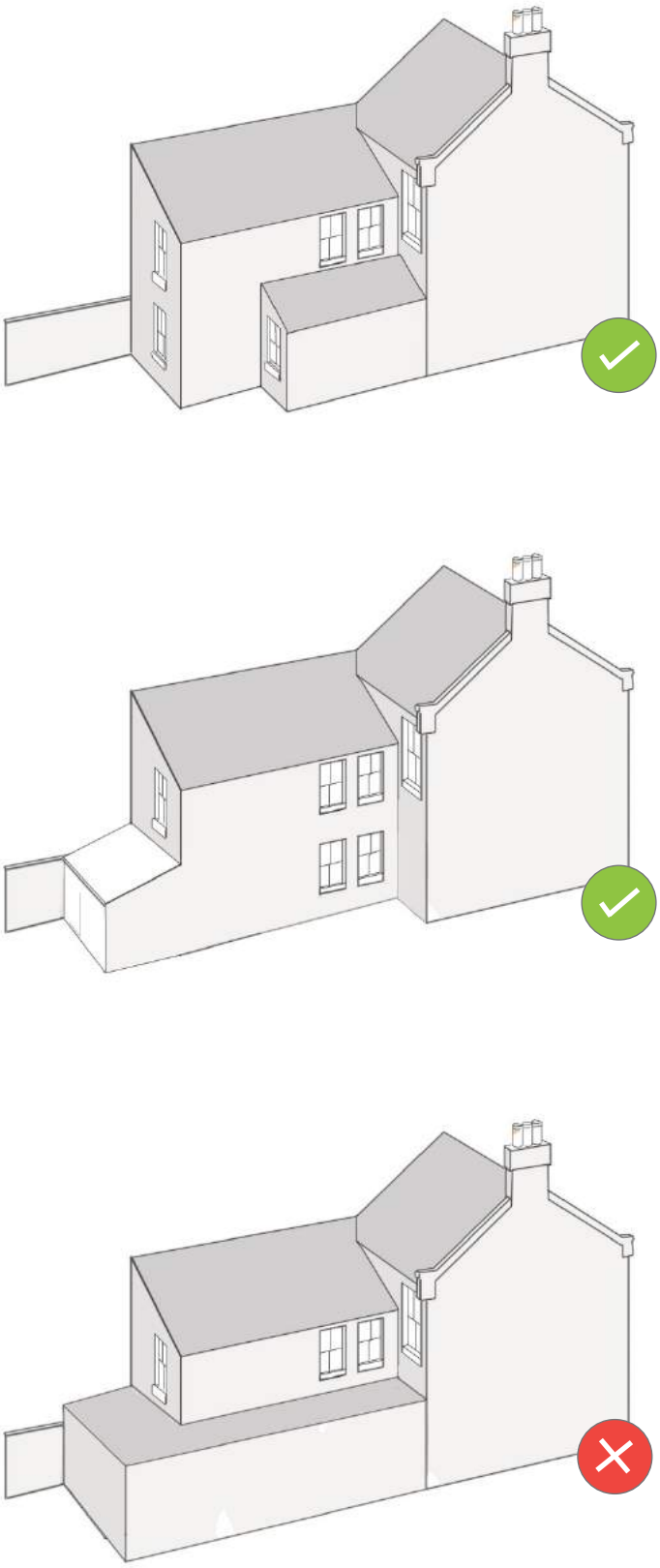
REAR AND SIDE EXTENSIONS

- Rear extensions should usually be one storey lower than the original building and should generally extend no more than 3m beyond the rear wall in terraced properties, or 4m in detached properties.

- Rear extensions should not be wider than the width of the house. Where the original footprint of the house is L shaped, extensions should reflect this. (see diagrams.)

- Existing window and door openings on the rear elevation should be retained where possible.

- Side extensions may be acceptable in some circumstances. These should be set back at least 1m from the front wall of the house with a roof ridge height lower than the ridge of the original roof. Side extensions should usually preserve suitable gaps between buildings where these contribute to the character of the area.



Picture 43. Where the footprint of the building is L shaped, rear extensions should not usually extend across the entire width of the buildling.

3.6 ENERGY EFFICIENCY IN HISTORIC BUILDINGS

3.6.1 The Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. Whilst some historic buildings may not be suited to certain energy efficiency improvements, It is possible to reduce energy loss, even in traditionally built buildings without compromising their historic and architectural character.

3.6.2 Improvements for energy efficiency should minimise disturbance to existing fabric and be easily reversible without damaging the existing fabric (especially changes to services).

3.6.3 It is important that when proposing any works to modify an older building, that its construction, condition and performance are appropriately understood Traditionally constructed buildings perform differently to those constructed with most modern methods. They are more porous and naturally ventilated, so they 'breathe'. They generally include softer materials such as lime based plasters and mortars which respond to air and moisture differently to modern materials.

3.6.4 The first measure should always be repairs and draft proofing, which can deliver significant improvements with very little disruption and cost. The installation of modern energy efficient boilers, appliances and heating systems, which will generally not harm the building's character.

INSULATION

3.6.5 Older buildings tend to be constructed from permeable materials and it is important that water vapour is able to evaporate from the fabric to prevent moisture build up. The installation of some modern insulation materials can alter this and cause damp to build up on or within the structure leading to problems such mould growth, rot and decay. It is usually better to choose vapour permeable materials such as natural wool, and great care should be taken to provide appropriate ventilation.

3.6.6 It will usually be possible to install insulation in the roof with good results. If additional ventilation is needed, this should be incorporated in to the ridge and under the eaves. Vents should not be installed on the roof slope.

3.6.7 External wall insulation will usually be harmful to the character of the building and should only be considered on hidden facades at the rear of the building, or on rendered facades. It should always match the appearance of the original building or group of buildings, including replicating window reveals and frames, doorways, and any other architectural or decorative features.

3.6.8 It may be possible to insulate the walls internally. materials should be chosen and installed with great care in order to avoid moisture build-up or cold spots where condensation may occur. Expert advice should be sought.

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3.6.9 Repairing and draft-proofing windows can deliver significant improvements in their thermal performance, as can the use of blinds, shutters, and secondary glazing. Where it is necessary to replace a window, appropriately designed double glazing will often be considered appropriate (see p__ 'Windows').

MICRO-GENERATION EQUIPMENT

3.6.10 Micro-generation equipment such as solar panels will often deliver improvement in the overall energy efficiency of the building but its application in the conservation area will necessarily be limited and other interventions should be considered in the first instance. It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street. Discretely located installations on hidden elevations or roof slopes may be appropriate.

3.6.11 Detailed advice about improving energy efficiency in older buildings is published by Historic England and is available on their website: www.historicengland.org.uk/advice/your-home/saving-energy/

3.7 DEMOLITON

3.7.1 There is a presumption in favour of the retention of all buildings on the statutory list, locally listed buildings and buildings that make a positive contribution to the conservation area, in line with national and local policy. Permission for demolition will not normally be granted.

3.7.2 In exceptional cases consent for demolition, or part demolition, may be granted. The National Planning Policy Framework (NPPF) sets out the criteria to be used by the Council in assessing proposals that cause total or substantial loss of significance of a heritage asset. The contribution made by the existing building must be assessed. The council will also consider:

- The condition of the building, the cost of repairing and maintaining it in relation to its importance, and to the value derived from continued use;
- The adequacy of efforts made to retain the building in use; and
- The merits of alternative proposals for the site.

3.7.3 Consent for demolition would not be granted simply because redevelopment is economically more attractive to the applicant, or because the applicant acquired the building at a price that reflected the potential for redevelopment rather than the condition and constraints of the existing historic building.

3.7.4 Proposals involving demolition of any part of a listed building will be subject to consultation with the national amenity societies, as well as being referred to Historic England. Historic England must be notified of all proposals to demolish listed buildings, and allowed access to buildings which it wishes to record before demolition takes place.

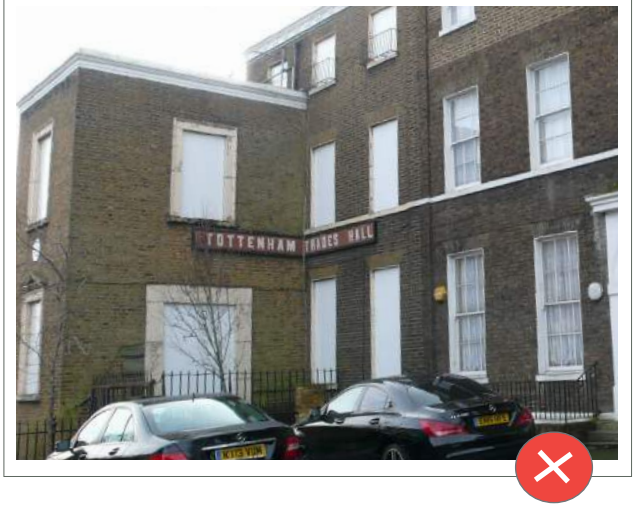
3.8 USES FOR HISTORIC BUILDINGS

3.8.1 The great majority of historic buildings must remain in economically viable use if they are to be maintained in the long term. The best use for a historic building is very often that for which it was originally designed where this continues to be viable. However if buildings are left empty, neglect becomes a considerable danger.

3.8.2 Change of use of a may be appropriate in these circumstances, if it will result in the preservation of an historic building and if it can take place without considerable alteration or loss of character and is consistent with national and local policies. In principle, the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building.

3.8.3 The preservation of facades alone, and the gutting and reconstruction of interiors, is not normally an acceptable approach to the re-use of historic buildings: it can destroy much of a building's special interest and create problems for the long-term stability of the structure.

3.8.4 Where the upper floors of buildings are unoccupied, the introduction of new uses to upper floors of buildings, particularly residential use, is positively encouraged



Examples of buildings in Bruce Grove and Tottenham Green Conservation Areas that have fallen in to disuse can be in danger of neglect.

Change of use can result in the long term preservation of a listed building as in this example in the Tottenham Green Coonservation Area

4. APPENDICES

4.1 APPENDIX A - AUDIT

STATUTORILY LISTED BUILDINGS

4.1.1 The National Heritage List for England (NHLE) is maintained by Historic England. The NHLE, or the local planning authority, should always be consulted in order to ascertain whether or not a property is listed, as information from other sources may be out of date.

High Road (west side)	Grade
Nos. 220 to 224 (former Barclay's Bank)	II

LOCALLY LISTED BUILDINGS

High Road (west side)

No. 227 (including No. 725 Seven Sisters Road)

Nos. 267-293 (odd)

High Road (east side)

Nos. 202 & 204 (former Tottenham Salvation Army Citadel and Hall)

Seven Sisters Road (north side)

No. 725 (including No. 227 High Road)

West Green Road (south side)

Nos. 1A & 1B

BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Ashmount Road

Nos. 7-23

Broad Lane

Nos. 9-35

No. 37 (former Seven Sisters Public House)

Earlsmead Primary School

High Road (west side)

Nos. 229 to 259 (odd)

Nos. 261 to 265 (odd)

High Road (east side)

No. 160 (former Tottenham Enterprise Club and Institute)

Nos.162-166

Nos. 170-182 (No. 170 for group value only)

Nos. 184-200

Nos. 206-212

Rangemoor Road

No. 86 (including No. 40 Wakefield Road)

BUILDINGS WHICH MAKE A NEUTRAL CONTRIBUTION TO THE CONSERVATION AREA

Broad Lane

Nos. 39-45

Harold Road

Nos. 6-24

Rangemoor Road

Nos. 65 to 73

Wakefield Road

Nos. 9-17

Nos. 19-27

BUILDINGS WHICH DETRACT FROM THE CONSERVATION AREA

High Road (west side

Public toilets on south-west corner of Seven Sisters Road

High Road (east side)

No. 168

No. 230 (Tesco supermarket)

Wakefield Road

No. 19A

4.2 APPENDIX B - PLANNING POLICY CONTEXT

National

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.

- National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (March 2012), sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 12. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).

- Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A good practice guide published by Historic England in 2015.

Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.

- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas

- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

Local

- Haringey's Local Development Framework (LDF) is a portfolio of development plan documents (DPDs) of which The Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of the Borough up to 2026. This document, in conjunction with the London Plan and the Saved UDP Policies make up Haringey's current development plan. The emerging Development Management DPD will supersede the Saved UDP Policies.

- Section 6.2 of the Local Plan: Strategic Policies relates to the historic environment. Detailed policies are set out in Section 10 of Saved UDP Policies.

- Haringey's Streetscape Manual provides guidance on public realm management

- Links for all the above documents are provided in the Sources section.

4.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990

http://www.legislation.gov.uk/ukpga/1990/9/contents

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment

http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/.

Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).

https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/

Regional

The London Plan

http://www.london.gov.uk/priorities/planning/publications/the-london-plan

Chapter 7 of the London Plan: London's Living Places and Spaces

http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

https://www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context

Historic England, Streets for All: A Guide to the Management of London's Streets

http://historicengland.org.uk/images-books/publications/streets-for-all-guide-to-management-of-londons-streets/

Local

Haringey Local Development Framework

http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework

Haringey Streetscape Manual

http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape

4.4 APPENDIX D - SOURCES

Bibliographic

- Royal Commission on Historical Monuments England, An Inventory of the Historical Monuments in Middlesex (1937)
- Victoria County History, History of the County of Middlesex, vol. 5 (1976)
- Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)
- Andrew Saint et al, London Suburbs (1999)
- Peter Guillery, The Small House in Eighteenth Century London (2004)
- Chris and Hazel Whitehouse, Haringey Pubs (2004)
- Christine Protz, Tottenham: A History (2009)

Maps

- Thomas Clay's map of Tottenham (1619)
- John Rocque's Map of the County of Middlesex 1757
- Wyburd's map 1798
- Tottenham Parish Tithe Map (1844)
- Ordnance Survey: Middlesex XII 3 1864, 1894, 1913, 1935

4.5 APPENDIX E - GLOSSARY

Arch The spanning of an opening by means other than a lintel, made up of wedge-shaped blocks. Arches may be semi-circular, segmental (a section of a circle) or pointed

Band An unmoulded, horizontal projecting stringcourse, often delineating a floor/storey.

Bargeboards Projecting boards set against the incline of a gable, sometimes decoratively carved

Bay The vertical division of the elevation of a building, usually defined by window openings

Bay window A projecting window, sometimes curved (also known as a bow window), canted (angled) or square

Casement window A window hinged vertically to open like a door

Cladding An external covering applied to a structure for protective or aesthetic purposes

Column An upright, often supporting, structure, usually circular but sometimes square or rectangular in form

Console A scrolled bracket supporting the cornice of a shop front, marking the termination of one shop unit and the beginning of another

Coping A protective capping or covering on top of a wall, either flat or sloping to discharge water

Cornice a projecting, decorative moulding along the top of a building, wall, arch or shop front. A dentil cornice comprises small, square blocks

Corbel A projecting block, usually stone, supporting a horizontal beam

Cresting Decorative finish along the ridge of a roof, often in terracotta or metal

Cupola A dome that crowns a roof or turret

Dog-tooth A series of mouldings consisting of four leaf like projections radiating from a raised centre. Dormer window A projecting window placed vertically in a sloping roof with a roof of its own

Dressings A finish, sometimes in a contrasting material to that of the main elevation, most commonly surrounding windows or doors

Eaves The lower part of a roof slope, overhanging a wall or flush with it

Elevation The external wall or face of a building

Façade The front or face of a building

Fanlight A window above a door, often semi-circular with radiating glazing bars, most commonly associated with Georgian buildings

Gable The triangular upper part of a wall at the end of a pitched roof

Glazing bar A vertical or horizontal bar of wood or metal that subdivides a window frame and holds the panes of glass in place

Heritage asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Keystone A central wedge-shaped stone at the crown of an arch, sometimes carved

Lintel A horizontal beam or stone bridging a door or window

Mortar A mixture of cement (traditionally lime), sand and water laid as an adhesive between masonry courses

Moulding A continuous projection or groove with a contoured profile used decoratively, or to throw water away from a wall

Mullion A vertical bar dividing a window opening into two or more lights

Nail-head A series of pyramidal mouldings resembling the heads of medieval nails

Pantile A roofing tile with a curved S shape designed to interlock

Parapet A low protective wall at the edge of a roof, balcony, bridge etc.

Paterae Circular moulded ornaments derived from classical architecture

Pediment A low-pitched gable above a portico, opening or facade

Pilaster A shallow pier projecting slightly from a wall, often crowned with a capital

Pitched roof A roof with two slopes and a gable at each end

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

Sash window A window that is double hung with wooden frames (sashes) that slide up and down with pulleys and weights

Setts Rectangular blocks of stone (commonly granite) used for road surfacing

Sill (or cill) Horizontal projecting element at the base of a window or door opening

String-course A continuous horizontal band, usually moulded

Stucco A form of plaster finish applied to the external face of a building, or as contrasting moulded decoration e.g. to window and surrounds

Transom A horizontal bar of stone or wood across a window opening

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SOUTH TOTTENHAM CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Haringey LONDON

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GENERAL INTRODUCTION

Conservation areas, introduced in 1967, now number over 9,000 in England. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an "area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance". Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

Section 71 of the Act requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Current best practice, in accordance with published guidance by Historic England, is to prepare Conservation Area Appraisals and Conservation Area Management Plans, usually as a consolidated document.

Conservation areas are identified as 'designated heritage assets' in the National Planning Policy Framework (NPPF).

The London Borough of Haringey has 29 conservation areas. The South Tottenham Conservation Area was designated in 1998. No subsequent amendments have been made to the boundary.

This document comprises two parts: Part I South Tottenham Conservation Area Appraisal which sets out the conservation area's special interest, highlighting those elements which contribute to, or detract from, its character, and Part II South Tottenham Conservation Area Management Plan, a strategy for managing change in the conservation area to ensure that its character is preserved or enhanced.

The methodology of this Appraisal and Management Plan follows best practice guidance in Historic England's Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).

This document will be treated as a material consideration in assessing planning applications affecting the Seven Sister / Page Green Conservation Area.

1. SOUTH TOTTENHAM CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

1.1.1 Understanding significance is the key to ensuring that changes to our historic environment can be managed in an informed and positive way. Conservation area appraisals are vital tools in this process. Their principal functions are:

- To articulate why the conservation area is special, highlighting those elements which contribute to, and those which detract from, its character
- To support a robust policy framework for planning decisions
- To inform and guide the associated Conservation Area Management Plan
- Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

1.2

1.3 SUMMARY OF SPECIAL INTEREST

1.3.1 Most of the High Road within the South Tottenham Conservation Area was developed within a relatively short time frame i.e. between c1880-1900 and this has provided the area with a consistent late-Victorian and Edwardian character. Of particular note are the Grade II listed Church of St Ignatius and its associated buildings, a major local landmark, and the locally listed Dutch House. Of the older, higher-status houses that once stood to the south however, several of whose counterparts still distinguish the conservation areas of north Tottenham, nothing survives to illustrate the development of the South Tottenham/Stamford Hill area as an early residential suburb.

1.3.2 The dominant building type in the conservation area was the shopping parade, a feature of many of the old highways leading into the capital, which were rapidly transformed into commercial centres to serve burgeoning suburban populations. This remains true despite the more recent redevelopment of much of the west side of the High Road, which was similarly lined with shops. Of these commercial developments, the three uniform shopping parades on the northern section of the east side of the High Road are the most distinctive in terms of their architectural treatment, and also in that they were clearly intended to create a cohesive piece of townscape as a frontage to the network of streets behind. Unfortunately this sequence is no longer intact and the buildings have been compromised by alterations.

1.3.3 Some 40 per cent of the High Road's built frontage is currently excluded from the conservation area. Much of the modern housing on the west side is set back behind tree-planted verges which themselves contribute to the public realm, but

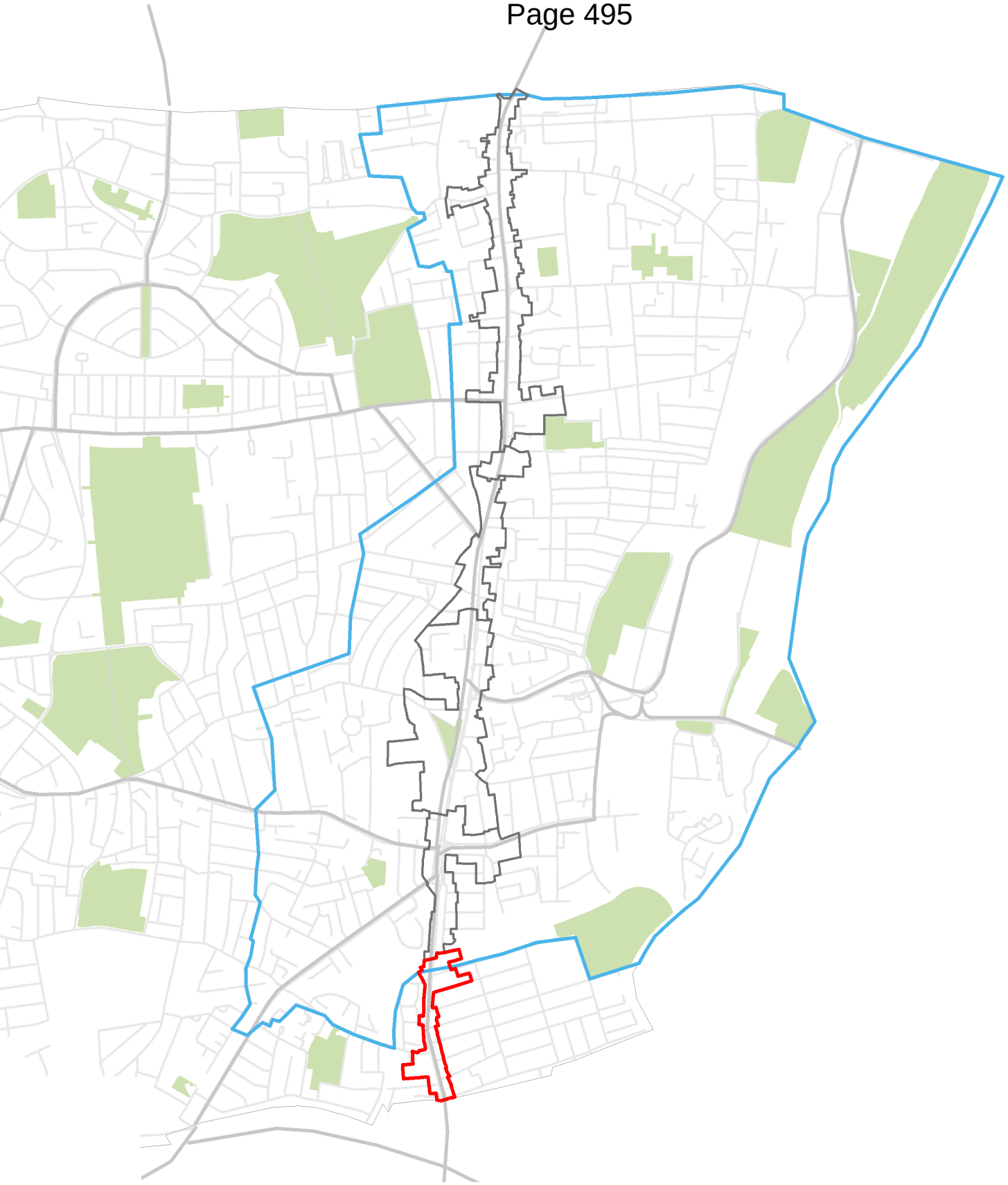
a significant stretch between the former Mitre PH and St Ignatius Church features prominently in the streetscape, dilutes the area's Victorian character and not least, detracts from the setting of St Ignatius. This is compounded by (a) the very modest intrinsic architectural merit of much of the surviving Victorian/Edwardian fabric within the conservation area; (b) the level of alteration that has taken place generally and (c) by the significant numbers of buildings or sites fronting the High Road that detract from, or contribute little to, the streetscape.

1.3.4 In sum, the South Tottenham Conservation Area retains a level of architectural and historical significance for the few surviving buildings of note, and as the last stretch of the ancient High Road to be built up, illustrating Tottenham's late-Victorian phase of development as a residential suburb. In terms of the quality and integrity of the townscape, however, its interest has been significantly eroded.

1.4 LOCATION AND SETTING

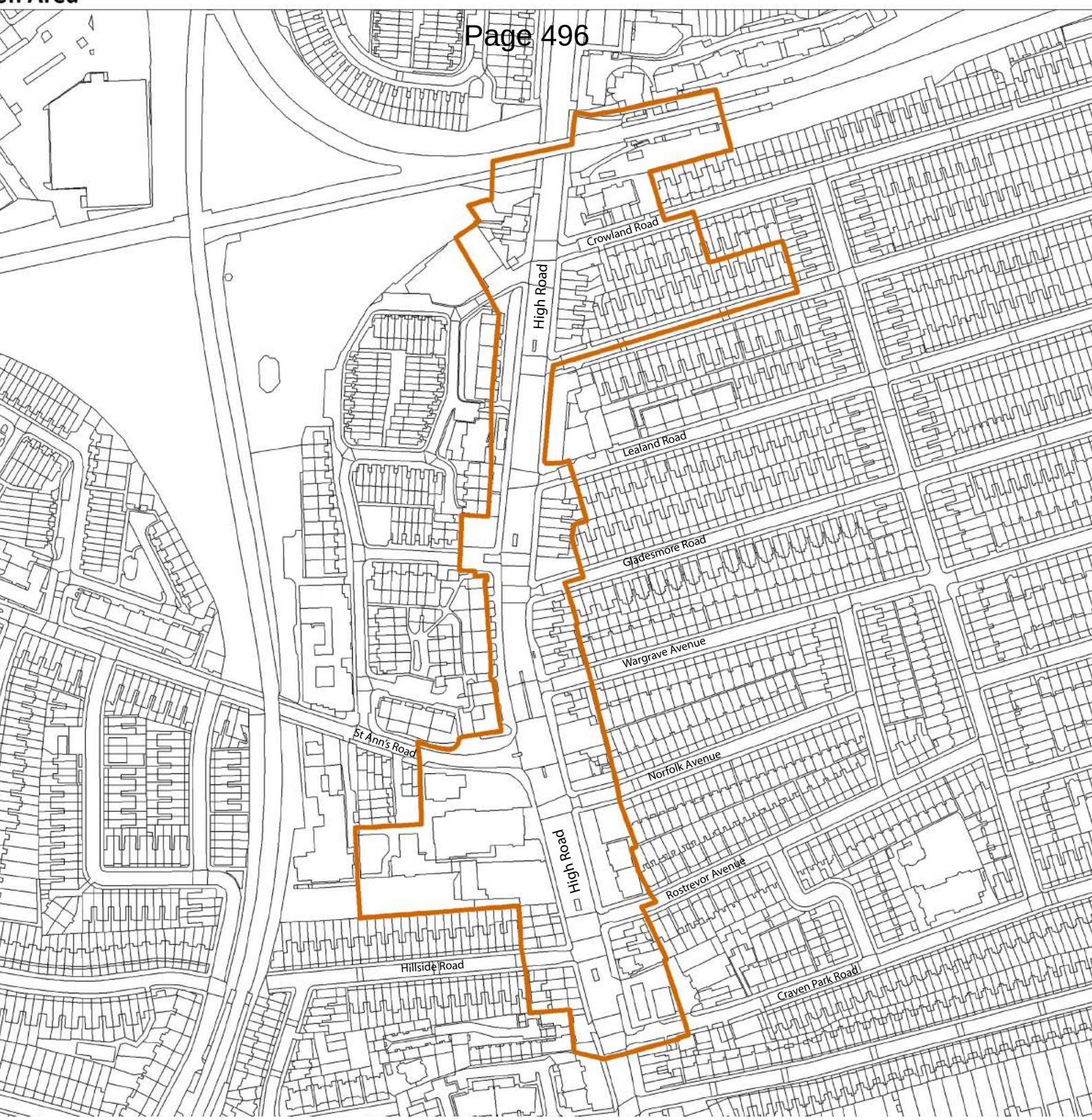
LOCATION

1.4.1 The historic parish of Tottenham is located to the north east of the former County of Middlesex, and to the east of the present London Borough of Haringey. It is bordered by Edmonton (London Borough of Enfield) to the north, the River Lea and Walthamstow (London Borough of Waltham Forest) to the east, Stoke Newington (London Borough of Hackney) to the south, Hornsey (London Borough of Haringey) to the west and Friern Barnet (London Borough of Barnet) to the north-west. The High Road is almost three miles long, running north south in an almost straight line from Fore Street, Edmonton at the north and continuing as far as Stamford Hill to the south.



Map 1. **Location map: South Tottenham Conservation Area**

- Conservation Area Boundary
- Tottenham High Road Historic Corridor
- Area covered by the emerging Tottenham Area Action Plan



Map 2. **The boundary of the Conservation Area**

Conservation Area Boundary

TOPOGRAPHY AND GEOLOGY

1.4.2 The High Road is virtually flat until it approaches Tottenham Green where it rises slightly, descends gradually to South Tottenham, and rises again towards Stamford Hill. The land to the east descends towards the Lea Valley, while the area to the west is essentially flat.

1.4.3 The Moselle stream, whose names derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran its meandering course north-eastwards from Hornsey, bending due south at the present junction of the High Road and White Hart Lane and continuing along the west side of the High Road to Scotland Green. Here it turned eastwards as Garbell Ditch, later known as Carbuncle Ditch whose course is commemorated by Carbuncle Passage, with a further ditch forking south-eastwards to the Hale. The stream was incrementally culverted in the 18th and 19th centuries, and by 1864 only short sections remained open along the High Road.

1.4.4 The abundance of brick-earth in Tottenham meant that brick and tile-making was a key local industry from the middle-ages to the 19th century, while the rich alluvial soil along the banks of the River Lea gave rise to many farms and market gardens producing fruit and vegetables for the London market.

THE SETTING OF SOUTH TOTTENHAM CONSERVATION AREA

1.4.5 The land adjacent to the western boundary from the railway line to to St Ignatius' Church is occupied by modern housing developments which in part are set back behing tree-planted verges while other directly front the High Road. South of the church, and behind the eastern boundary conservation area boundary, the network of late-Victorian/Edwardian streets to the east survives largely intact. on the west side, abutting the Victorian houses at Nos. 11-17 is an assertive modern development (Alan Barclay Close) of four storey flats which is at odds with the scale and character of the adjacent buildings and the South Tottenham Conservation Area. Beyond the southern boundary, the shopping parades on the east side of Stamford Hill are complementary in date and character to those in South Tottenham; the eastern side is occupied by a long series of five-storey flats. This adjacent section of Stamford Hill is not designated as a conservation area by the London Borough of Hackney.

TREES AND OPEN SPACES

1.4.6 The east side of the High Road has very few street trees. The west side of the High Road from Ermine Road to the Mitre is bordered by tree-planted grass verges fronting the housing development; further south, street trees occur at irregular intervals. The grounds to St Ignatius' church at the junction with St Ann's Road, enclosed by hedges and planted with mature trees, are an attractive feature in the streetscape. The grounds to the south of the church are less well kept and enclosed by unsightly fencing.

VIEWS

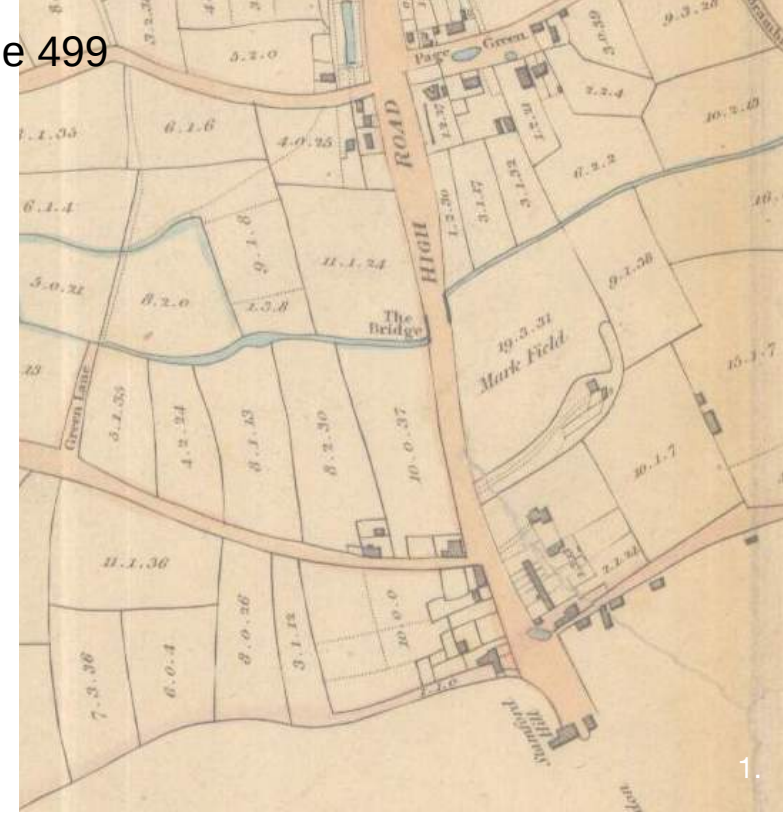
1.4.7 Generally views are contained within the linear form of the High Road, with views in and out of the conservation area occurring at junctions with side roads. The main exception is at the builders' yard to the south that opens up unattractive views of the rear elevations of houses in the adjacent streets. Some interest is added to the views along the High Road by the slight bend in the alignment of the road and the gradual ascent towards Stamford Hill, with the Church of St Ignatius forming a prominent landmark when seen in both directions, either up or down the hill.

1.5 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

THE DEVELOPMENT OF THE HIGH ROAD

1.5.1 The High Road is the successor to Ermine Street, the Roman road from London to Lincoln and York. A settlement is recorded at Tottenham in the Domesday Survey of 1086, and a manor house existed by 1254, on or near the site of Bruce Castle. Known historically as Tottenham Street, the High Road was an important northern route into London, reflected in the number of inns that existed to service travellers. The linear settlement grew along the High Road and the village centre, as such, was marked by the adjacent Green and the High Cross, commemorating the medieval wayside cross that once stood there.

1.5.2 By the 16th century Tottenham was a favoured rural retreat for city merchants, a number of whom had mansions along the High Road. The High Road's development over the next two centuries reflects Tottenham's continuing attraction as a place of residence for wealthy Londoners. It also became noted for its schools, including several



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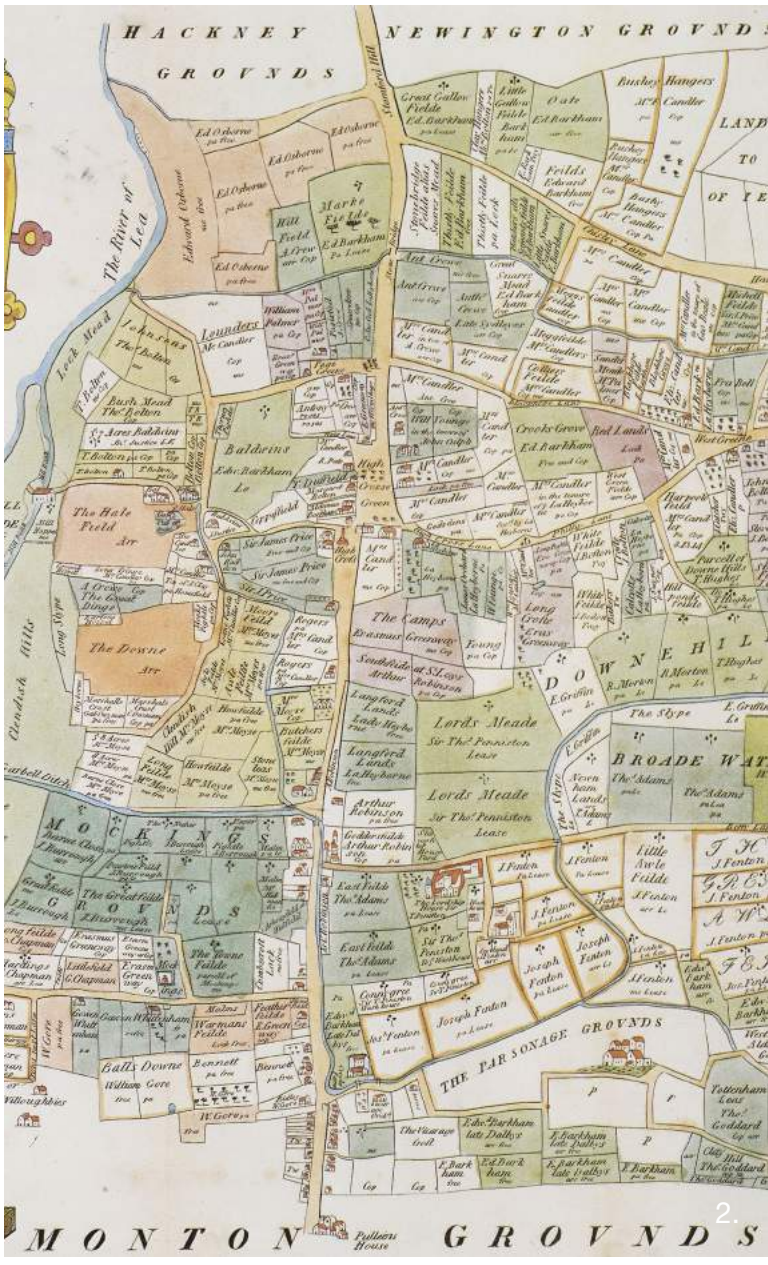

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Picture 1. Wyburd's parish map 1798

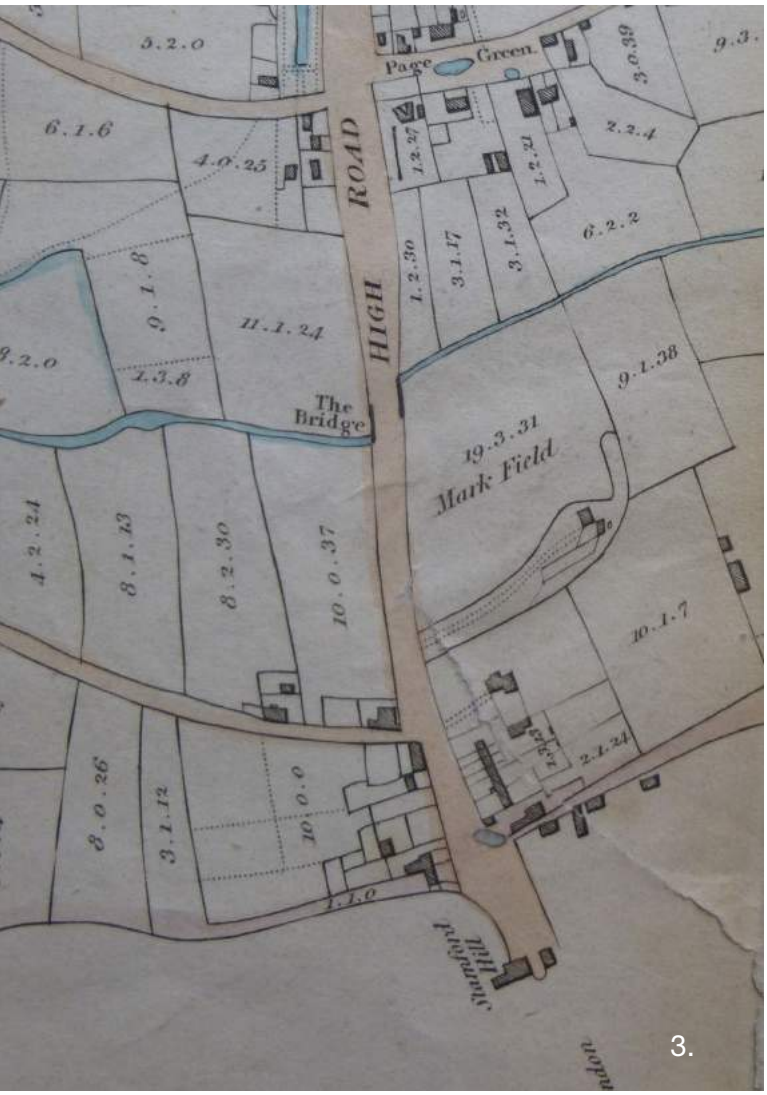
Picture 2. Thomas Clay's map of Tottenham 1619 (the map is oriented south)

private boarding schools, and numerous charitable and religious foundations.

1.5.3 Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, owner of Tottenham Manor, depicts the High Road with intermittent buildings along its frontage, others set back within enclosed grounds, and concentrations around High Cross and near the northern parish boundary. Farmland or private grounds bordered much of the road, with no buildings between Stamford Hill and Tottenham Green. The main east-west thoroughfares linking Tottenham with Hornsey and Wood Green were established: the present White Hart Lane, Philip Lane, Berry Lane (Lordship Lane); Blackhope Lane (West Green Road) and Chisley Lane (St Ann's Road). Eastwards, as-yet un-named, Marsh Lane (Park Lane) ran along the course of the Garbell Ditch, and High Cross Lane (Monument Way) and Broad Lane respectively linked High Cross and Page Green with The Hale.

1.5.4 Wyburd's parish map shows that by 1798 much of the High Road north of High Cross was bordered by buildings, many within spacious grounds. The present Church Road now linked the High Road with All Hallows Church, and Love Lane, running south from Edmonton, had been created, joining the High Road at Bruce Grove.

1.5.5 Tottenham parish tithe map (1844) depicts the area on the brink of transition: Seven Sisters Road, created in 1830, now linked Tottenham with Islington, and few fields bordered the High Road north of Seven Sisters. Dwellings comprised single or paired houses, uniform terraces and accretive rows, directly fronting the road or set behind front gardens of varying depth. Several houses, some of ancient pedigree, stood in spacious grounds. Interspersed with all these were non-residential



Picture 3. The Tottenham Parish Tithe Map 1844, Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

structures, probably stables, smithies or former agricultural buildings.

1.5.6 The Northern & Eastern Railway, opened in 1840, promoted some eastward spread from the High Road, most notably Northumberland Park; by 1864 no fields bordered the High Road north of Tottenham Green. The opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872, with reduced workmen's fares, instigated a development boom in Tottenham, targeted mainly at the lower-middle and skilled working classes. By 1894 much of the hinterland of the High Road, particularly the west side, was developed with terraced housing, and by 1913 the land between the High Road and Tottenham Hale was extensively developed. In 1894 Tottenham, now separated from Wood Green, became an Urban District, and a new civic hub was created in the Green. Between 1861-1891 the population rose from 13,240 to 97,174; by 1931 (now excluding Wood Green) it had risen to 157,752. The outward spread of housing continued apace in the inter-war years; by the 1930s the fields, orchards and gardens between Tottenham and Wood Green had all but disappeared.

THE DEVELOPMENT OF THE HIGH ROAD IN SOUTH TOTTENHAM

1.5.7 The 1619 parish map indicates that the entire High Road from the northern conservation area boundary to the parish boundary with Stoke Newington was bordered by open land. This changed in the 18th century when Stamford Hill and Upper Clapton became established as a popular retreat for wealthy Londoners. The 1798 parish map shows that several substantial dwellings had been built on the southern stretch of the High Road between Hanger Lane (now St Ann's Road) and the parish boundary. Shown in more detail on the 1844 tithe map, these comprised detached and semi-detached houses and terraced houses, all set well back from the highway in generous grounds. They included (as named on the 1864 OS map) Sherborough House at the north of the junction with Hanger Lane, and Coleraine House, now the site of Hillside Road. Most would make way for late-19th century developments and none survives today. The 1844 map also shows the beginning of outward spread from the High Road with a series of smaller dwellings along the south side of Hanger Lane.

1.5.8 The Tottenham & Hampstead Junction Railway was opened in 1868 with a station at South Tottenham following in 1871.

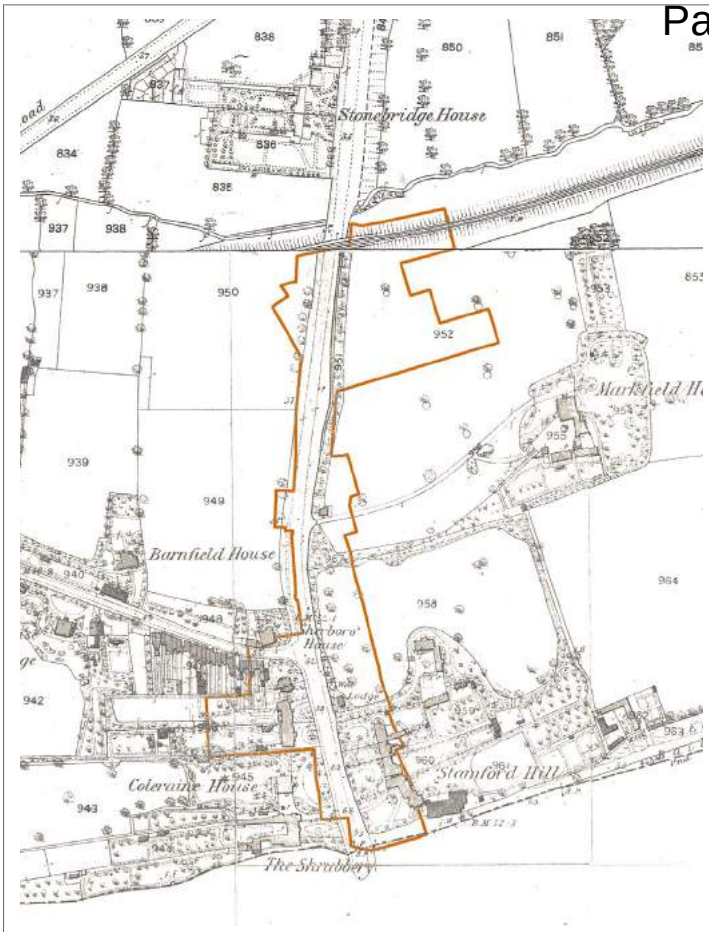
1.5.9 In 1894 Jesuits established a college and chapel on the west side of the High Road on the site of pair of large villas; the chapel, designed by Benedict Williamson was replaced in 1903 by the present Church of of St Ignatius, designed by the same architect.

1.5.10 By 1894 a substantial proportion of the High Road frontage north of St Ann's Road (the former Hanger Lane) had been built up, and to the east and west several streets of terraced houses were complete or underway; by 1915 the frontage was lined with buildings and the hinterland densely developed. A picture theatre was present by 1915 on the site occupied by the present Loyola Hall.

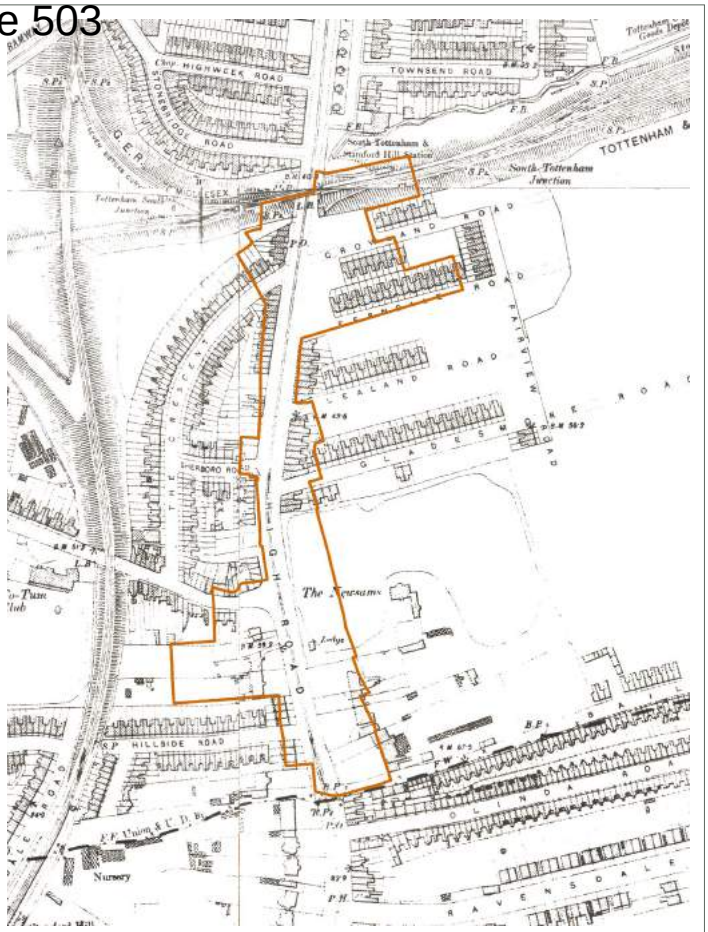
1.5.11 The inter-war period saw limited replacement: notably the Mitre Public House, but substantial changes took place in the later 20th century, resulting in the redevelopment of the entire west side of the High Road from the present Ermine Road to St Ann's Road with the exception of the Mitre Public House, and substantial stretches on the east side.

ARCHAEOLOGY

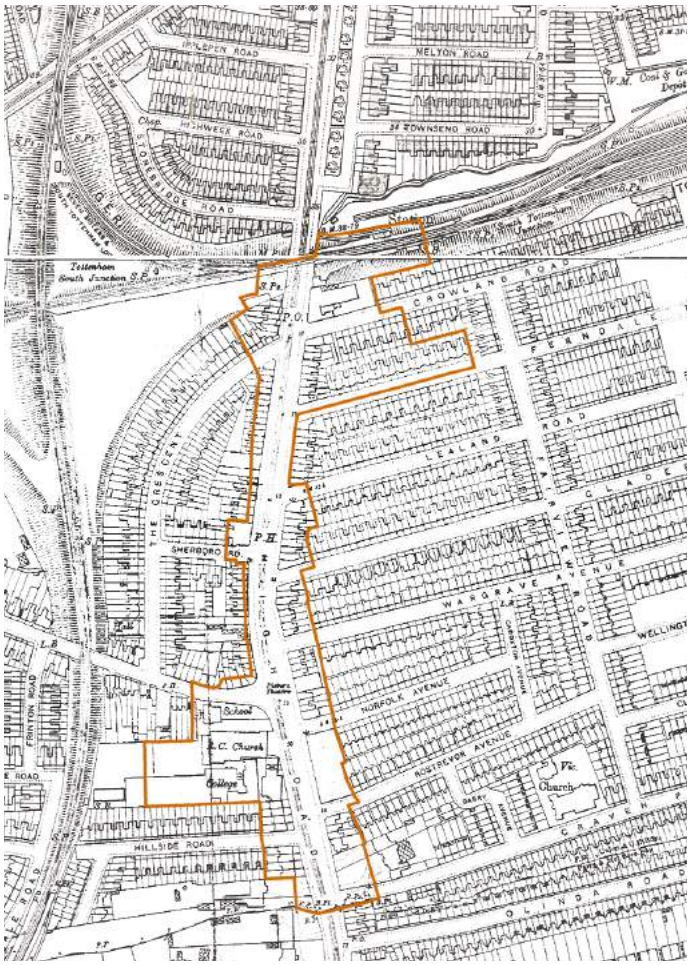
1.5.12 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle Place is the 'Roman Road and Medieval Settlement' AAI; from Lansdowne Road to Scotland Green is the 'Saxon Settlement and Medieval Manor House' AAI; and from Chesnut Road south to Talbot Close is the 'Historic Core of Tottenham' AAI.



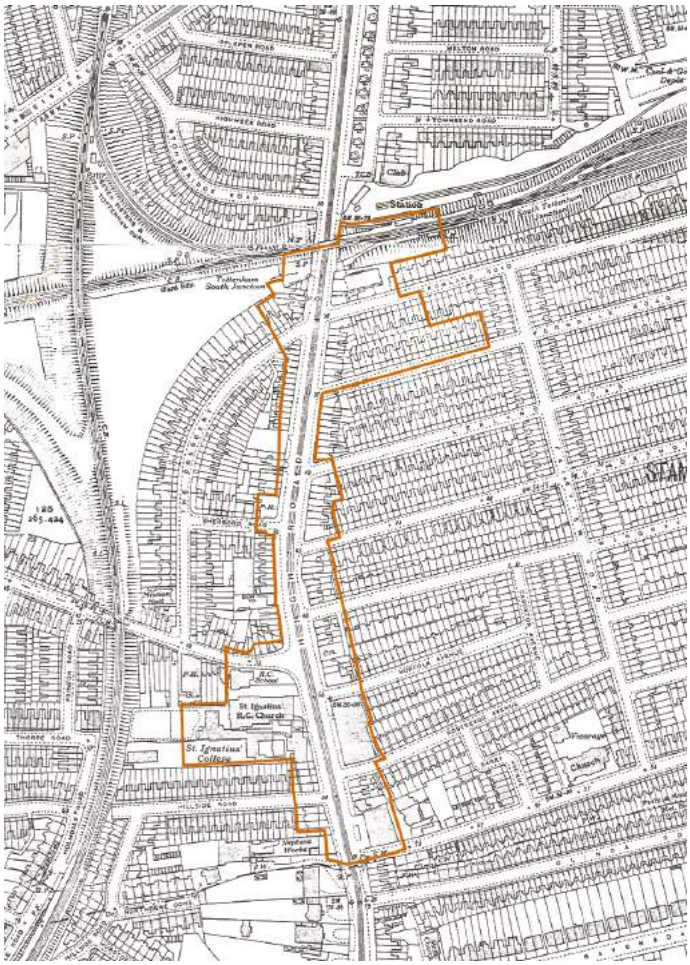
Map 3. **The area in 1864**



Map 4. **The area in 1914**



Map 5. **The area in 1894**



Map 6. **The area in 1935**

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Picture 4. St Ignatius Church and Presbytery

1.6 ARCHITECTURAL QUALITY AND BUILT FORM

HIGH ROAD (WEST SIDE)

1.6.1 Commencing from the north, immediately south of the railway bridge are Nos. 153-157 High Road, originally two late-19th century houses, now unrecognizable having been partially rebuilt with projecting front additions at ground and basement levels, with replacement windows compounding the change in appearance. Nos. 145-147 is a pair of plain late-19th century buildings three storeys high built in yellow stock brick; all of the windows have been replaced and the modern shop fronts further detract from the appearance of the group.

1.6.2 91 High Road is the former Mitre public house. The Bishop's mitre is prominently displayed on a plaque at high level above the door on the Sherboro Road frontage. The building is a good example of a typical inter-war style pub, in red brick with a steeply tiled roof and a splayed corner with a tall, curved chimneystack. The ground floor doors and windows have a painted, rendered art deco style surround and plinth. The windows retain the original Georgian style timber sash windows. The building is currently vacant with the ground floor boarded up.

1.6.3 St Ignatius Roman Catholic Church, together with its Presbytery and school, dominates the remaining part of the conservation area. The church is a large cruciform building with twin east towers, dating from between 1894 and 1902 in an austere Romanesque style, constructed of pale red brick with white stone dressings and window surrounds and a tiled roof with a stone corbelled cornice. Its complex eastern elevation is constructed of Belgian brick and includes a giant triple-arched entrance portal with reliefs and tympana, with Christ in Majesty in the centre. The upper parts of the building

have rows of round-headed windows, a rose window and blank arcading on top. The very tall towers have three stages with varyingly distributed almost symmetrical openings and pyramidal tiled roofs. The church is situated at an elevated section of the High Road and has a prominent role in views throughout South Tottenham and beyond. To the rear of the church, the Presbytery is a four-storey building also constructed of pale red brick relieved by applied stone arcading and parapet. To the north of the Church is St Ignatius' Primary School, a three-storey late-Victorian building constructed of London stock brick with red-brick dressings and a slate roof with gables.

Picture 5. St Ignatius Church dominates the streetscape

Picture 6. St Ignatius Catholic Church

Picture 7. 143-157 High Road

Picture 8. 91 High Road

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1.6.4 South of the church are two further late-19th century terraces. Nos. 19-25 consists of three storey yellow-brick houses with square front bays and tall gables facing the High Road. A modern infill block has replaced No. 23 and the bay window to No. 19 has been rebuilt in plain brick. Most of the sash windows have been replaced and as a consequence of the scale of alterations the terrace has little or no remaining townscape interest.

1.6.5 Nos. 11-17 High Road is also a short terrace of late-19th century houses typical of the area and the period, of three storeys above a semi-basement, built in red brick with white painted window and door surrounds. The square front bays have triple narrow sash windows and a long flight of stairs leads up to the front doors. Only Nos. 13 and 17 retain the original front doors and sash windows and the front bay to No. 11 has been rebuilt, although some of the front boundary wall with its brick piers and perforated panels remains. The houses are unexceptional in themselves, but in spite of the impact of the changes to their appearance the terrace retains some interest as representative of the late 19th century residential infill along this part of the High Road.

Picture 9. 11-17 High Road

Picture 10. 17 High Road, retaining the original door and windows.

1.6.6 At the north corner of the front boundary of No. 25 and the south corner of the front boundary of No. 11 are two tall brick piers surmounted by a large Classical Coade stone urn that are the remaining remnants of the front boundary of Coleraine House that once occupied this site. This is the only surviving evidence of the earlier history of the area.

HIGH ROAD (EAST SIDE)

1.6.7 The conservation area commences with the entrance ramp to South Tottenham Station. The small former ticket office to the south, the scar of whose gable end can be seen on the flank wall of the Dutch House, has recently been demolished. The one remaining Victorian station building of significance is the brick and weatherboard signal box adjacent to the south platform.

1.6.8 The Dutch House, a commercial building designed in an eclectic style with Venetian Gothic and Mooris details, is one of the most distinctive

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commercial buildings in the High Road. It is not marked on the 1894 map, but probably dates from a little afterwards and does not appear to have originated as a public house. It is built in stock brick with red-brick dressings, polished granite pilasters to the ground floor with colonnettes to the first-floor windows, and a richly decorated eaves cornice. Above the front and corner entrances are elaborate stuccoed oriels. A turret with a hipped roof and Gothic dormer accentuates the front entrance bay; the conical turret that originally crowned the corner bay has been lost. The ground floor retains most of its original shop fronts and glazing although over painting of the glass and the window arches has superficially altered their appearance. To the rear is a large, two-storey building in a similar but much plainer style.

Picture 11. The locally listed Dutch House

Picture 12. Entrance to South Tottenham Station

Picture 13. Turret over the entrance to the Dutch House

Picture 14. Dutch House - details

1.6.9 A long sequence of 1890s three-storey shopping parades follows, built to a uniform design, comprising Nos. 130-146, 94-110 and 88-92. Nos. 112-128, rebuilt in 1995, originally formed part of this group and are excluded from the conservation area. They are built in stock brick with contrasting red-brick dressings, bracketed eaves and tripartite windows with stuccoed Corinthian pilasters and lintels with incised decoration. The first-floor windows have a segmental red-brick arch to the central light instead of a lintel, above is a red-brick relieving arch. Most have replacement windows at the upper-floor levels. Nos. 94-110 has undergone a greater degree of alteration, with No. 108 refaced and Nos. 94-98 coated in roughcast render. The shops mostly retain their pilasters and consoles but the shop fronts are otherwise modern and of poor quality. Designed to provide a long, uniform frontage to the residential streets behind, this is the only shopping parade in the sub-area with a degree of architectural ambition, but this has been undermined the rebuilt section, Nos. 112-128, a weak pastiche

Picture 15. Two storey shopping parades at 72-86 High Road

Picture 16. Shopping parade, 94-110 High Road

Picture 17. The shopping parades have lost many of their original features

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which dilutes the character and disrupts the continuity of the sequence.

1.6.10 Nos. 78-86 and 72-76, two short early-20th century two-storey parades follow, with shallow canted bay windows at upper floor level. The very modest architectural interest of this group has been compromised by alterations and their townscape interest is minimal. Loyola Hall, Nos. 64-70, dates from the 1950s. It is faced in multi-coloured brick with a tall, slightly canted glazed entrance bay. A short, late-19th century three-storey parade, Nos. 58-62, follows, with tripartite first-floor windows; No. 58 and 60 share a poor-quality modern pub front. The group terminates with a slightly taller building, No. 56, with a canted corner entrance. The rendered façade has deep moulded string-courses between the storeys and the ground-floor shop front has simple glazed-brick piers. The building has been converted into flats and has a modern mansard roof and rear extension.

Picture 18. View looking North towards St Ignatius Church

Picture 19. 12-14 High Road, showing the opening in the building line to the North

Picture 20. 56 High Road

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Picture 21. Terrace on Crowland Road

Picture 22. Terrace on Ferndale Road

1.6.11 At this point the street frontage opens up to form a large builders' merchants outlet, comprising a brick shed and a large open yard enclosed by hoardings, which completely disrupts the continuity of the streetscape.

1.6.12 The commercial frontage briefly resumes with Nos. 12-14 a short two-storey parade in red brick with contrasting stucco window quoins to the upper floors and much-altered ground-floor shops. This terminates with the only house on the east side of the High Road, No. 10, also in red brick with a broad balustraded bay window and recessed porch. The frontage then opens up again with a large petrol station forecourt adjacent to the borough and the conservation area boundary.

CROWLAND ROAD AND FERNDALE ROAD

1.6.13 The conservation area includes Nos. 4-20 Crowland Road and Nos. 1-41 Ferndale Road, two of the late-19th century residential streets on the east side of the High Road. Both terraces are built in stock brick with red-brick banding. The former group has gabled attics with fretted bargeboards and ground floor canted bay windows with foliate capitals, and paired round-arched entrances with similar decoration to the spandrels.

1.6.14 The latter group has full-height bay windows with shallow half-timbered gables. The second house in the group has an over scaled and incongruous roof extension, a visible feature seen from the High Road, and the third has lost its gable

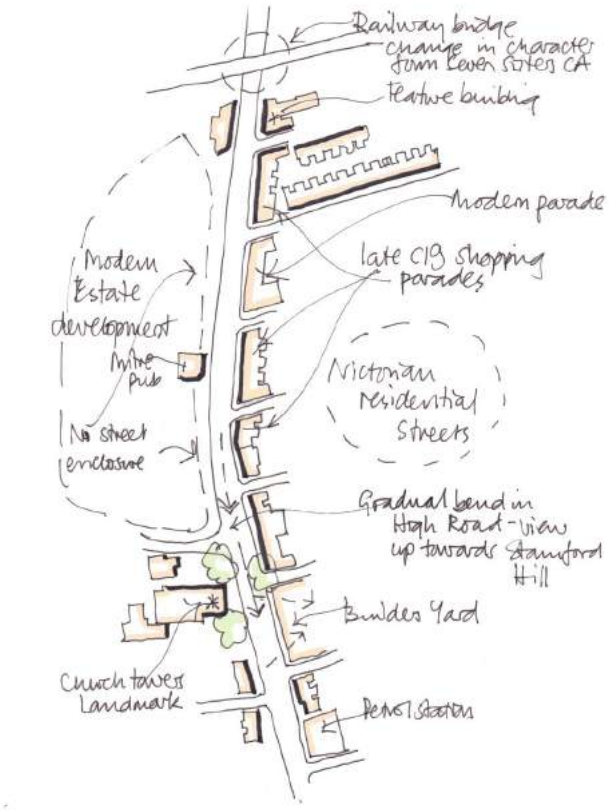
1.6.15 Overall, the houses in these street are typical variants of the designs employed by late-Victorian/Edwardian builders in Tottenham and the wider area in terms of design and decorative detail, and most have undergone the type of detrimental piecemeal alterations seen in residential streets in the wider area, principally poor replacement windows and doors, and several instances where the brickwork has been painted. They have only a limited visual relationship with the High Road and their contribution to the conservation area is neutral.

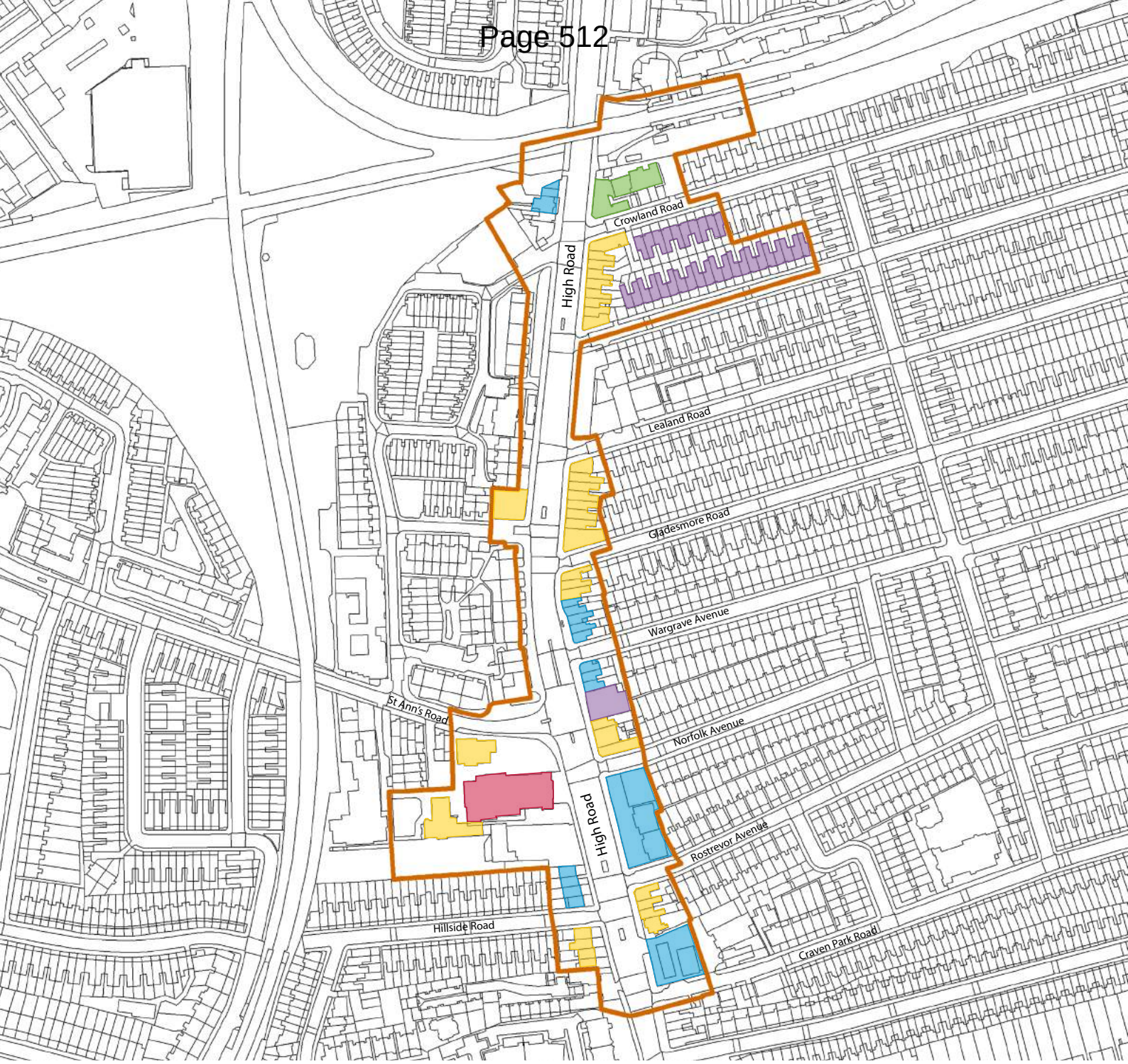
TOWNSCAPE SUMMARY

1.6.16 The railway bridge at South Tottenham station marks the boundary with the Seven Sisters Conservation Area. Looking south from the railway bridge the townscape changes from the wide tree-lined vista of the High Road to the north, becoming once more lined with buildings on both sides. The late-Victorian shopping terraces on the east side of the High Road contrast with the smaller scale modern estate development on the west side which has been excluded from the conservation area.

From this point the High Road gradually bends to the south-east and begins to rise towards Stamford Hill. As it does so the towers of St Ignatius' Church become visibly prominent above the frontage of street trees. The enclosure of the High Road becomes less continuous with large parts of the street frontage having no visual enclosure, being occupied by uses such as a builder's yard and a petrol station.

Map 7. **Sub-area A - Townscape analysis**





Map 8. **South Tottenham, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Historic Open Space
- Conservation Area Boundary

1.7 PUBLIC REALM

1.7.1 The High Road within South Tottenham Conservation Area is notable only for tree-planted verge along the western side to the north of the conservation area, which is included within the conservation area boundary and lends a sense of spaciousness to the street scene. Elsewhere, traffic dominates the public realm in this very busy part of the highway.

1.8 CONDITION AND DEVELOPMENT PRESSURES

GENERAL CONDITION

1.8.1 The conservation area contains few buildings of intrinsic architectural interest and many of its surviving late 19th century buildings have been altered. The modern shop fronts and signage are visually poor and generally detract from the appearance of the High street. The 20th century development has also generally been of a poor design quality that has failed to enhance the area. The builders' yard, and possibly the petrol station, on the east side of the High Road are both sites that could be redeveloped in future and would present an opportunity to reinstate some enclosure to the High Road.

1.8.2 In common with other conservation areas in the High Road, commercial properties and residential streets have suffered considerably from incremental alterations, summarised as follows:

SHOP FRONTS AND SIGNAGE

- Over scaled fascias projecting beyond the shop-front frame
- Poor quality design and materials
- Illuminated box signs
- Solid metal roller shutters, which are visually intrusive, create a forbidding atmosphere and are graffiti prone
- Loss of vertical divisions (e.g. pilasters and consoles) between shop units disrupting the rhythm of the commercial frontage, particularly where individual shops have been combined as a larger premises
- Extraneous signage above shop-front level, including estate agents' boards

ELEVATIONS

- Extensive replacement of original timber sash or casement windows in uPVC or aluminium
- Painting or rendering of brickwork
- Replacement of original roofing material with concrete tiles
- Loss of architectural elements
- Satellite dishes on front elevations
- Poor quality repairs and loss of original detail

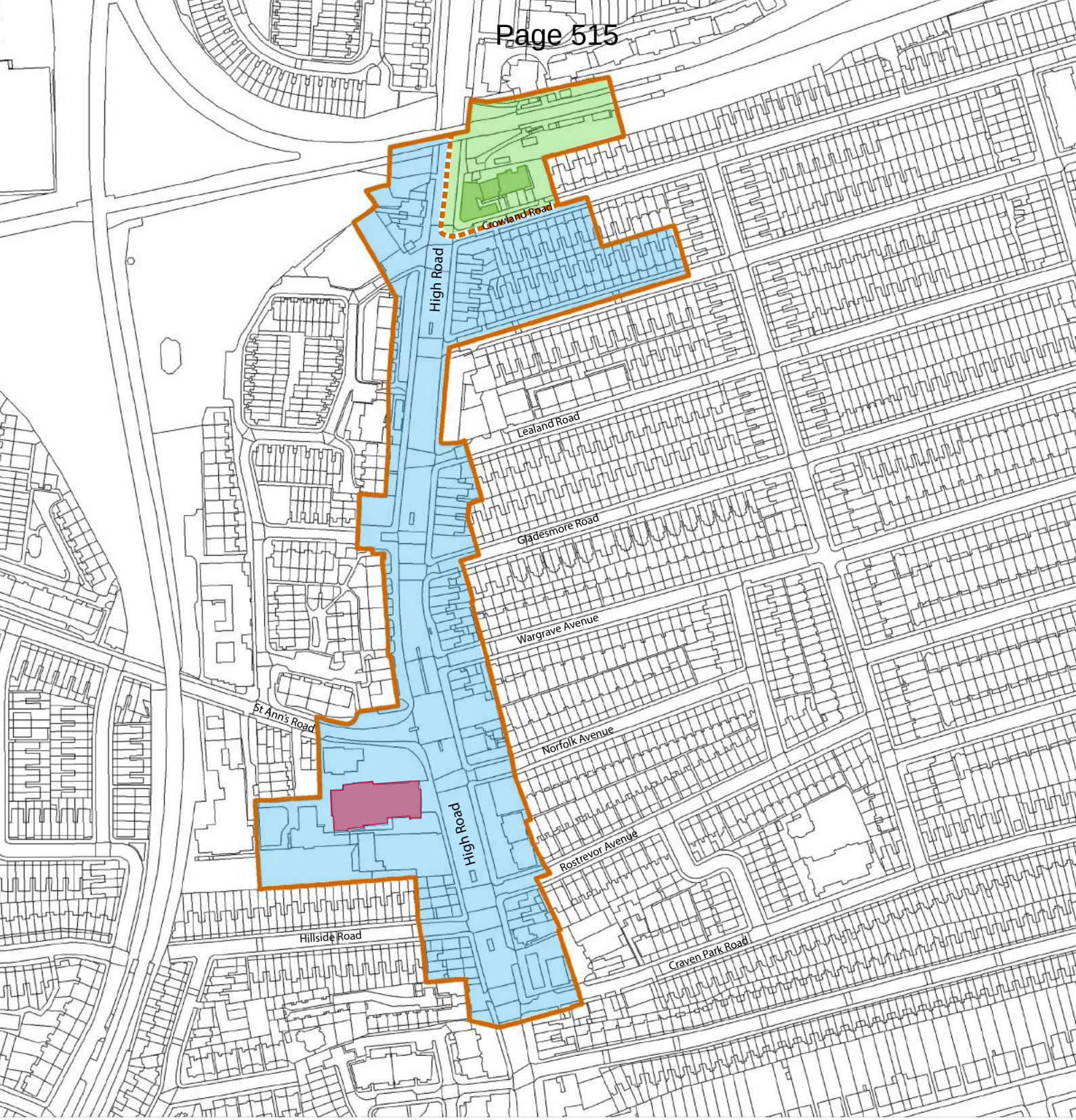
2. REVIEW OF THE CONSERVATION AREA BOUNDARY

2.8.1 In considering the special interest of the conservation area, the Appraisal states that this is affected by (a) the very modest intrinsic architectural merit of much of the surviving Victorian/Edwardian fabric within the conservation area; (b) the level of alteration that has taken place generally and (c) by the significant number of buildings or sites fronting the High Road that detract from, or contribute little to, the streetscape. The conservation area does have some interest as the last stretch of the ancient High Road to be built up, illustrating Tottenham's late-Victorian phase of development as a residential suburb. In terms of the quality and integrity of the townscape, however, its interest has been significantly eroded.

2.8.2 The Council has a statutory duty to review conservation area designations from time to time. Current HIstoric England Guidance in Conservation Area Designation, Appraisal and Management (2016) is clear that, in cases where character has been eroded to such an extent that the area can nolonger be said to have any special interest, it may be appropriate to reconsider the conservation area designation as a whole.

2.8.3 It is considered that conservation area designation is not an effective approach to the management of this area, that the designation should be removed, and that in the future the area should be managed as follows:

- Developments within the area should be judged against relevant local plan policies.
- Those buildings which retain some significance should be protected through statutory or local listing. St Ignatius church is already listed at Grade II. The Dutch House public house is already locally listed. The coucil will consider other buildings of significance for local listing during the upcoming review of the local list.
- It is recommended that the Dutch House and the area in front of South Tottenham Station are included within the boundary of the Seven Sisters/Page Green conservation area.



Map 9. **South Tottenham, Proposed Boundary Alterations**

- Proposed area to be included in the Conservation Area
- Proposed area to be excluded from the Conservation Area
- Existing Conservation Area Boundary
- Statutory Listed Building
- Locally Listed Building

3. APPENDICES

3.1 APPENDIX A - AUDIT

STATUTORILY LISTED BUILDINGS

3.1.1 The National Heritage List for England (NHLE) is maintained by Historic England. The NHLE, or the local planning authority, should always be consulted in order to ascertain whether or not a property is listed, as information from other sources may be out of date.

High Road (west side)	**Grade**
Church of St Ignatius	II

LOCALLY LISTED BUILDINGS

High Road (east side)

Nos. 148-156 (The Dutch House Public House)

BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

High Road (west side)

Signal box at South Tottenham Station

Nos. 11-17

Pair of brick piers with Coade stone urn finials

(south of No. 11 & north of No. 25)

St Ignatius' Presbytery at rear of church

Nos. 89 & 91 (The Mitre Public House)

High Road (east side)

No. 8

Nos. 12-14

No. 56

Nos. 58 & 60

Nos. 88-92

Nos. 94-110

Nos. 130-146

St Ann's Road

St Ignatius' Primary School (main building on corner)

BUILDINGS WHICH MAKE A NEUTRAL CONTRIBUTION TO THE CONSERVATION AREA

Crowland Road

Nos. 4-20

Ferndale Road

Nos. 1-41

Nos. 19-25

High Road (west side)

145-147 (odd)

High Road (east side)

Nos. 64-70 (Loyola Hall)

Nos. 112-128

BUILDINGS WHICH DETRACT FROM THE CONSERVATION AREA

High Road (west side)

Nos. 19-25

Nos. 149-155

High Road (east side)

No. 2 (petrol station and forecourt)

Nos. 16-54 (builders' merchant yard)

Nos. 72-76

Nos. 78-86

3.2 APPENDIX B - PLANNING POLICY CONTEXT

National

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.

- National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (March 2012), sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 12. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).

- Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A good practice guide published by Historic England in 2015.

Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.

- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas

- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

Local

- Haringey's Local Development Framework (LDF) is a portfolio of development plan documents (DPDs) of which The Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of the Borough up to 2026. This document, in conjunction with the London Plan and the Saved UDP Policies make up Haringey's current development plan. The emerging Development Management DPD will supersede the Saved UDP Policies.

- Section 6.2 of the Local Plan: Strategic Policies relates to the historic environment. Detailed policies are set out in Section 10 of Saved UDP Policies.

- Haringey's Streetscape Manual provides guidance on public realm management

- Links for all the above documents are provided in the Sources section.

3.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990
http://www.legislation.gov.uk/ukpga/1990/9/contents

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment
http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/.

Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).
https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/

Regional

The London Plan

http://www.london.gov.uk/priorities/planning/publications/the-london-plan

Chapter 7 of the London Plan: London's Living Places and Spaces

http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

https://www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context

Historic England, Streets for All: A Guide to the Management of London's Streets

http://historicengland.org.uk/images-books/publications/streets-for-all-guide-to-management-of-londons-streets/

Local

Haringey Local Development Framework

http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework

Haringey Streetscape Manual

http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape

3.4 APPENDIX D - SOURCES

Bibliographic

- Royal Commission on Historical Monuments England, An Inventory of the Historical Monuments in Middlesex (1937)
- Victoria County History, History of the County of Middlesex, vol. 5 (1976)
- Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)
- Andrew Saint et al, London Suburbs (1999)
- Peter Guillery, The Small House in Eighteenth Century London (2004)
- Chris and Hazel Whitehouse, Haringey Pubs (2004)
- Christine Protz, Tottenham: A History (2009)

Maps

- Thomas Clay's map of Tottenham (1619)
- John Rocque's Map of the County of Middlesex 1757
- Wyburd's map 1798
- Tottenham Parish Tithe Map (1844)
- Ordnance Survey: Middlesex XII 3 1864, 1894, 1913, 1935

3.5 APPENDIX E - GLOSSARY

Arch The spanning of an opening by means other than a lintel, made up of wedge-shaped blocks. Arches may be semi-circular, segmental (a section of a circle) or pointed

Band An unmoulded, horizontal projecting stringcourse, often delineating a floor/storey.

Bargeboards Projecting boards set against the incline of a gable, sometimes decoratively carved

Bay The vertical division of the elevation of a building, usually defined by window openings

Bay window A projecting window, sometimes curved (also known as a bow window), canted (angled) or square

Casement window A window hinged vertically to open like a door

Cladding An external covering applied to a structure for protective or aesthetic purposes

Column An upright, often supporting, structure, usually circular but sometimes square or rectangular in form

Console A scrolled bracket supporting the cornice of a shop front, marking the termination of one shop unit and the beginning of another

Coping A protective capping or covering on top of a wall, either flat or sloping to discharge water

Cornice a projecting, decorative moulding along the top of a building, wall, arch or shop front. A dentil cornice comprises small, square blocks

Corbel A projecting block, usually stone, supporting a horizontal beam

Cresting Decorative finish along the ridge of a roof, often in terracotta or metal

Cupola A dome that crowns a roof or turret

Dog-tooth A series of mouldings consisting of four leaf like projections radiating from a raised centre. Dormer window A projecting window placed vertically in a sloping roof with a roof of its own

Dressings A finish, sometimes in a contrasting material to that of the main elevation, most commonly surrounding windows or doors

Eaves The lower part of a roof slope, overhanging a wall or flush with it

Elevation The external wall or face of a building

Façade The front or face of a building

Fanlight A window above a door, often semi-circular with radiating glazing bars, most commonly associated with Georgian buildings

Gable The triangular upper part of a wall at the end of a pitched roof

Glazing bar A vertical or horizontal bar of wood or metal that subdivides a window frame and holds the panes of glass in place

Heritage asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Keystone A central wedge-shaped stone at the crown of an arch, sometimes carved

Lintel A horizontal beam or stone bridging a door or window

Mortar A mixture of cement (traditionally lime), sand and water laid as an adhesive between masonry courses

Moulding A continuous projection or groove with a contoured profile used decoratively, or to throw water away from a wall

Mullion A vertical bar dividing a window opening into two or more lights

Nail-head A series of pyramidal mouldings resembling the heads of medieval nails

Pantile A roofing tile with a curved S shape designed to interlock

Parapet A low protective wall at the edge of a roof, balcony, bridge etc.

Paterae Circular moulded ornaments derived from classical architecture

Pediment A low-pitched gable above a portico, opening or facade

Pilaster A shallow pier projecting slightly from a wall, often crowned with a capital

Pitched roof A roof with two slopes and a gable at each end

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

Sash window A window that is double hung with wooden frames (sashes) that slide up and down with pulleys and weights

Setts Rectangular blocks of stone (commonly granite) used for road surfacing

Sill (or cill) Horizontal projecting element at the base of a window or door opening

String-course A continuous horizontal band, usually moulded

Stucco A form of plaster finish applied to the external face of a building, or as contrasting moulded decoration e.g. to window and surrounds

Transom A horizontal bar of stone or wood across a window opening