



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

# Foreword

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

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

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

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



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

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

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

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

# 1

# Tottenham Cemetery Conservation Area Appraisal



## 1.1 The Purpose of Conservation Area Appraisals

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

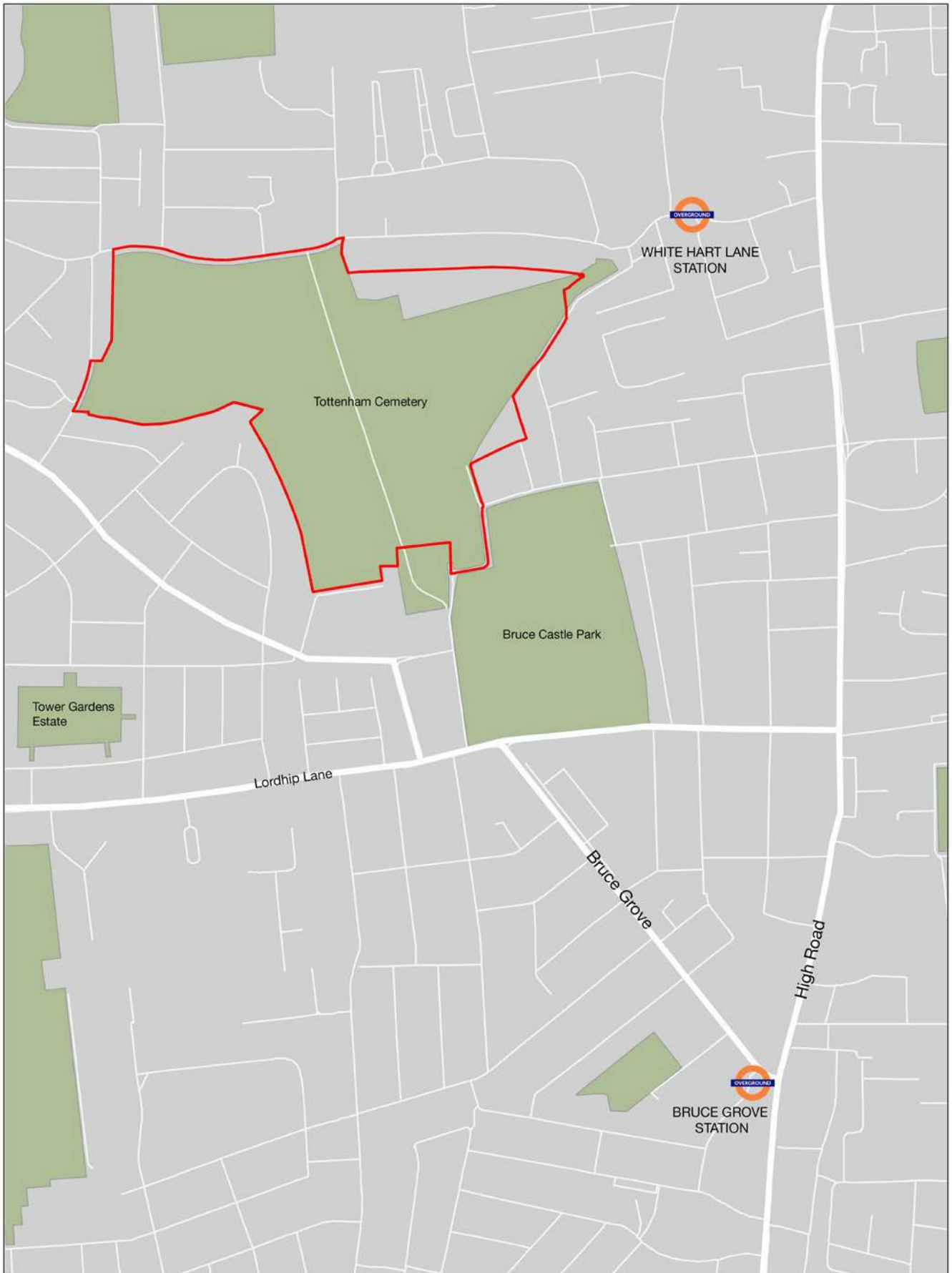
- To articulate why the conservation area is special, highlighting those elements which contribute to, and those which detract from, its character
- To support a robust policy framework for planning decisions
- To inform and guide the associated Conservation Area Management Plan

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

## 1.2 Summary of Special Interest

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

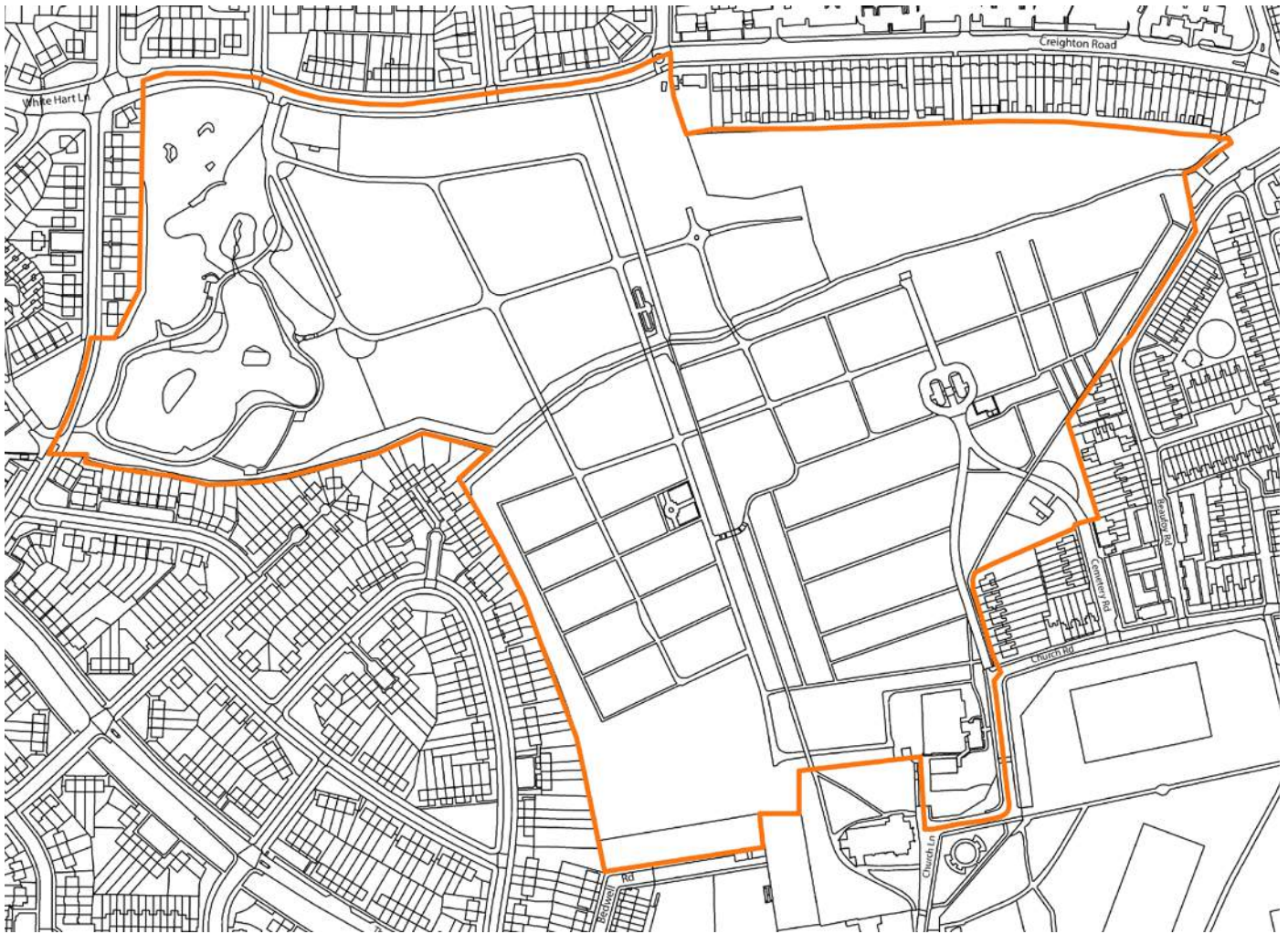
1.2.2. It is of particular interest as a tranquil green space within a densely built up area with many mature trees and a varied character including the incorporation of an earlier landscape in the Garden of Peace and the natural feature of the Moselle brook. It is also of interest as a nature conservation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



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Location map - Tottenham Cemetery conservation area



**Tottenham Cemetery conservation area boundary**

## 1.3 Location And Setting

### Location

1.3.1. The historic parish of Tottenham, which included Wood Green, is located to the north-east of the former County of Middlesex and to the east of the modern London Borough of Haringey. It is bordered by Edmonton (London Borough of Enfield) to the north, the River Lea and Walthamstow (London Borough of Waltham Forest) to the east, Stoke Newington (London Borough of Hackney) to the south, Hornsey (London Borough of Haringey) to the west and Friern Barnet (London Borough of Barnet) to the north-west. Tottenham Cemetery occupies a large, irregularly shaped plot of 22.68 ha (56 acres) at the north of the historic parish and immediately to the north of All Hallows Parish Church.

### Topography and geology

1.3.2. Most of the central section of the conservation

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

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

### The setting of the conservation area

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

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

## Trees

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

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

## Views

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

## 1.4 Historical Development and Archaeology

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

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

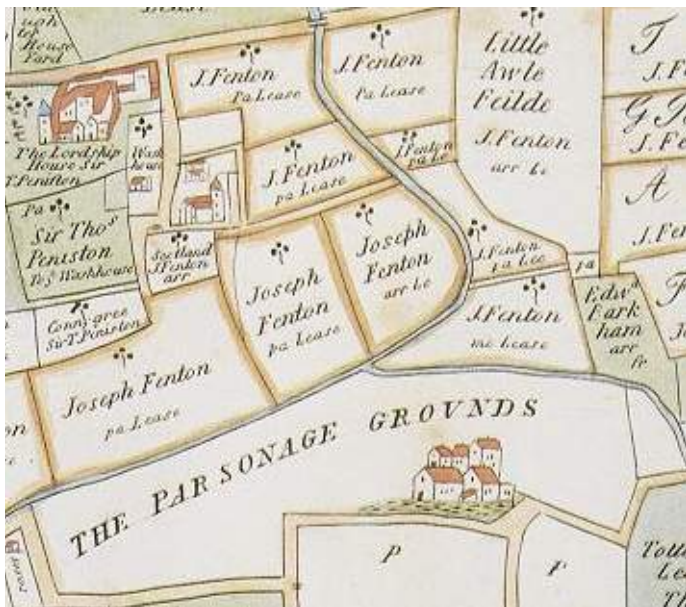
1.4.3. The original rectangular cemetery plot, as depicted on the 1864 OS map, was largely surrounded by fields, its northern border formed by the Moselle brook. The original entrance was located immediately to the south of the chapels, accessed from Cemetery Road and thence via a road across a field.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



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

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





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



John Rocque's map 1757



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

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



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

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

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

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

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

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

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



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



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



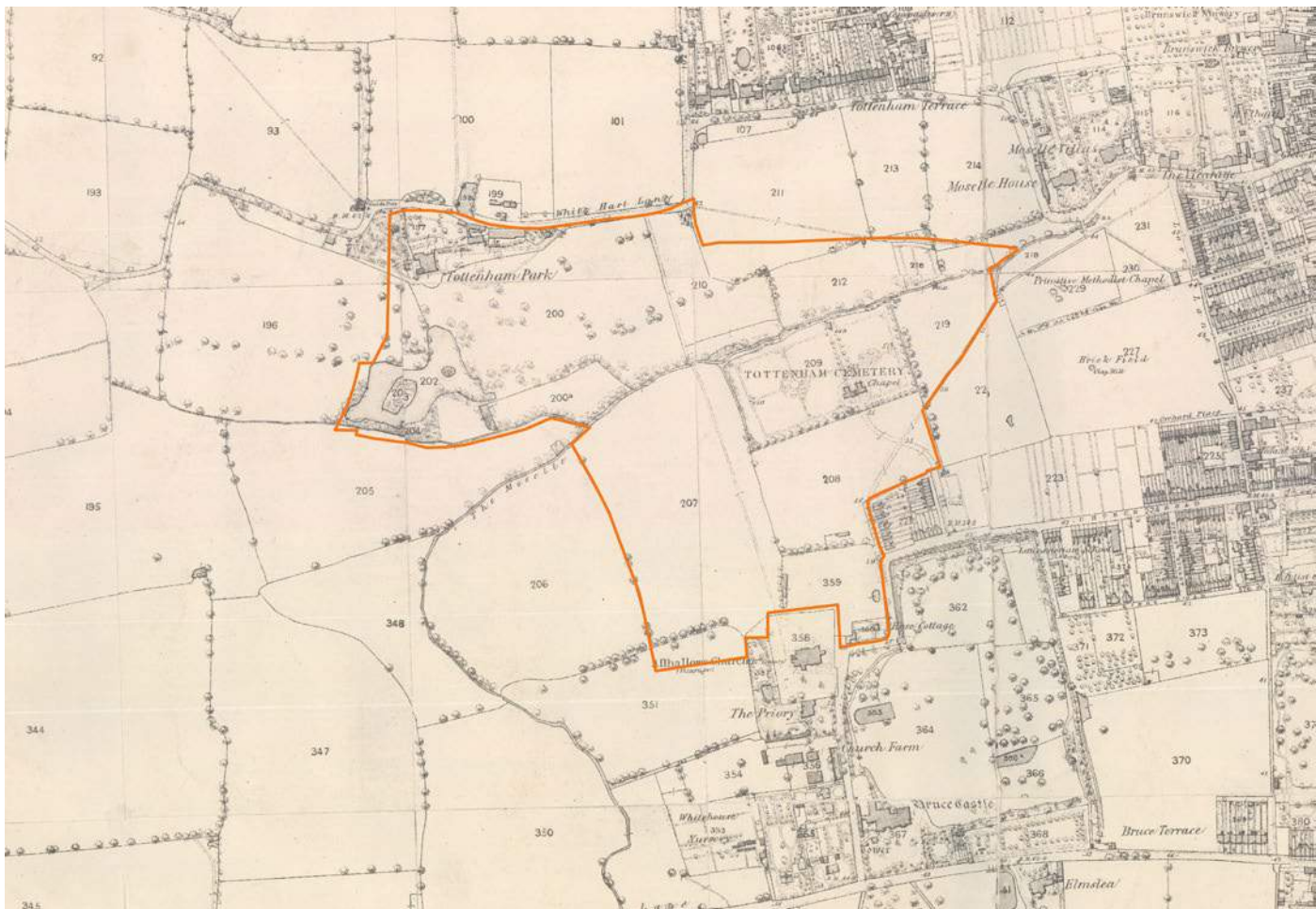
**Wyburd's parish map 1798**



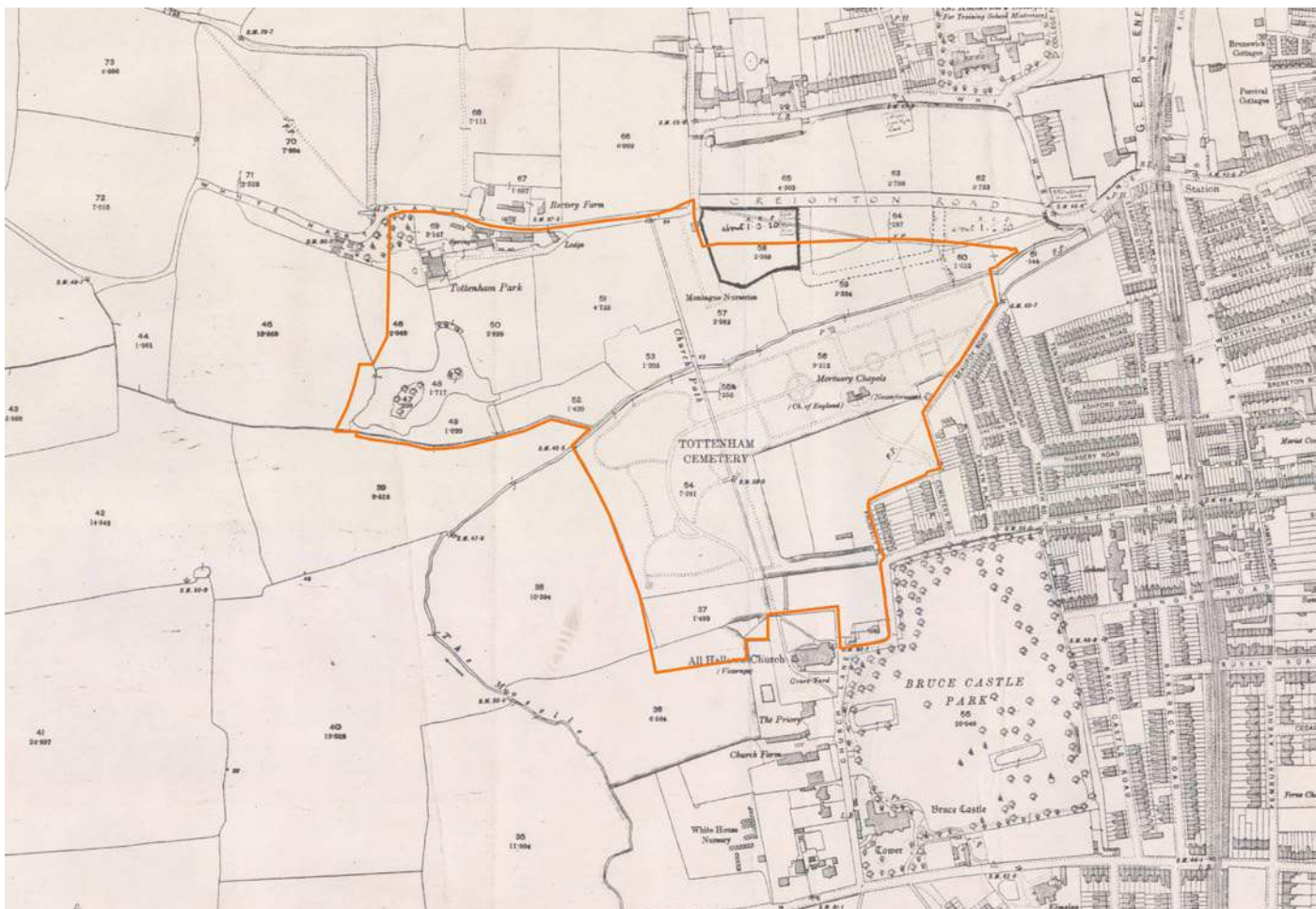
**Tottenham parish tithe map 1844, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service**

## Archaeology

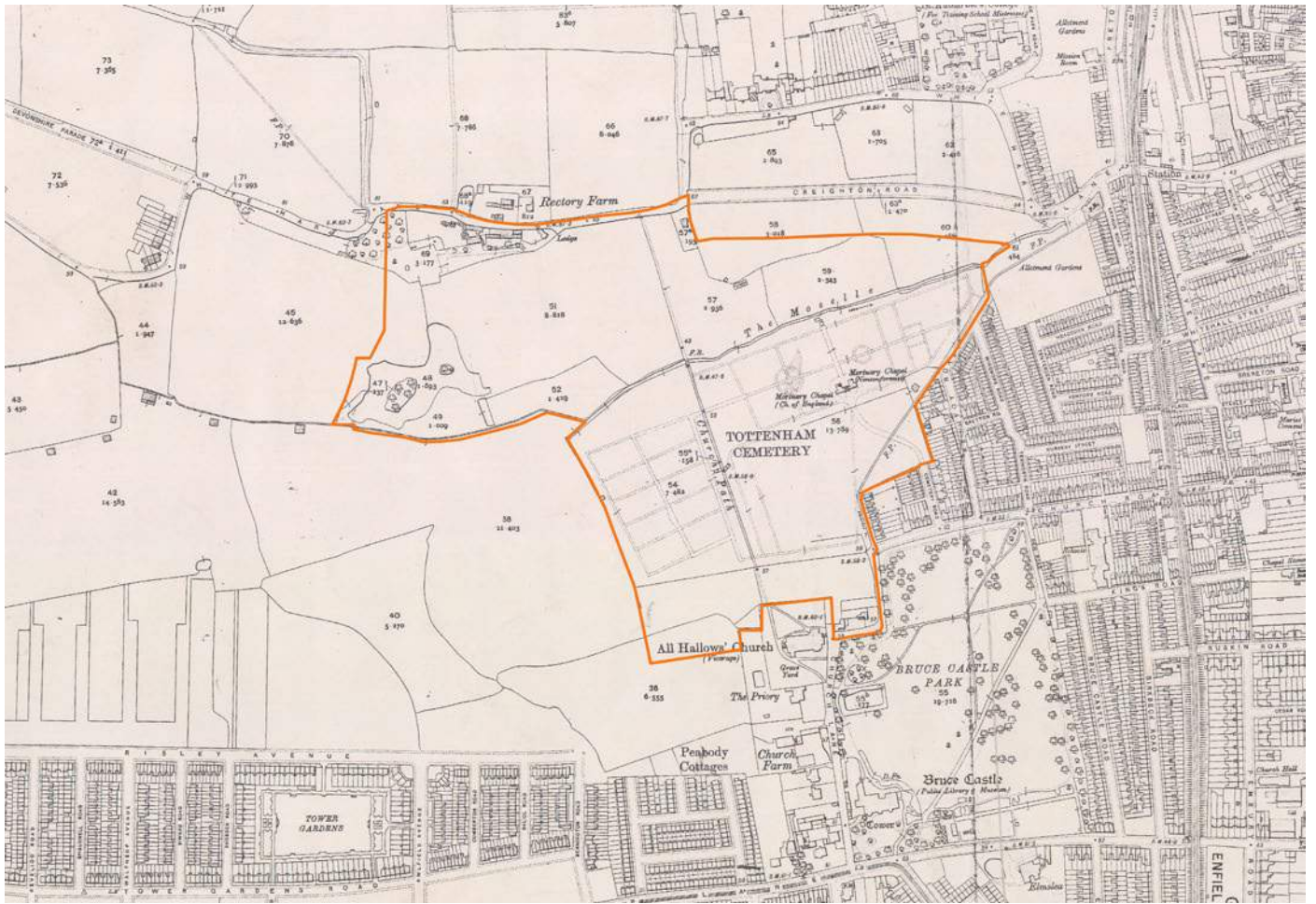
The south-western part of the cemetery adjacent to All Hallows Churchyard is within the Bruce Castle and All Hallows Church Archaeological Priority Area (APA). Additionally, the north-eastern corner of the Cemetery, including part of the Garden of Peace is included within the Medieval Moated Manor House,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



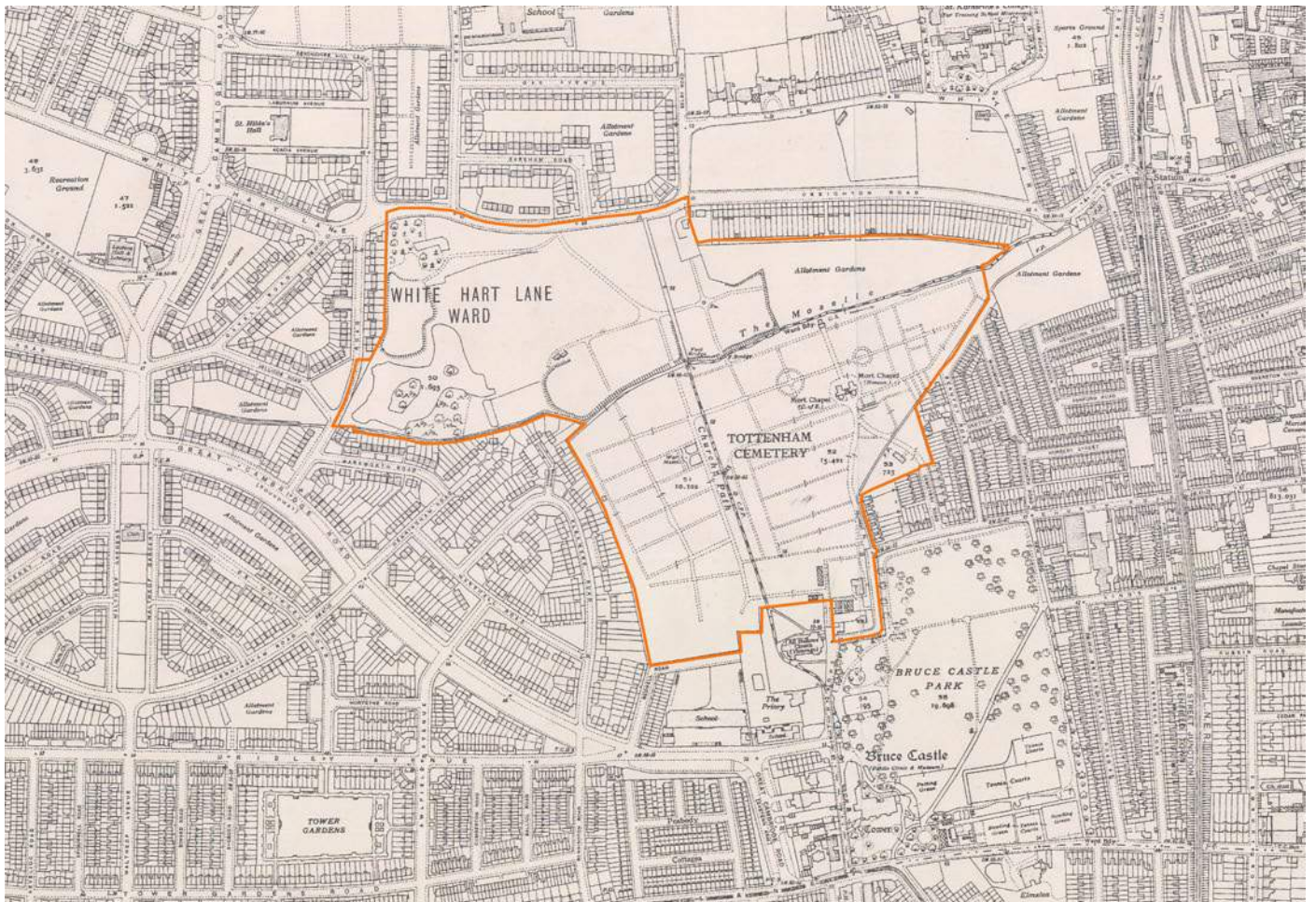
The area in 1864



The area in 1894



The area in 1913



The area in 1935

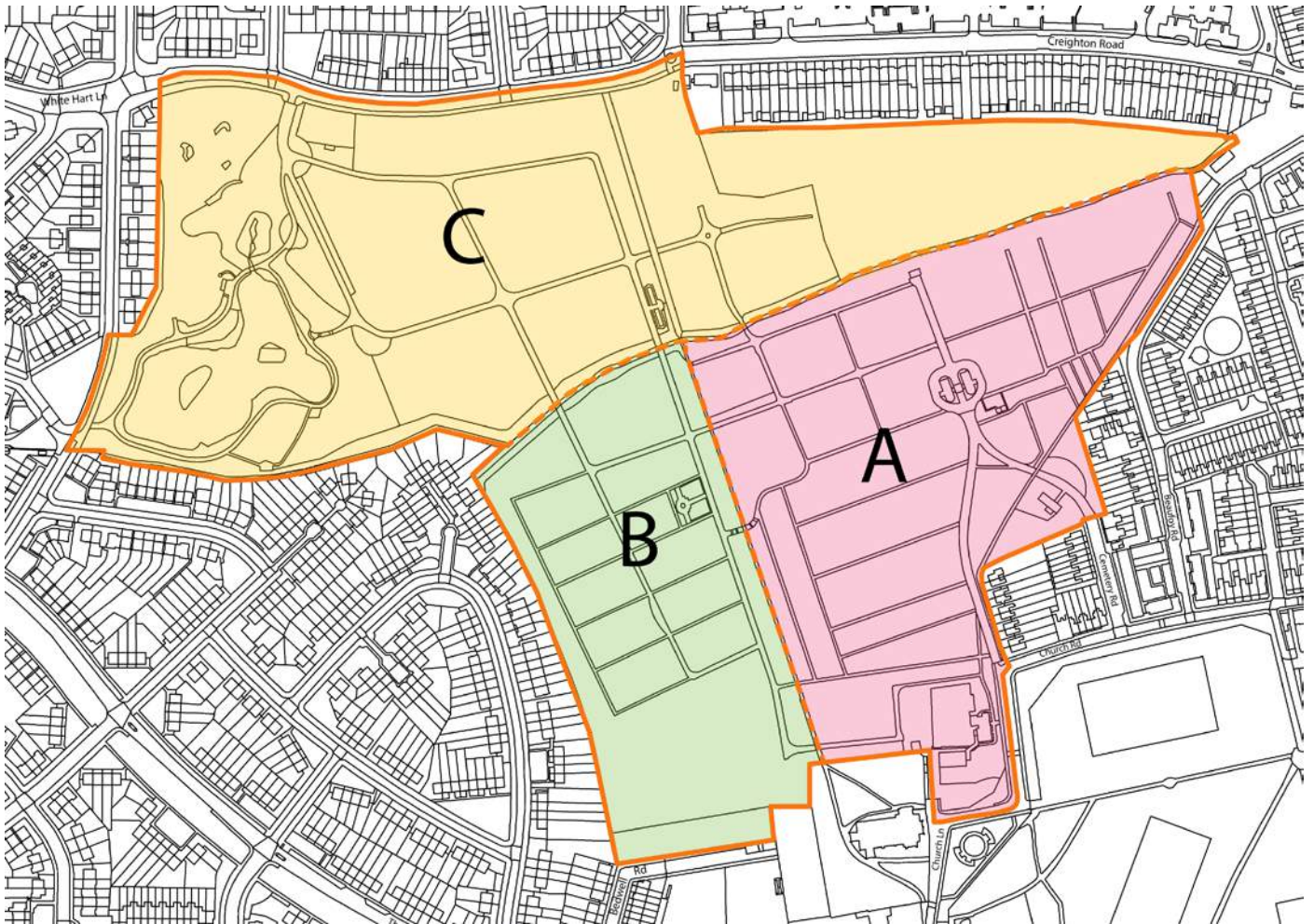
## 1.5 Architectural Quality and Built Form

### Character sub-areas

1.5.1. Character sub-areas are a helpful way of understanding conservation areas that contain development of more than one period. They are also a useful means of identifying the differences in townscape character of parts of the same conservation area.

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

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



### Character sub-areas

#### General Introduction

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

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

#### CHARACTER SUB AREA A:

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

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

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

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

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



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



**Entrance gates and gatepiers, Cemetery Road**

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

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



**The cemetery chapels from the south**



**The Anglican chapel from the west**

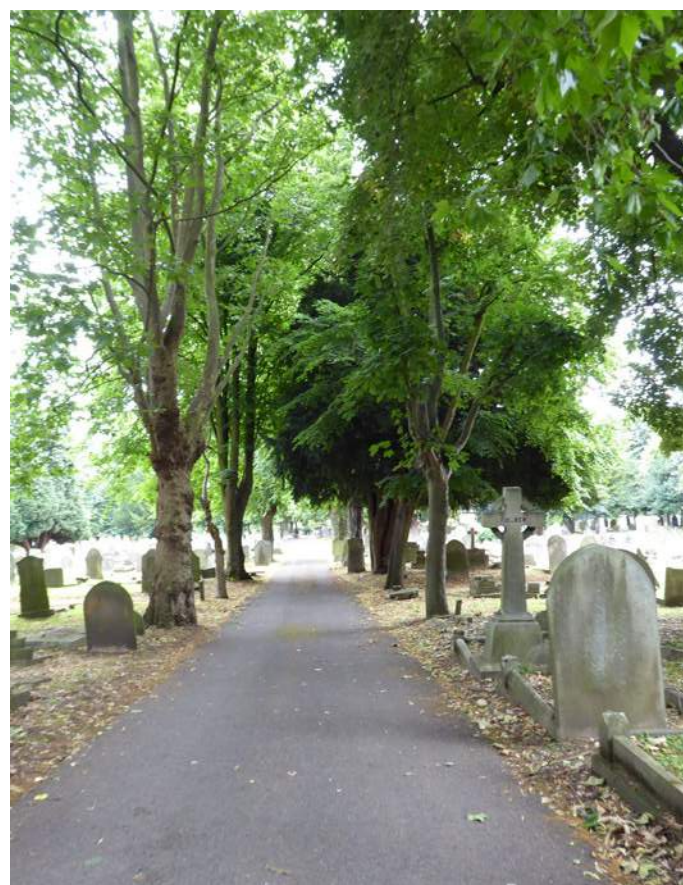


**Yew tree close to the chapels**



**The Moselle brook**

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



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



**William Butterfield's tomb**



**View along Church Path**

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



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



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



**Cast-iron gatepiers in Church Path**

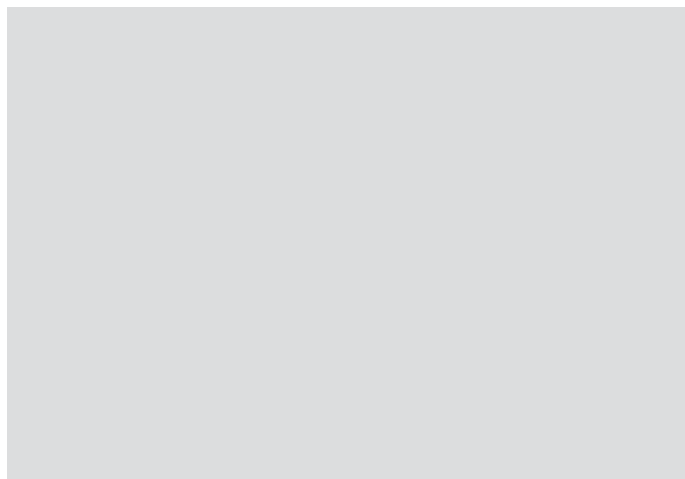




**View along Church Path**



**The tunnel beneath Church Path**



**Gatepiers at former northern cemetery entrance**

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

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



The Lodge (now Haringey Mortuary)

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



Entrance gates and gatepiers, Church Lane

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

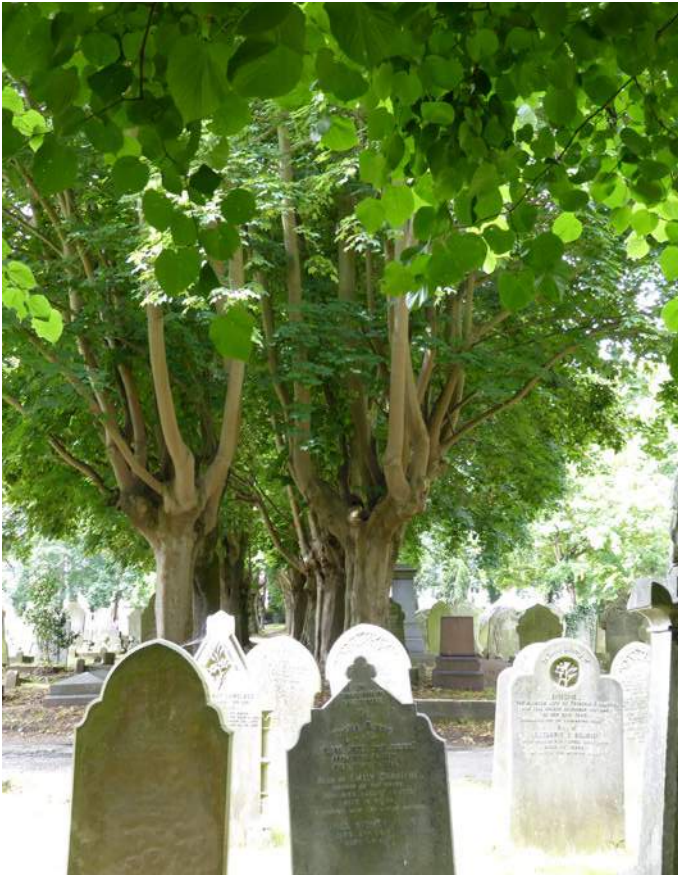
## CHARACTER SUB AREA B:

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

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



Railings to The Lodge



**Avenue of trees to the west of Church Path**



**Commonwealth War Graves**



**War memorial**

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



**Fire Brigade memorial**



**Cemetery entrance, Bedwell Road**

## CHARACTER SUB AREA C:

The area to the north of Moselle brook.

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

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



**Garden of Peace: lake**



**Garden of Peace: columbarium area**



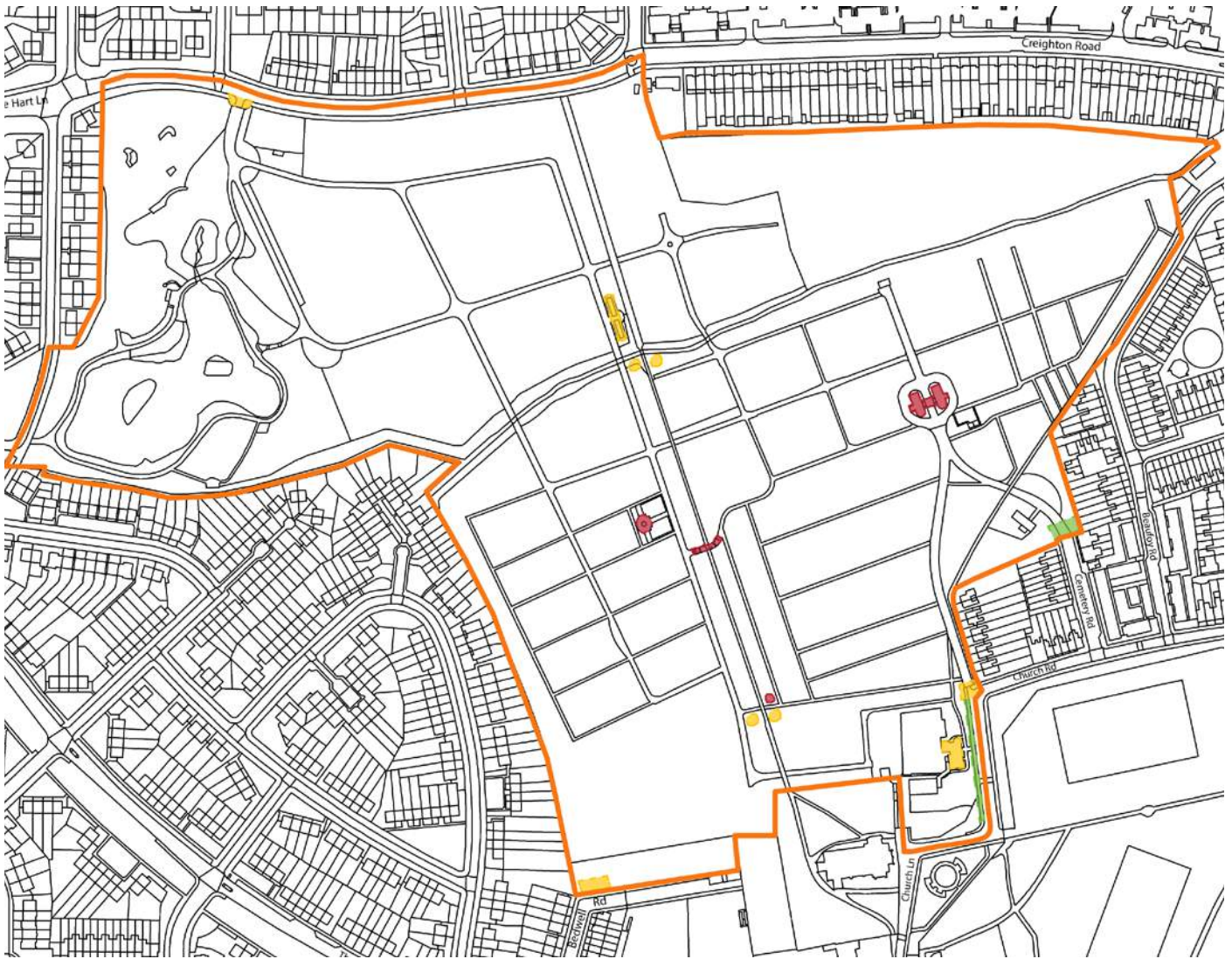
**Civilian memorial WW2**

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

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



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



- Statutory Listed Building
- Historic Park or Gardens
- Negative Contributor
- Locally Listed Building
- Neutral
- Conservation Area Boundary
- Positive Contributor

**Positive and Negative contributors map**

## 1.6 Condition

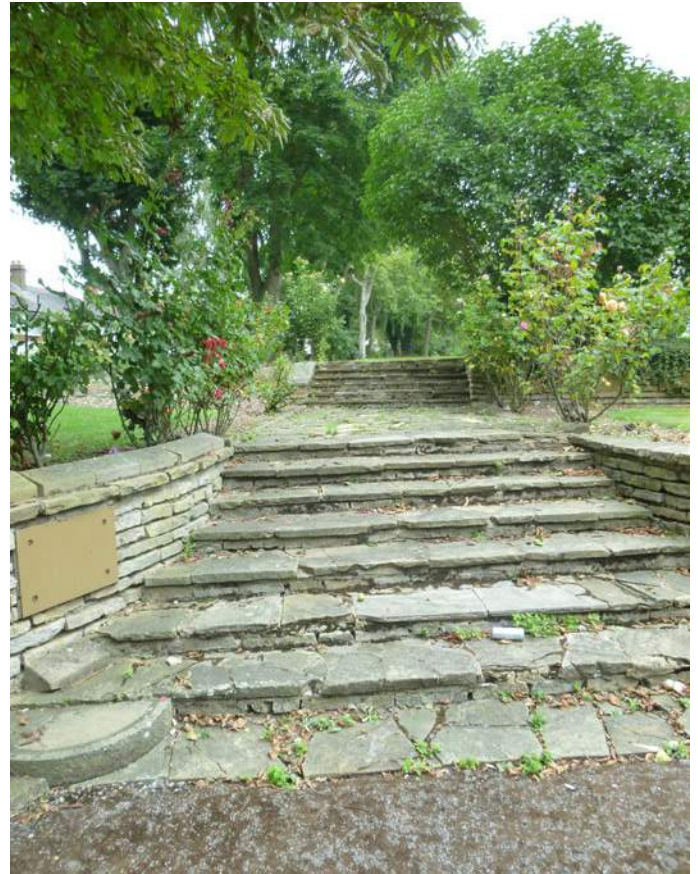
1.6.1. With the exception of the Garden of Peace and the war memorial areas, the latter maintained by the CWGC, the general appearance throughout much of the cemetery is one of abandoned decay. This is a problem common to very many older cemeteries since families, who are responsible for the upkeep of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

1.6.2. Whilst the principal features of the Victorian

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



**Abandoned decay**



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



**Damaged graves**

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



**Invasive plant growth, Church Path**



## 2.1 The Purpose of Conservation Area Management Plans

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

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

## 2.2 Summary of the Implications of Conservation Area Designation

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

- ➔ Demolition of buildings greater than 115m<sup>3</sup> and structures over 1m high next to a public highway, path or open space; or over 2m high elsewhere
- ➔ Works to trees with a trunk diameter greater than 75mm at 1.5m<sup>2</sup> above ground level: written notice must be given to the Council, which has 6 weeks to decide whether to grant permission or make a Tree

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

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

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

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

## 2.3 Managing Change in the Conservation Area: Key Principles

- ➔ In considering development proposals in the conservation area, the Council will apply the relevant national, regional and local policies and guidance
- ➔ All new development in the conservation area should preserve or enhance its special interest in terms of scale, design and materials and should

have regard to the design guidance provided in Part 3: Preserving and Enhancing the Conservation Area

- The Council recommends that pre-application advice be sought from the Planning Services
- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

## 2.4 Enforcement

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

2.4.2. Advertisements and signs: the Council is committed to taking enforcement action against inappropriate signage and advertising, where this is not 'historic'. Appropriate notices are being served and actions have been taken. The Council will continue to do so in the future.

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

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

## 2.5 Quality of Planning Applications

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

### Level of detail

#### 2.5.2. A typical planning application might include:

- plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings
- plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition
- detailed drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5
- drawings annotated to show proposed materials
- any other information considered necessary to assess the potential impact of the development (including, for example, colour perspective drawings, models, photographs, structural engineers statement).
- planning applications for replacement of windows should include elevations at scale 1:10 or with all dimensions clearly annotated, property elevations or photographs of the whole of the property, with the windows to be replaced numbered to correspond with window elevations, a cross-section at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, with full size details of any glazing bars or leaded lights.



## Heritage Statements

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

proposal. The statement should include:

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

## Archaeology

2.5.4. There are two Archaeological Priority areas that fall partly or within the boundary of the Conservation area. Any proposals, including maintenance works, should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. It is advisable to contact Historic England's Greater London Archaeological Advisory Service (GLAAS) before the submission of a planning application or preparation of Management Plans.

## Materials and workmanship

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

## Experienced consultants and builders

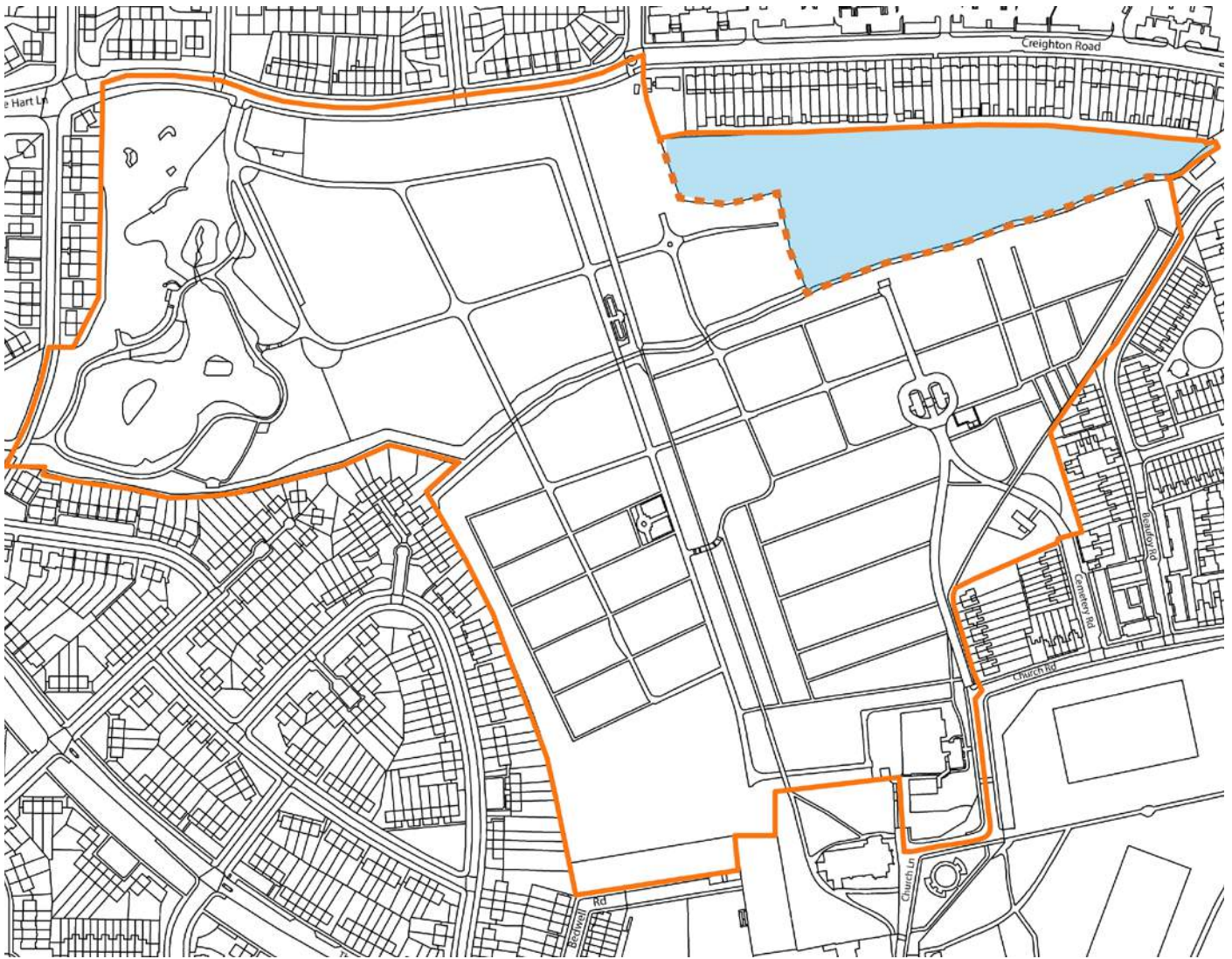
2.5.6. The Council strongly advises that applicants appoint consultants and builders with proven experience in historic buildings work.

## 2.6 Recommended Steps

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

## 2.7 The Conservation Area Boundary

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



- |  |  |  |
|--|--|--|
| <span style="color: red;">■</span> Statutory Listed Building | <span style="color: pink;">■</span> Historic Park or Gardens | <span style="color: blue;">■</span> Negative Contributor   |
| <span style="color: green;">■</span> Locally Listed Building | <span style="color: purple;">■</span> Neutral                | <span style="border: 2px solid orange; display: inline-block; width: 15px; height: 15px;"></span> Conservation Area Boundary |
| <span style="color: yellow;">■</span> Positive Contributor   |  |  |

**Positive and Negative contributors map**

### **Monitoring and Review**

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

# 3

## Preserving and Enhancing the Conservation Area



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

### 3.1 Cemetery Conservation Management Plan

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

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

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

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

### 3.2 When is Permission Needed?

**3.2.1.** Although the area does not contain many buildings within it, many common alterations will require planning permission. Some changes which would

ordinarily be considered 'permitted development' will require planning permission in a conservation area. Below is a brief guide to common projects requiring planning permission. More information is available at [www.planningportal.co.uk](http://www.planningportal.co.uk).

### **Maintenance and Repairs**

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

### **Windows and Doors**

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

### **Rendering and Cladding**

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

### **Boundaries and Gardens**

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

### **Vents, Satellite Dishes and Solar Panels**

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

### **Demolition**

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

### **Trees**

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

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

### **Listed Buildings**

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

### **Change of Use**

3.2.10. Changes of use will often require planning permission. Change of use from shops (A1) or financial or professional services (A2) to use as a dwelling house (C3) requires planning permission within the conservation area.

## **3.3 Listed Buildings**

### **Listed building consent**

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

3.3.2. Decisions must be based on an assessment of the significance of the building in accordance with Historic England guidance. The list descriptions held by Historic England are intended mainly for identification purposes and are rarely a comprehensive record of all features of interest. They should not be relied upon to determine which features are significant, or whether or not listed building consent is required. Buildings that lie within the curtilage of a listed building and objects fixed to the building are also subject to listed building control

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

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

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

### General Principles

- The Council will need to be satisfied that all aspects of proposals for alterations are necessary, and that the overall effect of a proposal is not detrimental to the architectural or historic integrity of the building.
- Alterations should normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest.
- As far as possible, existing detailing and features of the building should be preserved, repaired or, if missing, replaced.
- All works, will should be carried out in the correct scholarly manner, under proper supervision, by specialist labour where appropriate.

## 3.4 General Maintenance and Improvements

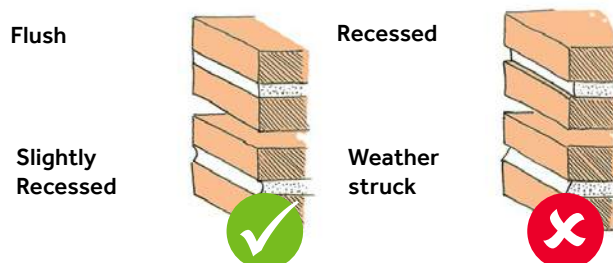
### Masonry and brickwork

**3.4.1.** Brickwork, stone, terracotta, tiles, and other original facing materials should not be painted, rendered, or covered with cladding. This can affect the appearance of the building or group, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted. Where inappropriate painting or cladding has taken place, the Council supports its removal, provided

this can be achieved without damaging the fabric of the building. It is important that a specialist using appropriate non-abrasive methods undertakes the work.

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

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



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

### Roofs

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

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

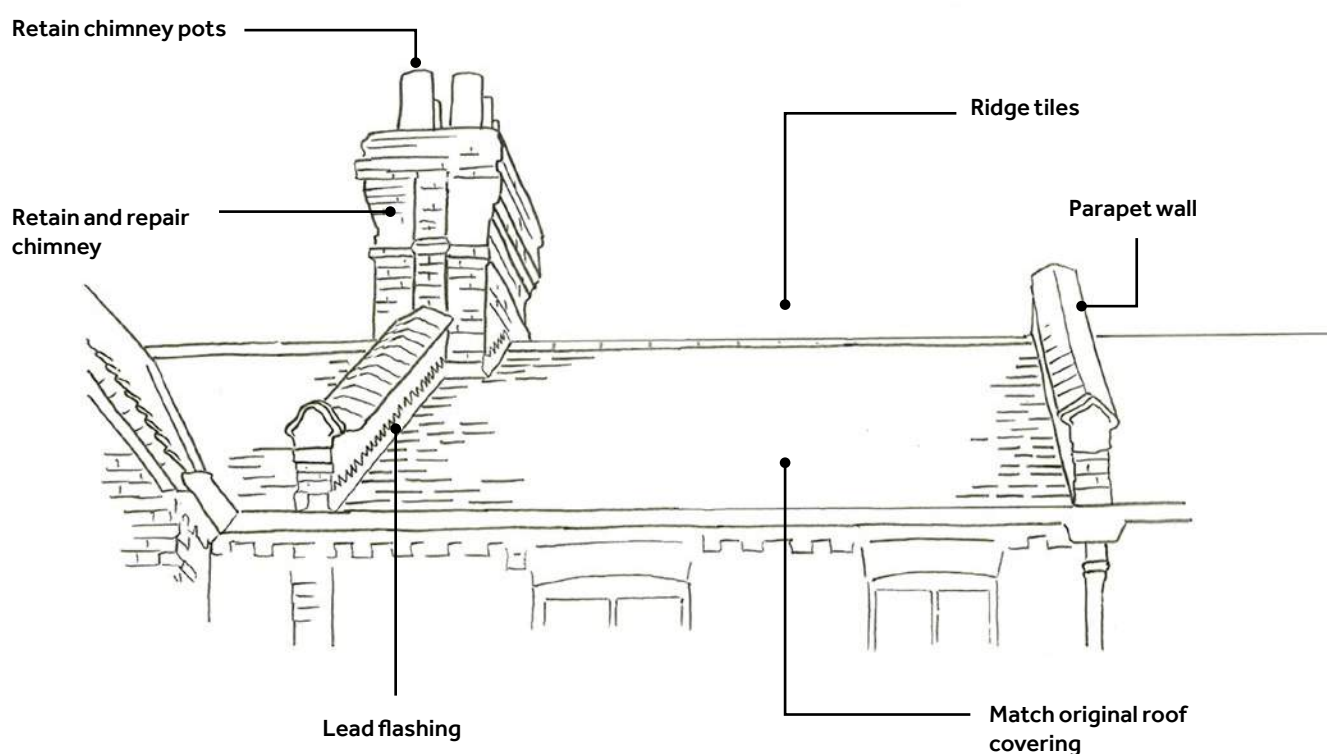
Features such as parapet walls, ridge tiles and flashing should be retained or restored.

**3.4.6.** Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to be replaced, the original material (or the most appropriate material for the building type) should be used. Ridge tiles, finials and other details should always be retained and reused, or replicated. The layout, tile/slate size and any patterning

in the original roof should be replicated.

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

**3.4.8.** Chimney stacks are important features of the roofscape and should never be removed or altered without consent. Repairs may be necessary to stabilise the chimney, but the Council recommends that the height is not reduced and pots are not removed.



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

## Windows and Doors

**3.4.9.** Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area. Where windows and doors have been altered, every opportunity should be taken to restore them to their original style. In cases where a previously altered window is to be replaced, the new window should replicate the original design and materials, which can usually be ascertained by looking at nearby houses of the same type.

## Materials and detailing

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

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

carried out by an appropriately skilled craftsperson or conservator.

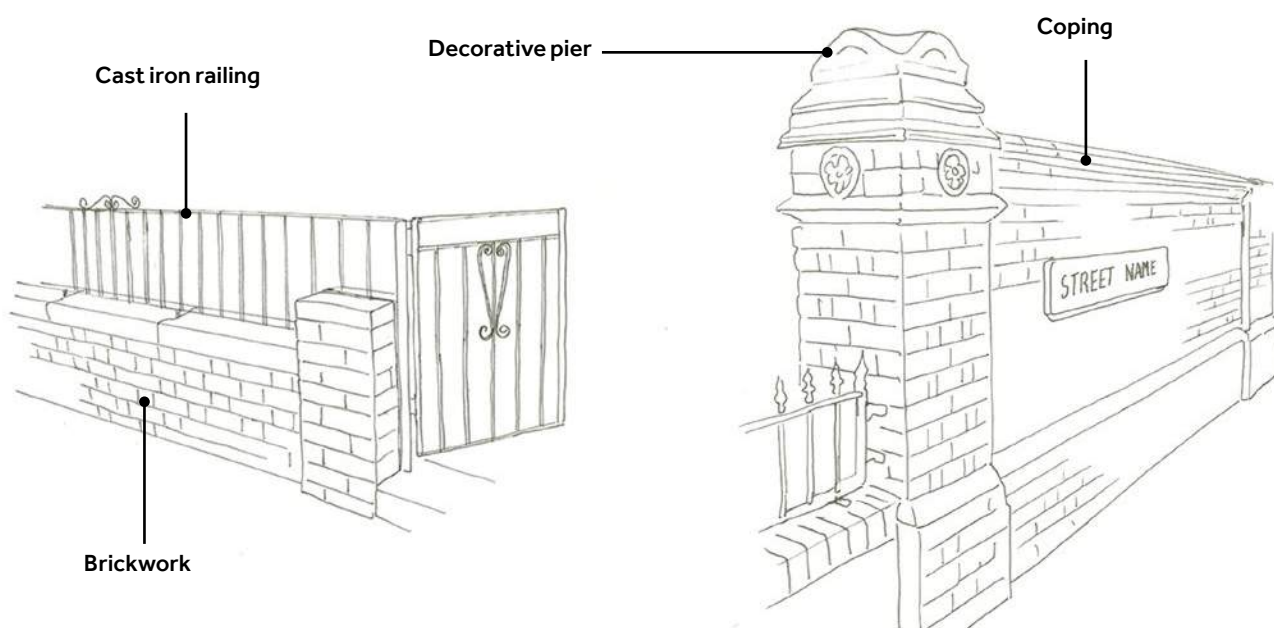
3.4.12. Where architectural features, inscriptions, or decorative details have been lost, or replaced with poor-quality substitutes, the Council will strongly encourage their reinstatement (if there is clear evidence of their original appearance.)

### Boundary Walls, Front Gardens and Parking

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

boundary treatments make an important contribution to character. Their removal, or the addition of a boundary treatment of a different height or type will not be considered appropriate.

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



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

### External Services and Fitting

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

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

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

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

## 3.5 Extensions

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

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

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

## 3.6 Energy efficiency in historic buildings

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

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

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

buildings. They are more porous and naturally ventilated, so they 'breathe'. They generally include softer materials such as lime based plasters and mortars which respond to air and moisture differently.

3.6.4. The first measure should always be repairs and draft proofing, which can deliver significant improvements with very little disruption and cost. The installation of modern energy efficient boilers, appliances and heating systems will generally improve efficiency without harming the building's character.

### Insulation

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

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

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

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

3.6.9. Repairing and draft-proofing windows can deliver significant improvements in their thermal performance, as can the use of blinds, shutters, and secondary glazing. Where it is necessary to replace a



window, appropriately designed double glazing will often be considered appropriate (see p\_\_ 'Windows').

## Micro-Generation Equipment

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

## 3.7 Demolition

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

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

- The condition of the building, the cost of repairing and maintaining it in relation to its importance, and to the value derived from continued use;
- The adequacy of efforts made to retain the building in use; and
- The merits of alternative proposals for the site.
- Consent for demolition would not be granted simply because redevelopment is economically more attractive to the applicant, or because the applicant acquired the building at a price that did not reflect than the condition and constraints of the existing historic building.

3.7.3. Proposals involving demolition of any part of

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

## 3.8 Uses for historic buildings

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

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

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



## 4.1 Appendix A - Audit

### STATUTORILY LISTED BUILDINGS

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

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

### LOCALLY LISTED BUILDINGS

#### Cemetery Road

Cemetery gates, piers, walls & railings

#### Church Lane

Iron railings to The Lodge (Haringey Mortuary)

## BUILDINGS MAKING A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

### Bedwell Road

Cemetery gates, piers, walls & railings

### Church Lane

The Lodge (Haringey Mortuary)

Cemetery gates and piers

Church Path

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

Pair of gate piers adjacent to footbridge over Moselle

### White Hart Lane

Entrance gates and gate piers to the Garden of Peace

## 4.2 Appendix B - Planning Policy Context

### National

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

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

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

### Regional

→ **The London Plan** published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development

strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development. It also sets out policies for the protection of Metropolitan Open Land.

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

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

### Local

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

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

→ **Haringey's Streetscape Manual** provides guidance on public realm management

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

## 4.3 Appendix C - Planning Policy And Guidance Links

### National

Planning (Listed Buildings and Conservation Areas) Act 1990

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

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

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

DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment

<http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/>

Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2016).

<https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/>

## Regional

The London Plan

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

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

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

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

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

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

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

## Local

Haringey Local Plan: Strategic Policies

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

Haringey Development Management DPD

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

Haringey Streetscape Manual

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

## 4.4 Appendix D Sources

### Bibliographic

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

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

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

Christine Protz, Tottenham: A History (2009)

Historic England Historians' file: HAR/27

### Maps

Thomas Clay's map of Tottenham (1619)

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

Wyburd's map of Tottenham (1798)

Tottenham Parish Tithe Map (1844)

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

### Websites

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

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

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## 4.5 Appendix E - Glossary

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

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

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

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

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

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

**Casement window** a window hinged vertically to open like a door

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

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

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

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

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

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

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

**Cupola** a dome that crowns a roof or turret

**Dog-tooth** a series of mouldings consisting of four leaf like projections radiating from a raised centre.

**Dormer window** a projecting window placed vertically in a sloping roof with a roof of its own

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

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

**Elevation** the external wall or face of a building

**Façade** the front or face of a building

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

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

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

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

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

**Lintel** a horizontal beam or stone bridging a door or window

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

**Moulding** a continuous projection or groove with a contoured profile used decoratively, or to throw water

away from a wall

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

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

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

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

**Paterae** circular moulded ornaments derived from classical architecture

**Pediment** a low-pitched gable above a portico, opening or façade

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

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

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

**Plinth** the projecting base of a wall or column

**Pointing** the exposed mortar finish to brick or masonry joints

**Render** plaster or stucco applied to an external wall surface

**Rooflight** a window set flush into the slope of a roof

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

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

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

**String-course** a continuous horizontal band, usually moulded

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

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



