

**London Borough of Haringey**



**Tottenham High Road Historic Corridor**

**Conservation Area No. 2, No. 9, No. 18, No. 22, No. 26 & No. 27**

**Conservation Area Appraisal**

**February 2007**

# **CONTENTS**

- 1.0 INTRODUCTION**
- 2.0 CONSERVATION AREA DESIGNATIONS AND EXTENSIONS**
- 3.0 PLANNING POLICY FRAMEWORK**
- 4.0 HISTORICAL DEVELOPMENT**
  - Before 1800
  - 1800-1850
  - 1850-1900
  - 1900-1945
  - 1945 to present day
- 5.0 CHARACTER AND APPEARANCE OF THE CONSERVATION AREAS**
- 6.0 NORTH TOTTENHAM CONSERVATION AREA (No. 2)**
- 7.0 SCOTLAND GREEN CONSERVATION AREA (No. 18)**
- 8.0 BRUCE GROVE CONSERVATION AREA (No. 22)**
- 9.0 TOTTENHAM GREEN CONSERVATION AREA (No. 9)**
- 10.0 SEVEN SISTERS/PAGE GREEN CONSERVATION AREA (No. 26)**
- 11.0 SOUTH TOTTENHAM CONSERVATION AREA (No. 27)**
- 12.0 AUDIT**
  - Introduction
  - STATUTORY LISTED BUILDINGS
  - LOCAL LISTED BUILDINGS OF MERIT
  - Positive Contribution Buildings
  - Shopfronts of Merit
  - Elements of Streetscape Interest
  - Detractors
  - Challenges, Pressures and Opportunities for Development
  - Development Control Issues
- 13.0 CONSERVATION AREA BOUNDARY REVIEW**
  - Introduction
  - Boundary Changes Considered as part of the Appraisal
  - North Tottenham
  - Scotland Green
  - Bruce Grove
  - Tottenham Green
  - Seven Sisters/Page Green
  - South Tottenham

## **14.0 POTENTIAL FOR ARTICLE 4 DIRECTIONS**

Introduction

Current Permitted Development Issues

Impacts on the Character and Appearance

Recommendations

## **15.0 BIBLIOGRAPHY**

## **16.0 PLANS**

1. North Tottenham
2. Scotland Green & Bruce Grove
3. Tottenham Green
4. Seven Sisters/Page Green & South Tottenham

## 1.0 INTRODUCTION

### Statutory Obligations

- 1.1 The London Borough of Haringey has a duty under the Planning (Listed Building and Conservation Areas) Act 1990 (The Act) to designate as conservation areas any *“areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”* The designation of a conservation area brings additional protection of trees, control over demolition and development as well as a requirement for a decision-maker, in exercising planning powers, to pay *“special attention to the desirability of preserving and enhancing the character and appearance of the conservation area”*.
- 1.2 The Council is additionally required by The Act to keep conservation areas under review and to formulate and publish from time to time proposals for their preservation and enhancement.

### Purpose of the Statement

- 1.3 Government policy guidance, provided in ‘PPG15: Planning and the Historic Environment’ (PPG15, 1994) expresses the need for local authorities to assess the special interest, character and appearance of conservation areas to assist in setting out planning policy and to inform development control. English Heritage has published guidance on undertaking such assessments and this appraisal of the Tottenham High Road Conservation Areas has been undertaken in accordance with their advocated approach.
- 1.4 PPG15 sets out a presumption in favour of preserving buildings that make a positive contribution to the character and appearance of conservation areas. In addition the guidance recognises the contribution of traditional surfacing and street furniture to the character of an area.
- 1.5 The aims of this appraisal are therefore to:
  - set out the special architectural and historic interest of the Tottenham High Road Conservation Areas and to describe the special character and appearance that it is desirable to preserve or enhance;
  - identify through an audit of the built heritage of the area, buildings and other elements that positively contribute to their character;
  - identify elements and buildings that detract from the character of the areas and any sites where an opportunity to enhance the character of an area may exist;
  - examine the existing boundaries of the Conservation Areas and consider the potential for other areas to be included and, if appropriate, where existing areas should be excluded; and
  - identify areas subject to pressure for change that would be adverse to the character and appearance of the areas as a result of permitted development and identify any areas where the removal of permitted development rights would safeguard the essential character and appearance of the area.
- 1.6 It should be noted that the appraisal does not represent an exhaustive record of every building, feature or space within the Conservation Area and an omission should not be taken to imply that an element is of no interest.

1.7 The Tottenham High Road Historic Corridor forms a continuous area between Enfield to the north and Stamford Hill to the south, which is covered by conservation area status. It comprises the following six conservation areas:

- North Tottenham (CA2)
- Scotland Green (CA9)
- Bruce Grove (CA18)
- Tottenham Green (CA22)
- Seven Sisters (CA26)
- South Tottenham (CA27)

1.8 Given that the six Conservation Areas form a continuous area focussed on the High Road, they have been analysed in one report although each area is subsequently discussed in turn.

## **2.0 CONSERVATION AREA DESIGNATIONS AND EXTENSIONS**

2.1 The designation of the Tottenham High Road conservation areas and their subsequent extensions were as follows:

### **North Tottenham (CA2)**

2.2 The North Tottenham Conservation Area was initially designated in March 1978 and encompassed two sections of the High Road. The first area covered the area between Brantwood Road and White Hart Lane and the second between Brereton Road and Lordship Lane. It was subsequently extended in September 1991 to include the area between White Hart Lane and Brereton Road, and in March 1995 to include Chapel Place, to the north west of the junction between the High Road and White Hart Lane. The current Conservation Area extends between the northern Borough boundary and Scotland Green.

### **Scotland Green (CA18)**

2.3 The Scotland Green Conservation Area was designated in February 1990. There have been no subsequent extensions.

### **Bruce Grove (CA22)**

2.4 The Bruce Grove Conservation Area was designated in September 1991. The area initially covered by conservation area status has not been extended.

### **Tottenham Green (CA9)**

2.5 The Tottenham Green Conservation Area was designated in March 1976. Again, the boundary has not been extended.

### **Seven Sisters (CA26)**

2.6 The Seven Sisters Conservation Area was designated in July 1998. Again, the boundary has not been extended.

### **South Tottenham (CA27)**

2.7 The South Tottenham Conservation Area was designated in July 1998. Again, the boundary has not been extended.

### **3.0 PLANNING POLICY FRAMEWORK**

3.1 This section will be as per Clyde Circus Conservation Area Character Appraisal.

## 4.0 HISTORICAL DEVELOPMENT

4.1 This section provides an overview of the social and historical development of the area and is based on historic plans and the sources acknowledged within the Bibliography. An understanding of how and why the area has evolved provides an essential tool in understanding its present day character and appearance.

### **Areas of Archaeological Interest**

4.2 Roman Ermine Street closely follows the route of the High Road here, and roman features and artefacts have been recovered along this stretch of the road. This area was a substantial medieval settlement which may have had Saxon origins, and several long standing coaching inns, farms and houses dating from the 16<sup>th</sup> century are located throughout the AAI.

4.3 The area around Lordship Land and Scotland Green appears to have been a focus of medieval and early post-medieval occupation. This includes a medieval chapel, a manor house, tenements and almshouses. An early stone bridge crossed the Moselle River at this point. The AAI also includes the Roman road, which runs to the west of the High Road, and Iron Age pottery has also been found in the vicinity.

4.4 By the time of the Domesday Book (1068) a settlement was established around what is now Tottenham Green. This included inns and tenements, as well as a wayside cross and a chapel, later a hermitage. In the post-medieval period further inns and houses were built, including the Bull Inn and Reynardson's House, on the north side of the Green, which was built in 1590 and later used as a boarding school.

### **Before 1800**

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

4.6 The earliest written evidence of Tottenham's existence is in the Domesday Book of 1086. Tottenham has therefore existed as a place name since pre-Norman times when it is likely to have consisted of an isolated and sparsely populated farming community. The main concentration of settlement in the medieval parish of Tottenham was in the vicinity of Tottenham High Cross. A wooden wayside cross was recorded here in 1409 on this elevated section of the High Road and the surrounding area subsequently adopted the name Tottenham High Cross. During the medieval period, smaller settlements also existed at Tottenham Hale to the east and Seven Sisters, which took its name from a circle of seven Elm trees at the southern end of the High Road. Much of the High Road was largely undeveloped and large swathes of the land to the east and west of the highway remained open farmland until the 19<sup>th</sup> Century.



- 4.7 By the 16<sup>th</sup> Century several affluent Londoners had developed country retreats in Tottenham, including Black House (later Ridley house) on the High Road opposite White Hart Lane, Awlfield Farm adjacent to the Church and Reynardson's House, on Philip Lane, overlooking Tottenham Green. The latter was bought by the wealthy merchant Abraham Reynardson from William Younge in 1639. Reynardson was Master of the Merchant Taylors' Company, Governor of the East India Company and Lord Mayor of London in 1648. During his term as Lord Mayor, he was imprisoned in the Tower of London for refusing to co-operate with Parliament. Reynardson's house was demolished in 1810, whilst the Reynardson's Almshouses, built by Abraham's son Nicholas further north on Tottenham High Road, survived until the mid 20<sup>th</sup> Century.
- 4.8 Other almshouses were also erected on Tottenham High Road during the 16<sup>th</sup> Century including the Sanchez Charity Almshouses on the eastern side of the High Road. The Almshouses were built for local elderly people by Balthasar Sanchez, a Spaniard who was formerly Court Confectioner to Philip II of Spain. When Philip married Mary Tudor, Sanchez accompanied his master to England and inhabited a mansion on Tottenham High Road, close to the current junction with Bruce Grove. The property later became the 'George and Vulture' Inn, which is now demolished. Sanchez charity Almshouses survived until the 19<sup>th</sup> Century.
- 4.9 Several medieval inns and hostelries were also developed during the medieval period to cater for the travellers passing along Tottenham High Road. These included the Swan Inn, which is situated at the junction with Philip Lane and has existed since at least the 1450s.
- 4.10 By the 18<sup>th</sup> century a range of residential, commercial and philanthropic buildings lined Tottenham High Road, especially its eastern side. However, there were few significant buildings away from the ribbon development along the High Road.

#### **1800-1850**

- 4.11 As new roads were laid out and transportation to London improved and became more accessible during the first half of the 19<sup>th</sup> Century, the population of Tottenham doubled in size. In 1831 Seven Sisters road was laid out providing a link to the west end. Also during 1831, coaches began running from The Swan Public House at the junction between Tottenham High Road and Philip Lane, and by 1839 horse buses began running to the City. Large Villas and houses for professionals subsequently developed throughout Tottenham, though specifically in south Tottenham in the vicinity of the junction with Seven Sisters Road. The area began to adopt the characteristics of a middle class suburb.
- 4.12 Major developments on Tottenham High Road during this period included the consecration of Holy Trinity Church in 1830 and the construction of the Green School in 1837, both of which are located at Tottenham Green. Church Road, Love Lane and Northumberland Park also began to be laid out during the first half of the century, whilst on the high road, the High Cross was repaired and covered with stucco in 1809. Nonetheless, development remained largely modest until the subsequent arrival of the railways in Tottenham later in the 19<sup>th</sup> Century.

#### **1850-1900**

- 4.13 The population of Tottenham continued to grow steadily during the 1850s and 1860s, by approximately 4000 and 10,000 respectively, initially creating

infrastructure problems relating to water supply and sewerage. However, following the introduction of the Great Eastern Railway in 1872 the area's population grew at an unprecedented rate. During the 1870s Tottenham's population doubled and by 1891 it had reached almost 100,000. The Great Eastern Railway line, which followed the route of the High Road on its western side and had stations at Seven Sisters, Bruce Grove and White Hart Lane, connected Tottenham to Enfield to the north and Liverpool Street in the City. Moreover, the introduction of affordable early morning tickets encouraged workers to commute. Accordingly, artisans and clerks began to move to Tottenham during this period and the area's streets became lined with terraced housing to accommodate the growing population of lower middle and skilled working class residents. The opening of a station at South Tottenham, on the Tottenham and Hampstead junction line, in 1878 and the introduction of a tram line to Tottenham High Road in 1881 further stimulated the spread of development in the area. The majority of streets flanking the High Road were therefore laid out and developed with utilitarian housing during this period, particularly to the east of the High Road and to the west, south of Philip Lane.

- 4.14 The growth of the population of Tottenham provided a market for new shops and a demand for public buildings, many of which were developed during this period on Tottenham High Road. In 1859, St Paul's Church was consecrated, whilst in 1861 the Tottenham and Edmonton Weekly Herald was established and located at Crusha and Son's printing shop on Tottenham High Road. In addition, a Catholic School was opened on Brereton Road in 1882, a Marist Convent with a school and orphanage was established in 1888 and the new Church of St Francis de Sales was opened in 1895. By 1890 Tottenham also had 19 public houses, most of which were located on the High Road. In 1899 Tottenham Hotspur Football Club, which was formed when in 1882 the local Hotspur Cricket Club began playing football in the winter, moved to the area between Paxton Road and Park Lane to the east of the High Road. A hospital was also established on Tottenham Green during this period and in 1899 it became known as the Tottenham Hospital. Its name was later changed to the Prince of Wales Hospital.
- 4.15 Industry within the area surrounding Tottenham High Road remained small scale during this period and was limited to traditional activities such as brick and tile manufacturing and brewing. By the end of the century two breweries were located on the High Road: the Bell Brewery, which was situated to the north of Lansdowne Road, and the Tottenham Lager Beer Brewery and Ice Factory, which was located close to the junction with Pelham Road. A larger factory was the Warne's India Rubber Mills, situated on the eastern side of Tottenham High Road between Reform Row and Factory Lane. By the late 19<sup>th</sup> Century, the Warne's factory, which was opened earlier in the 19<sup>th</sup> Century in buildings formerly used for the manufacture of silk and lace, had become one of the major employers in the Tottenham area.
- 4.16 Despite the area's population growth and the associated development of shops, services and industry on Tottenham High Road, Tottenham remained in a state of transition from a rural settlement to suburbia throughout the 19<sup>th</sup> Century. Consequently, much of the area to the west of the High Road remained undeveloped well into the 20<sup>th</sup> Century.

### **1900-1945**

- 4.17 By the turn of the century, Tottenham High Road already existed as ribbon development of commercial units interspersed with churches, schools, libraries and other public buildings, whilst most of the adjacent streets were lined with utilitarian terraced dwellings. Further afield, to the west of the current conservation area boundaries, extensive areas to the west of the High Road were developed for housing by Tottenham District Council, whilst industrial uses colonised the Lea Valley to the east.
- 4.18 Public transport improvements again had a significant influence on the development of Tottenham High Road and the surrounding area during this period. The Tottenham High Road tramline was electrified in 1904-5 and a new route connecting the High Road with Wood Green was introduced in 1904. The latter, which ran along Lordship Lane stimulated the development of the area to the west of Tottenham High Road. Motor buses also started running on the High Road between 1911 and 1914.
- 4.19 Several new shops and entertainment venues were developed on the High Road during this period. In 1905 a row of five shops were constructed on the former site of Reynardsons House (discussed above), whilst in 1908 the Tottenham Palace Theatre was constructed as a music hall venue with the capacity to accommodate 1500 people. The following year the Canadian Royal Skating Rink was constructed on a site adjacent to the theatre. Between 1924 and 1926 the skating rink was converted into a cinema, which became known as the Canadian Cinema. In the 1920s and 1930s larger department stores were introduced to the High Road, including, in 1923, the Burgess's Store, which was erected on the site of the Sanchez Almshouses (noted above) and in 1930, the London Co-operative Store. In 1930 the Green School was also converted into a row of shops. Towards the end of this period, in 1938, a trolleybus route was introduced to Tottenham High Road.

### **1945 to present day**

- 4.20 The area surrounding Tottenham High Road apparently suffered a limited degree of bomb damage during the Second World War. Subsequent developments have therefore been relatively isolated in nature and most have involved the replacement or conversion of earlier buildings to provide residential accommodation. For example, in 1951 the Reynardson's Almshouses (discussed above) were replaced by a block of flats known as Reynardson's Court. The most significant post war developments in the Tottenham High Road area have, however, occurred in the last 25 years. In 1980, the Burgess's Department Store, which had been constructed to replace the Sanchez Almshouses (described above), was demolished and replaced with the Tottenham Enterprise Store. In the late 1980s the Prince of Wales Hospital was closed and in 1993 the building was converted to provide 38 flats and renamed Deconess Court. Similarly, the former Tottenham High School for Girls was closed in the early 1980s and after standing vacant for several years was restored and converted into affordable flats. In 2000, the building's restoration and conversion was awarded the National Homebuilder Design Award for best partnership development.

## **5.0 CHARACTER AND APPEARANCE OF THE AREAS**

- 5.1 The character and appearance of an area depends on a variety of factors. Whilst the appearance of an area derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form), character includes other less tangible effects relating to the experience of an area. This may include levels and types of activity, patterns of or prevailing land uses, noise and even smells. The character of an area may also differ according to the day of the week or time of day.
- 5.2 The assessment of the character and appearance of the area is based on the present day situation. Interest in an area may consequently derive from the combined effect of subsequent developments that replaced the earlier fabric as well from the original remaining buildings and street pattern and open spaces.
- 5.3 There is a presumption to retain buildings that make a positive contribution to the character of the area. Buildings considered to be examples of high quality modern or distinctive design have also been judged as making a positive contribution to the character of the area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement, with something of a more appropriate scale and massing or detailed architectural treatment would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements that are neutral broadly conform with the overriding scale, form, materials and elevational characteristics of their context. The integrity and nature of the context are consequently influential in making this judgement.

### **Topography**

- 5.4 The Tottenham High Road Historic Corridor descends gradually to the south before rising towards Stamford Hill in the South Tottenham Conservation Area. The land to the west of Tottenham High Road, beyond the Conservation Area boundary, descends towards the Lea Valley, whilst the area to the east of the High Road is essentially flat..

### **Urban Grain**

- 5.5 The Tottenham High Road Historic Corridor is centred upon the High Road, a busy wide road, which is fronted almost continuously by buildings of varying mass and scale. The road is primarily lined with commercial premises and is therefore generally characterised by intensively developed, relatively high-density urban environments. In places the corridor also includes isolated green spaces, which are of historical significance, and clusters of larger institutional, educational and religious buildings. The roads flanking the High Road are primarily lined with residential properties and are therefore generally characterised by a more finely grained, domestic scale and a greater degree of uniformity.

### **Conservation Areas**

- 5.6 The Tottenham High Road Historic Corridor covers an extensive area, stretching approximately 3.7km between Enfield to the north and Stamford Hill to the south. Accordingly, it is relatively diverse in character and appearance and is subdivided into six conservation areas, each with unifying characteristics, which are broadly a function of the relationship between the following factors: land use, density of development, scale and style of buildings, construction materials, period of

development and the influence of vegetation and open spaces. The townscape and character of each conservation area is relatively complex owing to the range of formative factors that have influenced their development. Consequently, there are exceptions to the overall character of each conservation area and examples of buildings and spaces that differ from the overriding character of the area. Similarly there are instances where buildings of a similar style, scale and period are located within different conservation areas.

## **6.0 NORTH TOTTENHAM CONSERVATION AREA (No. 2)**

- 6.1 North Tottenham stretches from the northern boundary of the London Borough of Haringey to Scotland Green to the south. Like other conservation areas within the historic corridor, it is centred upon the High Road which has a divisive influence on the area's character and appearance due to the level of traffic flows. Within the North Tottenham Conservation Area, the High Road is fronted by a range of buildings of varying age, scale, origin and architectural form, including groups of substantial Georgian properties, which represent the area's most architecturally and historically noteworthy features. It is also fronted by Victorian terraces and groups of infill properties of late 20<sup>th</sup> Century origin.
- 6.2 Whilst several of the area's buildings are of architectural interest, many have been unsympathetically altered and include poorly integrated shop frontages at ground floor level. Nonetheless, these mixed commercial premises contribute to the diversity and sense of vibrancy that influences the area's character. The majority of buildings within the North Tottenham Conservation Area front directly onto the High Road and create a strong sense of enclosure, which is heightened in places by clusters of mature trees.
- 6.3 White Hart Lane, the Tottenham Hotspur Football Stadium, is situated immediately to the east of the High Road, beyond the Conservation Area boundary. The stadium is visible from the High Road in the vicinity of Paxton Road and Park Lane. On match days the huge volume of supporters in the area has a significant influence on the area's character and appearance.
- 6.4 Beginning at the northernmost section of the Conservation Area, the subsequent description of the area's character and appearance is subdivided into eight distinct sections.

### **High Road (west side) – Langhedge Lane to White Hart Lane**

- 6.5 The northernmost section of the North Tottenham Conservation Area incorporates the High Road and adjoining areas of open space, whilst adjacent buildings are situated beyond the boundary. The Conservation Area is surrounded to the north and east by high rise blocks of flats, which have an imposing impact on the area's character. Further south, the remainder of this section of the High Road is primarily fronted by terraces of two and three storey properties, including substantial Georgian and Victorian dwellings, which provide an essentially continuous frontage that contributes to the street's enclosed urban character. Whilst the majority of the properties have been altered and include poorly integrated commercial frontages, most are of some architectural merit and make a positive contribution to the streetscene.
- 6.6 The northernmost dwellings within this section of the High Road, Nos. 867-869, form an attractive pair of listed three-storey properties, plus basements, of early 18<sup>th</sup> Century origin. The dwellings are constructed of London stock brick with red brick detailing and have a steeply pitched pantiled roof set behind a parapet. They retain timber sash windows and early 19<sup>th</sup> Century doors - which in the case of No. 867 is surmounted by a decorative fanlight - and have well modulated facades. The properties, which originally formed part of a group of four, have a long imposing façade and, hence, a prominent role in the streetscene. The adjacent two-storey building, No. 865, is a locally listed red brick building with a prominent projecting

cornice at parapet level. The building's façade is however disrupted by brightly coloured shop canopies and large picture windows at ground floor level. It is adjoined to the south by a timber depot, which includes unattractive single and two-storey buildings and detracts from the streetscene.

- 6.7 Further south, the adjacent terraced buildings are somewhat less distinguished than Nos. 867-869. Nos. 847-851 and Nos. 845, 835 and 839 form groups of three storey terraced buildings, which have been detrimentally altered, through the introduction of modern windows at first floor level and prominent fascia signage at ground floor level. However many of these buildings still retain architectural features, i.e., original pilasters and corbels dividing the properties. The former group appears to be of early 18<sup>th</sup> century origin, though the buildings have lost their traditional features and have painted facades. The latter group is interrupted by the '*Bootlaces*' Public House; a three-storey Edwardian building, with Tudor style half timbered detailing, which has a prominent role in the streetscene.
- 6.8 To the south of Brunswick Square, '*La Royale*' restaurant and public house, occupies three adjoining buildings at Nos. 819-829 Tottenham High Road. It has a cream painted façade with substantial planting in boxes at first floor level, which unifies the group visually, and timber sash windows. The public house's two-storey central bay is dominated by a decorative cornice, whilst the southern building is of Georgian origin and has an ashlar rendered façade. The building's maroon painted ground floor level façade retains certain traditional elements including corbels, pilasters and stallrisers. No 821 has attractive vertical tile panels with achantus leaf corbels above on either side of the building. '*La Royale*' is adjoined to the south by a terrace of Victorian terrace properties, which are constructed of London stock brick and have prominent rendered lintels, keystones, quoins and parapets. Like many of the buildings on the High Road, however, these locally listed properties include unsympathetic retail units at ground floor level.
- 6.9 On the southern side of Percival Court, Nos. 809-811 is a three-storey building, which is constructed of London stock brick. It has a prominent ground floor level, commercial frontage, which retains traditional corbels, pilasters, clerestories and cornices, though has unsympathetic fascia signage. The adjacent two-storey building (No. 807) is a three-storey Victorian red brick building, which has been drastically altered. The building has a brightly painted ground floor level with poorly integrated modern windows, bars covering the entrances and blacked out windows at first floor level.
- 6.10 The Bricklayers Public House (Nos. 803-805) and the adjacent property (No. 801) form a terrace of three-storey buildings, which are constructed of London stock brick and retain their green glazed brickwork, timber sash windows, decorative architraves and slate roofs as well as corbels and pilasters at ground floor level. No. 801, however, has a poorly integrated shop frontage, whilst the public house has a white painted façade. The adjacent buildings, Nos. 795-799 are three-storey terraced properties with largely unadorned facades and unsympathetic retail units. No. 795 appears diminutive in the streetscene and disrupts the essentially consistent roofline of this section of the High Road.
- 6.11 At the southern end of this section of the High Road, the junction with White Hart Lane is defined by the '*Cockerel*' Public House (No. 793), a grand, four-storey building that is constructed of London stock brick with red brick banding and lintels

and has a green painted ground floor level façade. The locally listed building has a slate mansard roof, which is set behind a raised parapet and includes dormer windows and ornate cast iron decoration. It successfully defines the junction with White Hart Lane and makes a positive contribution to the streetscape of the High Road.

### **White Hart Lane**

- 6.12 White Hart Lane is a busy local road, which has connected North Tottenham with Wood Green to the west since the medieval period. The section of White Hart Lane within the Conservation Area is dominated by the Great Eastern Railway bridge at its western boundary, which contributes to the road's sense of enclosure and urban character. This is emphasised by the blocks of flats situated on the southern side of the road, beyond the Conservation Area boundary.
- 6.13 The northern side of White Hart Lane is primarily lined with two-storey terraces of Victorian dwellings (Nos. 6a-18 and 24-30), which are constructed of London stock brick with red brick detailing and have prominent white rendered lintels at first floor level. Whilst the majority of buildings remain largely intact, most include poorly integrated retail units at ground floor level and the street is characterised, in part, by a plethora of signage and plastic 'balloon' canopies.
- 6.14 Further west, Nos. 32-34a form a group of listed properties, which are of a grand scale and are set back from the road. Accordingly, they contrast with the diminutive scale of adjacent buildings. No. 34 is a substantial two-storey dwelling, plus attic level, which is constructed of red brick and has a pantiled roof and prominent end chimneys. It has a well-modulated façade, which includes timber sash windows with white rendered surrounds and a Doric doorcase with attached columns and a mutilated cornice and pediment. No. 34. Is flanked by subordinate two-storey wings, which may have originally formed stable and coach houses (Nos. 32 and 34A). To the west of Nos. 32-34a, a group of unattractive single-storey buildings with brightly painted facades and flat roofs front directly onto the road (Nos. 44-50) and have a detrimental impact on the White Hart Lane streetscene.
- 6.15 No. 52 White Hart Lane is a two-storey locally listed building of Victorian origin, which is situated at the western boundary of this section of the Conservation Area. It is constructed of London stock brick and has an arched rendered entrance surround and a hipped slate roof. The detached property is set behind a 2m high wall within a mature garden and makes a positive contribution to the character and appearance of this part of the Conservation Area.
- 6.16 Opposite No. 52, White Hart Lane Station, which serves the Great Eastern railway line, is included within the Conservation Area. The single-storey, Victorian station building is constructed of London stock brick and is flanked by a substantial London stock brick wall. The majority of the area to the east of the station building is beyond the Conservation Area boundary, however, at the junction with Tottenham High Road, Nos. 1-7 White Hart Lane form an attractive assemblage of Victorian buildings. No. 7 is a modest villa with a stucco façade, timber sash windows and a shallow hipped slate roof. It is set back behind the front building line of the adjacent buildings, which are constructed of London stock brick and continue the scale and form of the adjoining three-storey terrace fronting the High Road.



### **High Road (east side) - Fare Street to Northumberland Park**

- 6.17 As outlined previously, the northernmost section of Tottenham High Road - to the north of Brantwood Road - is dominated by the high-rise buildings beyond the Conservation Area's northern and western boundaries. The remainder of this section of the eastern side of the High Road is lined with a range of buildings of varying scale, origin and form, the majority of which are of limited architectural merit. Accordingly, in contrast with the relative consistency of the properties opposite, these buildings provide a varied frontage.
- 6.18 To the south of the junction with Brantwood Road, '*The Coach and Horses*' is a three-storey, Victorian public House, which is constructed of London stock brick and has a yellow painted ground floor level and stucco window surrounds and hoodmoulds. It is adjoined to the north by an unattractive two-storey building of late 20<sup>th</sup> Century origin, which is set back from the road and detracts from the streetscene. To the south of the public house, the three-storey building at Nos. 852-858 is constructed of pale red brick with dark modern windows and is of no architectural merit.
- 6.19 The adjacent terraced properties, Nos. 840-850, form a more consistent, essentially symmetrical group of two-storey Edwardian buildings, which are constructed of red brick with slate roofs and have projecting retail units at ground floor level. Whilst several of the shopfronts retain their pilasters and corbels, the majority have unsympathetic signage and full width display windows. Nonetheless, the terrace, which provides this - otherwise mixed - section of the High Road with a degree of consistency, makes a positive contribution to the streetscene.
- 6.20 To the south, Nos. 824-836 Tottenham High Road comprise a varied terrace of nondescript two and three-storey buildings with unsympathetic commercial units at ground floor level. These buildings, which are of mostly of mid 20<sup>th</sup> Century origin, have a neutral role in the streetscene.
- 6.21 The adjacent buildings at the junction with Northumberland Road, Nos. 816-818, 820 and 822, form an attractive group of listed properties. The buildings are of varying age and appearance, though all are constructed of London stock brick and retain their timber sash windows. In addition, they have late 19<sup>th</sup> Century shopfronts at ground floor level - albeit significantly altered - which in the case of Nos. 820 and 822 are surmounted by dentil cornices. The façade to No. 822 is largely unadorned, though includes elliptical arched recesses, whilst that to No 820 incorporates a prominent moulded brick cornice and a stone-coped parapet. The principal elevation to No. 818 is dominated by an Ionic doorcase, which is surmounted by a modillioned cornice and a pediment. Unlike the majority of buildings lining this stretch of the eastern side of Tottenham High Road, Nos. 816-822 are of clear architectural distinction.

### **High Road (east side) - Northumberland Park to Park Lane**

- 6.22 This section of the eastern side of the High Road is fronted by some of the best preserved groups of the substantial Georgian properties that characterise much of the area. They are, however, interspersed with more recent infill properties, which are of limited interest. The majority of the buildings lining this section of the street front directly onto the High Road and contribute to the street's enclosed, urban character.

- 6.23 To the south of the junction with Northumberland Park, No. 814 Tottenham High Road is a richly detailed two-storey building of Victorian origin. It is constructed of red brick and has white rendered fascia detailing, including a projecting cornice and prominent quoins. A decorative arched fanlight and an oversized projecting pediment surmount the main entrance, which is set within the corner of the building. Regrettably the blue balloon awnings fixed open permanently, as well as the boarded up windows, detract from the architectural interest of the building. Notwithstanding this, No. 814 represents one of the few examples of a building within North Tottenham with a well preserved architectural framework.
- 6.24 To the rear of No. 814, Nos. 2-6 Northumberland Park form a group of detached properties, which originally formed part of a more extensive development that was mostly demolished in the 1950s to make way for the sprawling Northumberland Estate. Nos. 4-6 are two-storey villas, which are constructed of London stock brick with red brick dressings and have stucco lintels and arched entrance surrounds, whilst No. 2 is a single-storey dwelling also constructed of London stock brick with red brick dressings. No.2 has decorative stone roundels, decorative half circles above the windows, and a panel above the door. No 4 has a stone inscription dated 1903. The properties, which front directly onto Northumberland Park, make a positive contribution to the area's character and appearance.
- 6.25 To the south of No. 814 Tottenham High Road, Nos. 808 and 810 comprise an imposing pair of four-storey semi-detached properties, Grade II\*listed, and dated to 1715, which are constructed of dark red brick. No. 808 has a fanlight above the door and a bracketed canopy over. Both Nos. 808 and 810 are splendid and important examples of early Georgian houses. No. 808 was restored and refurbished in the 1990s. At the time of writing it is hoped that No. 810 will be restored and a new use found for it. No. 810 has many superb and beautiful internal and external features which can be restored and repaired. At ground floor level it has C20 front shops units which can be removed to reveal the original elevation of the building. It is hoped that Phase I works, essential structural repair and restoration works, will be undertaken in 2007.
- 6.26 Immediately to the south is a terrace of three-storey Victorian buildings (Nos. 804-806), which front directly onto Tottenham High Road. The buildings, which are constructed of London stock brick and have hipped slate roofs and prominent white-painted lintels, include poorly integrated shopfronts at ground floor level. Nonetheless, they complement the adjoining groups of properties, which are of greater architectural merit, and make a positive contribution to the streetscene.
- 6.27 Nos. 790-802 Tottenham High Road comprise a listed group of properties, which represent the finest assemblage of Georgian properties within the Tottenham High Road Historic Corridor. Nos. 794-802 (Northumberland Terrace) form a consistent group of substantial three-storey buildings, plus basement levels, which date from the mid-18<sup>th</sup> Century. The properties are constructed of London stock brick with red brick dressings and first floor string and parapet cornices. Doric entrance surrounds with flat pilasters and prominent pediments dominate their facades. They are set back from the High Road and have substantial boundary walls surrounding their front gardens. No.796, Percy House, is Grade II\* listed, has a handsome Doric doorcase. Its front boundary wall, together with railings, ornamental gates, and grand rusticated gate piers with curving volutes and ball finials, are also listed Grade II\*.

Northumberland Terrace is adjoined to the south by No. 792, an early 19<sup>th</sup> Century property, which is similar in terms of its materials, scale and massing to the adjacent properties.

- 6.28 At the southern end of this group, No. 790 Tottenham High Road (Dial House) is a grand three-storey property of late 17<sup>th</sup> Century origin, which is constructed of dark red brick with white banding and has a steeply pitched hipped tiled roof with end chimneys. The building, which fronts directly onto the High Road, has a well modulated, symmetrical façade, with sash windows set below hoodmoulds and a prominent doorcase with rusticated columns. A sundial, which is dated 1691, is mounted on the property's southern chimney. As a group, these consistent properties - Nos. 790-802 Tottenham High Road - are of distinct architectural merit and make a positive contribution to the character and appearance of the High Road. The advertisement hoarding mounted on the flank elevation to No. 802 Tottenham High Road, however, which had a detrimental impact on the group has now been removed following successful Planning Enforcement and Appeal Action.
- 6.29 To the south of this group of Georgian properties, the High Road is fronted by a series of unattractive, functional office buildings, which are of no architectural merit (Nos. 768-772, 776-778, 782 and 784-788). Set amongst these buildings, No. 774 Tottenham High Road is a grand three-storey detached Georgian property, plus basement. It has a Tuscan doorcase with flat pilasters and a pediment. It is constructed of London stock brick and has white rendered banding and decorative window surrounds.

- 6.30 The section of the High Road between Paxton Road and Bill Nicholson Way is primarily lined with three-storey Victorian buildings, with shops at ground floor level that front directly onto the road, and 2 levels of accommodation above.. They are locally listed, typical of the narrow fronted Victorian shop houses, approx. 6m wide, along the High Road. No. 752a-752c and 760-766 Tottenham High Road are constructed of London stock brick, the former with red brick dressings. Nos. 764 and 766, however, have rendered facades, 'boarded up' windows and their poor condition diminishes their contribution to the streetscene.
- 6.31 Nos. 754-758 have red painted facades and slate roofs and like the adjacent dwellings include poorly integrated shopfronts at ground floor , where overscaled deep fascias spanning 3 house widths have a detrimental effect. The terrace is terminated at its southern end by '*Valentinos*' Public House and Nightclub, which occupies a three-storey Victorian public house building that is constructed of red brick, with stone mullioned casement windows and decorated moulded double gables on both street elevations. Its ground floor pilasters and cladding is in granite. Valentino's has a splayed corner with a distinctive arched entrance. Although the building has been detrimentally altered through the introduction of unsympathetic fascia signage, it is of architectural interest.
- 6.32 Situated to the rear of No. 766, Paxton Hall is a three-storey Victorian building, which is currently boarded up. It is constructed of London stock brick with red brick banding and has a double pitched slate roof. It has a symmetrical fenestration pattern to its front elevation, however at ground floor level, the property's windows are covered with unsympathetic white-painted grills, however the building makes a positive contribution to the streetscene.
- 6.33 To the south of Bill Nicholson Way, Nos. 734-748 form an interesting group of buildings, which step back from the street towards Park Lane. No. 748 Tottenham High Road is a grand three-storey late Victorian building, which is constructed of red brick and has a steeply pitched double gabled slate roof. Its façade is dominated by a projecting clock, over the first floor projecting bay window, which is surmounted by a gold painted cockerel on a sphere (Spurs motif). The adjacent building (No. 746) is a symmetrical three-storey red brick Edwardian property with a Portland stone ground floor façade, and an arched central entrance flanked by stone columns, with a fanlight over the door. Its stone inscription fascia indicates that it was formerly occupied by the '*Tottenham and Edmonton Dispensary*'. It has a prominent projecting stone cornice at parapet level, and tall brickwork stacks at each end. To the south, Nos. 740-742 Tottenham High Road are Victorian buildings, which are constructed of London stock brick and have largely unadorned facades. Whilst these buildings have poorly integrated ground floor level facades, all make a positive contribution to the streetscene.
- 6.34 No 744, Warmington House, Grade II listed, is an early C19 three storey building set back from the High Road. Regrettably the adjacent building to the north oversails its north end and obscures views to the end part of its elevation.
- 6.35 This section of the Conservation Area in the vicinity of Park Lane is dominated by the mass and scale of White Hart Lane football ground, which is situated to the east of Tottenham High Road and is prominent in views along Paxton Road, Bill Nicholson Way and Park Lane. Accordingly, the football ground has a significant impact on the area's character, particularly on match days.

### **High Road (west side) - White Hart Lane to Church Road**

- 6.36 The section of the western side of the High Road to the south of White Hart Lane is mostly fronted by three-storey terraced buildings of Victorian origin with projecting retail units at ground floor level. It therefore forms a relatively uniform section of the High Road. However this consistency is interrupted by a vehicle repair depot and forecourt and a larger residential block. The primary landmark building on this section of the High Road is the Church of St Francis de Sales on the southern side of the junction with Brereton Road. At the southern end of this section of Tottenham High Road, the junctions with Church Road and Park Lane are surrounded by mature deciduous trees, which make a positive contribution to the High Road's streetscape.
- 6.37 To the south of the junction with White Hart Lane, Nos. 769-71, 773-781 and 783-791 form terraces of three storey Victorian properties which are constructed of London stock brick. Most of these buildings have painted and/or rendered facades and unsympathetic modern windows, whilst the majority of the shopfronts are poorly integrated and have a detrimental impact on the streetscene. The middle group (Nos. 773-781) however remains unpainted and incorporates prominent keystones and a largely consistent parapet cornice. In addition, the retail frontages to Nos. 773-775 retain their corbels, pilasters and stallrisers. To the south of these terraces is the site of newly built flats.
- 6.38 On the southern side of the junction with Moselle Place, '*Lucky Larry O'Shaughnessy's*' Public House (No. 759), now a Health Centre, is a three-storey building with a yellow painted façade and green window surrounds. The building's projecting public house fascia is painted green and retains traditional features including stallrisers, corbels and clerestories. The fascia is surmounted by brightly coloured planting which makes a positive contribution to the Tottenham High Road streetscape. To the south of the public house, Nos. 743-757 and 731-741 Tottenham High Road form two uniform terraces of three-storey Victorian properties, which are constructed of London stock brick and have projecting retail units at ground floor level. The former group, which are locally listed, mostly have painted facades and modern windows, although they retain their consistent parapet cornice. The properties within the adjacent terrace, which appear diminutive in the streetscene, mostly have unpainted facades with red brick dressings and remain essentially intact. Few of the shopfronts within these groups are of merit, although several retain their pilasters and corbels.
- 6.39 At the junction with Brereton Road, Kathleen Ferrier Court is an imposing five-storey block of flats of mid 20<sup>th</sup> Century origin, which is set behind a small public space. The building is of architectural merit and includes a small public library at ground floor level. Although it has its original steel windows replaced by upvc windows it makes a positive contribution to the character and appearance of this part of the Conservation Area. There is an interesting small locally listed structure, stock brickwork, stone banding, kneelers and copings, with a steeply pitched slated roof, located immediately to the north of the library.
- 6.40 The Church of St Francis de Sales, situated to the south of the junction with Brereton Road, is a locally listed building. It is an attractive Roman Catholic Church with a tall prominent nave that plays an important role in the streetscape of this part of the High Road. The church, which was erected in 1895 to designs by Sinnott,

Sinnott and Powell, is constructed of London stock brick with red brick banding and has a steeply pitched slate roof. The High Road elevation is dominated by a large arched window with geometric tracery and is surmounted by a stone cross. It is adjoined to the rear by a locally listed school building which was constructed in 1882. To the south of the Church, No. 729 Tottenham High Road is a grand Victorian villa, which is constructed of London stock brick with red brick dressings and a hipped slate roof. The building's materials and appearance therefore complement those of the adjacent church. It is set within a well-planted garden and makes a positive contribution to the streetscene. The area to the south of No. 729 is occupied by dense vegetation surrounding the St Francis de Sales Primary School, which is situated beyond the Conservation Area boundary.

#### **High Road (west side) - Church Road to Lordship Lane**

- 6.41 This section of Tottenham High Road is lined with a range of buildings of varying origin, scale and appearance. The majority of properties lining the northern part of this stretch of the road, are set back behind a screen of mature deciduous trees, which have a formative influence on the area's character. Further south, between Ruskin Road and Lordship Lane, the road is fronted by three and four storey terraces of grand properties which are set back from the road or have projecting retail units at ground floor level. Accordingly, this section of the western side of the High Road is characterised by a greater sense of openness and vegetation than is experienced elsewhere within the North Tottenham Conservation Area.
- 6.42 To the south of the junction with Church Road, Nos. 705 and 707 Tottenham High Road are set in a secluded location behind a dense screen of trees and are accessed from Church Lane. Moselle House, No. 707, Grade II listed, is a three-storey property of early 19<sup>th</sup> Century origin, which is constructed of London stock brick and has a stone parapet and arched sash windows, plus a prominent enclosed Doric porch. The adjacent property is of similar origin and is also constructed of London stock brick, though has a more restrained principal elevation. Both dwellings make a positive contribution to the character and appearance of this part of the Conservation area. Further south, the Tottenham Sports Centre, Nos. 701-703 Tottenham High Road, is a two-storey building of mid 20<sup>th</sup> Century origin, which has a long symmetrical façade. Like the adjacent dwellings the sports centre is set back from the road within well-planted gardens and makes a positive contribution to the streetscene.
- 6.43 The Tottenham Baptist Church, located to the south of the sports centre, is a well-proportioned classical building, which was constructed in 1825 to designs by J. Clark. It is constructed of grey brick with Venetian windows at first floor level and has a prominent portico that is supported by four Doric columns. The Baptist Church is adjoined to the north by Chapel Stones, an enclosed alleyway, which is flanked by the two-storey Victorian buildings that adjoin the church to the rear. The alley provides access to King's Road to the west of the Conservation Area.
- 6.44 To the south of the church, Nos. 695-697, Grade II listed, is a pair of three-storey buildings, which are constructed of London stock brick and are set back from the High Road. They are of early 19<sup>th</sup> Century origin, incorporate a stuccoed ground floor level façade and parapet cornice and Doric porticoes. A replacement housing development is planned in the site of Nos 691-693.

- 6.45 The adjacent buildings, Nos. 653-663, 665-683 and 685-689 Tottenham High Road, comprise consistent terraces of four-storey red brick buildings with arched stucco lintels, prominent arched dormer windows and ball finials with spikes at roof level. An Eagle statuette surmounts the central pair of properties within the middle group, which are known as the Criterion Buildings. These buildings remain largely intact and include projecting retail units at ground floor level, many of which retain their pilasters, corbels, cornices and clerestories. Of specific note are the shopfronts to Nos. 655 and 665 which represent two of the High Road's best preserved shopfronts. Conversely the fascia to Nos. 653-663 is entirely unsympathetic and detracts from the streetscene. Further south, Nos. 641-652 comprise a terrace of three-storey red brick buildings with canted bay windows and projecting ground floor retail units, which are of less distinction than the adjacent groups, though make a positive contribution to the streetscene.
- 6.46 The Council Offices, situated at No. 639, successfully define the junction between the High Road and Lordship Lane at the southernmost end of this stretch of the High Road. The Council Offices occupy an exuberant neo-Jacobean style building of Edwardian origin, which is constructed of rich red brick with terracotta dressings and stone banding. It has an imposing arched doorway with columns either side, and a stained glass panel set in stone above the doorway. A stone balcony rests on top of the prominent entrance. There are also stained glass windows in the building. The building's roofline is adorned with shaped gables, which include semi-circular pediments and finials, and octagonal turrets with copper domes.
- 6.47 To the rear of the Council Offices, the northern side of Lordship Lane is fronted by an utilitarian terrace of Victorian cottages and Bruce Terrace, a linked group of Grade II listed semi-detached three-storey villas. The former terrace are constructed of grey brick with red brick dressings and slate roofs. The latter group, which date from 1826, are constructed of London stock brick and have largely unadorned, albeit well-proportioned, facades, which include canopied wrought iron verandas. These grade II listed properties provide the section of Lordship Lane within the Conservation Area with a sense of rhythm and proportion. They create a distinctive entrance into the Conservation Area.

#### **High Road (east side) - Park Lane to Lansdowne Road**

- 6.48 This section of the High Road is lined with a range of two and three-storey Victorian terraced properties and larger office and warehouse buildings of 20<sup>th</sup> Century origin, which combine to create an almost continuous frontage. Accordingly a greater sense of enclosure is experienced than on the western side of this section of the High Road. A relatively high proportion of the buildings within this area are either derelict or in a poor state of repair and parts of this section of the High Road have a more of a decayed, run-down character than elsewhere within the Conservation Area. Nonetheless, sections of the street include visually attractive, albeit significantly altered, Georgian terraced properties, whilst groups of mature trees also contribute to the High Road's streetscape.
- 6.49 At the junction with Park Lane, the *Corner Pin* (No. 732 Tottenham High Road) is a typical Victorian public house building, which is constructed of London stock brick with red brick dressings and has a blue painted ground floor façade. It is adjoined to the rear by Nos. 2 and 4 Park Lane, a pair of two-storey cottages, late C17 plus attic levels, which are constructed of London stock brick and have white painted facades. Like the public house, the buildings make a positive contribution to the

streetscene. To the south of the *Corner Pin* public house, the building at Nos. 728-730 is a three storey red brick building with an unadorned red brick facade, which makes a negligible contribution to the character and appearance of this part of the High Road. To the south, the Bell and Hare (Nos. 724-726) is a three-storey public house, which is constructed of red brick and has an imposing, regularly modulated façade and a steeply sloping, hipped roof. Coombes House, which completes the mixed group of buildings between Park Lane and Bromley Road, is a functional four-storey red brick block of flats, which is of no architectural interest and has a neutral impact on the streetscene.

- 6.50 To the south of Bromley Road, an inconsistent terrace of buildings with mixed retail units at ground floor level lines the High Road. Most of the buildings are constructed of London stock brick and the majority are of Victorian origin. The buildings vary in height between one and three-storeys and have an inconsistent roofline. The majority also have painted facades and unsympathetic modern windows, although as a group they contribute to the streetscene. Of the properties fronting this section of the High Road, Nos. 704-706 are architecturally noteworthy and remain largely intact. Their decorated facades include stucco window surrounds and hoodmoulds and a parapet cornice, whilst at ground floor level, the buildings' shopfront retains its pilasters, corbels and traditional fascia signage.
- 6.51 To the south of Argyle Passage, Nos. 684a-684b is a three-storey building, with a rendered façade and a prominent parapet cornice, which contributes to the streetscene. The adjacent late 20<sup>th</sup> Century, two-storey red brick building, Nos. 678-682, which has a long undecorated façade and is currently vacant, detracts from the character and appearance of the High Road. Conversely, No. 676 Tottenham High Road, Grade II listed, a diminutive single-storey building, which was formerly the southern gate building at the entrance to the Bull Brewery, is of architectural distinction and makes a positive contribution to the character and appearance of the Conservation Area. The listed brewery building is constructed of London stock brick and has a stone coped parapet that reveals the buildings former use. Its façade includes arched windows with glazed heads and a projecting central bay that is surmounted by a prominent clock. Regrettably the Bell Brewery's prominent clock is not working.
- 6.52 Nos. 662-672 Tottenham High Road comprise the most consistent and well-maintained group of Grade II listed properties within this section of north Tottenham. The three-storey Georgian buildings, plus basement levels, are constructed of London stock brick and have well-modulated facades with regular fenestration and a consistent roofline. At the northern end of the group, No. 670 has a stucco façade with canted bay windows at ground and first floor level. All of the properties are of architectural distinction and make a positive contribution to the streetscene. A single-storey commercial unit, which is painted red and is of timber construction, is situated to the north of this group and also contributes to the Tottenham High Road streetscape.
- 6.53 Further south Nos. 658-660 comprise a single storey commercial property with a black façade, prominent signage and large picture windows, whilst Nos. 640-656 is an imposing four storey office building that is constructed of red brick and has unsympathetic fenestration. Both buildings are architecturally poor and have a detrimental impact on the character and appearance of the High Road.



6.54 At the southern end of this section of Tottenham High Road, the building at Nos. 636-638 is a three-storey art-deco style building with a richly detailed, white rendered façade and a prominent corner turret. The building incorporates a poorly integrated ground floor retail unit, though successfully defines the junction between the High Road and Lansdowne Road. Nos. 636-638 Tottenham High Road, the Council offices on the western side of the road and the Red Lion public house to the south, comprise an attractive group of buildings, which are clustered around this busy junction on the High Road and make a positive contribution to the streetscene.

### **Lansdowne Road and Environs**

6.55 This southernmost section of the North Tottenham Conservation Area, contrasts with the majority of the area, in that it is not wholly focussed on the High Road and therefore includes few commercial units and a higher proportion of residential properties. Accordingly, owing to the domestic scale of the area's buildings and the mature deciduous trees lining this section of the High Road and Lansdowne Road, it has a less urban character than the majority of the Tottenham High Road Historic Corridor. The area is centred upon St Mary's Church, which can be glimpsed throughout this part of North Tottenham and forms the area's principal landmark.

6.56 On the northern side of Lansdowne Road, two groups of linked Victorian villas (Nos. 3-7 and 13-15) are incorporated within the Conservation Area. The properties are constructed of London stock brick with pale brick quoins and dressings, stucco lintels and canted bay windows and hipped slate roofs. They are mostly set behind well-planted, mature gardens, which are bounded by London stock brick walls, and make a positive contribution to the streetscene.

6.57 The southern side of Lansdowne Road is dominated by St Mary's Church, a mission church that was founded by Marlborough College and designed by J.E.K. Cutts during the late 19<sup>th</sup> Century. It is constructed of red brick with stone dressings and has a steeply sloping slate roofscape, an apsed eastern end and a bell turret at its western end. Whilst the church is set behind a screen of mature London Plane trees, it has a prominent role in the streetscene. To the west of the church, Lansdowne Road is fronted by an unattractive vehicle repair depot and the Red Lion Public House. The latter is a locally listed three-storey building, which is constructed of London stock brick with rendered gothic style detailing.

6.58 To the east of St Mary's Church, Nos. 2-24 Lansdowne Road form a terrace of two and three-storey Victorian properties, which are constructed of red brick with dark brick dressings and have canted bay windows at ground floor level and arched sash windows at first floor level. The gables to several of the dwellings also include decorative timber scrolling. These properties form a relatively consistent terrace, although Nos. 4 and 6 include an additional storey.

6.59 To the south of Lansdowne Road, Liston Road is primarily fronted by a short terrace of two-storey Edwardian properties (Nos. 5-8), which are constructed of red brick and have prominent rendered lintels and a slate roof. The dwellings have been detrimentally altered, however, and make a neutral contribution to the streetscene. To the east of this terrace, the building at Nos. 1-3 Liston Road is a two-storey yellow brick building with a flat roof, which detracts from the character and appearance of the area. Likewise, to the west of the aforementioned terrace, the boundary fences surrounding the rear gardens to properties fronting Lansdowne Road also have a detrimental impact on the streetscene. St Mary's Church and the

adjacent Vicarage, which is of a similar origin to the church, can be glimpsed from the western end of Liston Road.

- 6.60 At the south eastern boundary of the Conservation Area, Kemble Road is lined with a single-storey former parochial hall, which is constructed of London stock brick with red brick dressings and has a red tiled roof that is surmounted by a central cupola. The building, which fronts directly onto the road and has an attractive outlook onto the adjacent green space, makes a positive contribution to the streetscene. It is adjoined to the south by 'the Cottage', a Victorian dwelling, which appears to have formerly comprised part of the adjacent school. To the west of the Cottage, the section of St Mary's Close within the Conservation Area is lined with unattractive garages and a modern infill property that is of limited architectural interest.
- 6.61 Returning to the High Road, to the south of the Red Lion Public House is Rheola Close, a mid 20<sup>th</sup> Century estate consisting of three and four storey blocks of flats which is set back from the eastern side of Tottenham High Road. The blocks, which are constructed of pale red brick and have unadorned principal elevations, are of no architectural merit. Rheola Close is set amongst mature trees and is largely screened in views from the High Road. Nonetheless, the buildings have a neutral impact on the character and appearance of this part of the North Tottenham Conservation Area.

## 7.0 SCOTLAND GREEN CONSERVATION AREA (NO. 18)

- 7.1 The Scotland Green Conservation Area is a small conservation area, which is focussed on the former site of Scotland Green, one of a series of greens and commons located at various points along the High Road. The area surrounding the former green is primarily occupied by diminutive shops and cottages of 19<sup>th</sup> Century origin and a high proportion of public houses. Many are in a poor state of repair and Scotland Green is characterised in part by a degree of dilapidation. In contrast the west side of the High Road, features grand Georgian houses and a range of commercial premises of varying scale, design and condition is more diverse in character and appearance.
- 7.2 The island site at the heart of the Conservation Area is intensively developed by single and two-storey Victorian buildings, which are constructed of grey brick and have prominent shaped gables. Many of the properties fronting onto Scotland Green also include traditional retail units at ground floor level. The buildings, which are remnants of the former Blue Coat School - a girls charity school built in 1833 - are being restored and converted for future use. Adjoining the rear of the Blue Coat School a new development is nearing completion, and concerns have been raised regarding the scale, height and mass of this new 4 storey development in such a sensitive context. When the development will be completed its effect on the Conservation Area will be need to be carefully considered.
- 7.3 On its southern side, Scotland Green is fronted by a continuous terrace, which is primarily composed of utilitarian two-storey cottages of Victorian origin. The majority of the buildings are constructed of London stock brick with slate roofs, although many have painted facades and poorly integrated modern windows. Most, however, are of architectural interest and some of the buildings, such as the *Two Brewers* public house (No. 40) and No. 28 Scotland Green, include ground floor level commercial frontages which remain largely intact and contribute to the streetscene. *The Victoria* (No. 34 Scotland Green), a three-storey public house that is constructed of red brick and includes terracotta detailing, a traditional ground floor level façade and a prominent arched dormer window, is set amongst this group of cottages and also contributes to the character and appearance of Scotland Green.
- 7.4 At the junction between the southern branch of Scotland Green and the High Road, the *Prince of Wales* public house, No. 612, is a three-storey building with a bright green painted façade. Although it has been detrimentally altered and has been vacant over an extended period, the *Prince of Wales retains many of its original features, and* makes a positive contribution to the streetscene. To the south of the public house, Nos. 594-610 Tottenham High Road comprise a mixed group of commercial buildings which are of limited architectural interest and generally have a neutral role in the streetscene.
- 7.5 The western side of the High Road is dominated by a group of substantial Georgian properties (Nos. 581-585), which are significantly set back from the road and are surrounded by mature trees. These listed properties provide this section of the High Road with a sense of spaciousness and verdure not experienced elsewhere within the Scotland Green Conservation Area. Nos. 583 and 585 comprise a pair of grand three-storey properties, plus basement levels, which are constructed of brown brick and have well proportioned facades, which incorporate red brick pilasters and lintels, a moulded cornice and prominent triple keystones. The buildings are set

behind ornate blue-painted cast iron railings, which also contribute to the streetscene.

- 7.6 The adjacent property, Charlton Cottage, No. 581 Tottenham High Road, is a listed two-storey cottage , plus a mansard attic level. It is C18 house with a Doric doorcase, , which is constructed of brown brick and has a brick cornice and stone coped parapet. It has a blank left bay, which gives the building an unbalanced, asymmetrical appearance. Together, Nos. 581-585 form an attractive group of Georgian properties, which make a positive contribution to the streetscene. In the adjoining alleyway, a surprising rustic barn structure survives, possibly dating to C18, and its repair has been granted aided. It is a two storeyed, timber framed, weatherboarded structure with a pantiled roof, located behind No.579.
- 7.7 To the north of these listed buildings, Nos. 587-591 Tottenham High Road comprise a terrace of three two-storey buildings, which front directly onto the High Road. The buildings are constructed of brown brick and have poorly integrated retail units at ground floor level as well as a consistent parapet, which incorporates a central crest. The adjoining building, No. 593 Tottenham High Road, is a substantial four-storey building of late 20<sup>th</sup> Century origin, which is constructed of red brick. It is interesting how it relates to its immediate neighbours as its top 4<sup>th</sup> floor is well set back from the front façade, and its structure is well defined in approx. 5m wide bays, which helps its overall scale to relate to the scale and rhythm of the street. Its principal external material is facing brickwork.

## **8.0 BRUCE GROVE CONSERVATION AREA (No. 22)**

- 8.1 The Bruce Grove Conservation Area covers the stretch of the High Road surrounding Bruce Grove station, between Scotland Green in the north and St Marks Methodist Church to the south. This section of the High Road is fronted directly by a range of buildings of varying scale, origin and design, which provide the area with a diverse and vibrant urban character and a strong sense of enclosure. The area's enclosed, urban nature is enhanced by the elevated railway line, which comes in close proximity to the High Road in the vicinity of Bruce Grove Station.
- 8.2 This section of the High Road is primarily fronted by three and four storey Victorian buildings, which in many cases have been significantly altered and include unsympathetic retail units at ground floor level. Consequently, Cherry and Pevsner (1998) describe the area's predominant character as "*shabby late Victorian.*" The Conservation Area also includes several modern infill properties, whilst the streets flanking the western side of the High Road are lined with residential properties and are more domestic in character and scale. In addition, a series of passages and alleyways provide access to buildings and yards situated to the rear of the buildings fronting this section of the High Road.
- 8.3 Beginning at the Conservation Area's northern boundary, the subsequent description of the area's character and appearance is subdivided into five sections.

### **High Road (west side) - North of Bruce Grove Station**

- 8.4 This section of the Conservation Area is lined with a range of buildings with commercial premises at ground floor level, which front directly onto the High Road. The majority of the buildings are of Victorian origin, however many have been detrimentally altered and the majority of the retail units at ground floor level are poorly integrated. The area also includes isolated infill buildings, as well as poor quality single and two-storey retail units.
- 8.5 At the Conservation Area's northern boundary, Nos. 567-577 Tottenham High Road (Devonshire Chambers) comprise a consistent terrace of two-storey buildings, which are constructed of brown brick and have a well-proportioned, symmetrical façade, though include unsympathetic retail units at ground floor level. They are similar in origin and appearance to Nos. 587-591 Tottenham High Road, situated within Scotland Green Conservation Area. The adjacent group of buildings, Nos. 559-565 form a group of single storey-retail units, with unattractive fascias, which have a neutral role in the streetscene. To the south of this group, the building at Nos. 555-557 is a four-storey block of flats which is of late 20<sup>th</sup> Century origin. It is constructed of red brick and at ground floor level it has a prominent, overscaled fascia as well as a projecting awning the full width of the building which has a detrimental impact on the character and appearance of the Conservation Area.

- 8.6 Nos. 551-553 Tottenham High Road comprise a pair of visually attractive Victorian buildings, which are constructed of London stock brick and have prominent white rendered lintels and a slate roof. Although painted bright green, the ground floor level frontage to No. 551 retains its decorative entrance and window surrounds. Both buildings make a positive contribution to the streetscene. The adjacent building, No. 549, is a substantial three-storey building, which is constructed of red brick and has a richly detailed façade and a balustraded parapet.
- 8.7 To the rear of Nos. 549-553, Morrison's Yard is occupied by No. 551b Tottenham High Road, a single-storey building, which is glimpsed from the High Road. The diminutive stone building is of late 19<sup>th</sup> Century origin and represents the 'brewhouse' from the former Tottenham Brewery. It has a well modulated, asymmetrical façade, which includes ornamental columns, a projecting cornice and a prominent portico. The northern side of Morrison's Yard is fronted by a four-storey building of late 20<sup>th</sup> Century origin (Nos. 1-12 Morrison's Yard), which is constructed of London stock brick and has a prominent stepped roofscape. The building, which is obscured in views from the High Road, is of architectural interest and contributes to the area's character and appearance. In contrast with the majority of buildings fronting this stretch of the High Road, Nos. 549, 551, 551b and Nos. 1-12 Morrison's Yard form a varied group of architecturally distinguished buildings, which make a positive contribution to the streetscene.
- 8.8 To the south of No. 549, Nos. 545-545c and 547a and b form two unattractive groups of functional two storey buildings with projecting retail units at ground floor level. These buildings are adjoined to the south by Nos. 513-523 and 525-541 Tottenham High Road, which comprise two terraces of three-storey Victorian buildings that are constructed of London stock brick. Whilst several of these buildings had detrimentally altered frontages at ground and first floor level - most notably Nos. 529-533 - which had a grossly overscaled fascia 3m high and the width of 3 buildings obscuring the whole of the first floor the majority retain their distinctive two-storey retail frontages, which incorporate pilasters, corbels and stallrisers and have glazed first floor levels. Restoration works have been carried out, with grant aid assistance, reinstating the original architectural features of the façade of this terrace. At the southern end of this group, Nos. 513-517 have a curved façade which successfully defines the junction between the High Road and Bruce Grove and makes a positive contribution to the streetscene.
- 8.9 The elevated railway line, which forms the western boundary of much of the Bruce Grove Conservation Area, has a formative influence on the character of this part of the Conservation Area. Beyond the railway line, the western side of Bruce Grove is fronted by a grade II listed block of public conveniences, which is included within the Conservation Area. The 1920s block, is a timber frame building with a rendered façade and has a tiled pitched roof. It is surrounded by ornate green painted cast iron railings and lamp overthrows.

#### **High Road (east side) – Reform Row to Brook Street**

- 8.10 This stretch of the High Road is fronted by a range of buildings with retail units at ground floor level. The majority of the buildings front directly onto the High Road, and many, including the Windsor Parade and those in the vicinity of Factory Lane, have an imposing impact on the streetscene. This section of the Conservation Area

also includes the area to the rear of the buildings fronting the High Road, which is generally in a poor state of repair.

- 8.11 At the northern end of this section of the Conservation Area, the High Road is fronted by the Windsor Parade (Nos. 538-554), a three-storey terrace of buildings, which were erected in 1907. The parade is constructed of red brick with decorated rendered bays and prominent gables with broken pediments. Whilst the majority of the shopfronts have been detrimentally altered, most retain their cornices and some have pilasters and corbels. As a group the parade is of architectural distinction and makes a positive contribution to the streetscene. This Parade is currently being restored as part of the grant aiding regeneration works programme for the High Road.
- 8.12 To the south of Dowsett Road, Nos. 530-536 Tottenham High Road comprise a group of three-storey early C19 terrace, which are significantly set back from the High Road, though have projecting retail units at ground floor level. This handsome terrace is of particular interest. It is constructed of London stock bricks with largely unadorned facades, which include undecorated pediments and arched recessed windows at first floor level. Conversely, their early C20 retail frontages are relatively detailed and incorporate pilasters, stallrisers and corbels with ball finials, which provide the group with a sense of rhythm and proportion.
- 8.13 The adjacent building, Nos. 522-528 Tottenham High Road is a three-storey building with a curved façade that incorporates bands of purple glazed tiles and casement windows. The building is noted by Cherry and Pevsner (1998) as being of architectural interest, though it has poorly integrated retail units at ground floor level with an overscaled fascia spanning 3 bays and continuing around the corner. Further south, Nos. 512-520 form a more mixed terrace of, mostly Victorian, buildings, which are of varying height and scale. Nos. 514-518 are set back from the High Road and have projecting retail units at ground floor level, whilst No. 512 fronts directly onto the street. The façade to Nos. 518 and 520 includes decorative quoins and banding, whilst Nos. 514 and 516 appear diminutive in the streetscene. The retail units to several of the building retain their pilasters and corbels.
- 8.14 No. 510 Tottenham High Road, which is flanked by an alley providing access to No. 510a, is a three-storey building, which has a narrow principal elevation in relation to the adjoining snooker hall building. The façade to No. 510 is dominated by a richly detailed gable that bears the inscription '1908' and includes stone quoins and keystones. The adjacent 'Tottenham Snooker Hall' (No. 502-508) is a three storey is a three storey building with a cream painted façade that includes 'art deco' style. It is adjoined to the south by No. 492-500 Tottenham High Road, which comprise a two-storey terrace of buildings with many similarities to No. 510. Like the aforementioned building, the end of terrace buildings include decorative stucco gables, which have a prominent role in the streetscene. The adjacent building, No. 490, is an unadorned two-storey infill building that has a detrimental impact on the streetscene.
- 8.15 Further south, Nos. 482-488 Tottenham High Road comprise a terrace of consistent three-storey buildings, with unadorned white-painted facades. The buildings are of limited interest, although Nos. 482-486 retain their timber sash windows and have retail units with some traditional features at ground floor level. No. 488, however, has unsympathetic modern windows and has a poorly integrated retail unit at

ground floor level. At the junction with Brook Street, No. 480 Tottenham High Road is a three-storey red brick building with Tudor style half-timber detailing, which has a prominent role in the streetscene. The building includes an unsympathetic retail unit at ground floor level, whilst its flank is dominated by a prominent billboard advertisement. Nonetheless, the building makes a positive contribution to the streetscene. The Brook Street Chapel, a simple but handsome single storey Victorian building, locally listed, which is constructed of London stock brick, is situated to the rear of No. 480 Tottenham High Road.

- 8.16 To the east of the High Road, the western sides of Honeysett Road and Wilson's Avenue, which occupy the site of the former Warne's India Rubber Mill, are included within the Conservation Area. Both streets are however dominated by the unattractive rear elevations to the buildings fronting the High Road and the associated outbuildings and yards. Further south, Palm Tree Court and Stoneleigh Court are three and four storey blocks of flats of late 20<sup>th</sup> Century origin, which are arranged around courtyards. The former block includes a prominent circular tower at the junction between Factory lane and Stoneleigh Road. These are interesting examples of recent affordable housing which has a human scale, relates well to the street, and has good quality facing brickwork as the principal facing material.

#### **High Road (west side) – Bruce Grove station to St Loy's Road**

- 8.17 This section of Tottenham High Road is primarily lined with three-storey Victorian buildings, which provide the area with an essentially continuous frontage and contribute to the High Road's enclosed urban character. The consistent terraces also provide this stretch of the High Road with a greater degree of uniformity than the surrounding areas. The Victorian properties are interspersed with single storey commercial premises and recent infill buildings. The northern section of this part of the Conservation Area is dominated by Bruce Grove Station and the elevated railway line, which is obscured in views from the majority of the High Road.
- 8.18 Bruce Grove Station, situated at the junction between the High Road and Bruce Grove is part single, part two-storey Victorian station, which is constructed of London stock brick and has a hipped slate roof. The station building, which is similar in origin and appearance to White Hart Lane Station and other station buildings on the Great Eastern Railway Line, and makes a positive contribution to the streetscene.
- 8.19 To the south of the station, the remainder of this section of the High Road is primarily fronted by imposing three-storey Victorian buildings with retail units at ground floor level. Nos. 501-507 Tottenham High Road form a uniform terrace of buildings, which are constructed of London stock brick and have decorative stucco window surrounds and lintels and a consistent parapet cornice. At ground floor level, the group includes the *Elbow Room* public house (Nos. 503-505) which has a green painted façade that incorporates arched windows, stallrisers, cast iron lanterns and subtle fascia signage. This group is adjoined to the south by the *Ship* public house (No. 499), a red brick building that has arched sash windows with decorative rendered surrounds and keystones, decorative relief panels on either side of the projecting bay, and a prominent balustraded parapet that incorporates the name of the public house. The adjacent building, No. 497, is a red brick building of similar appearance to the *Ship*. The above are currently undergoing repair and refurbishment works to their roof and façade as part of the regeneration programme



of the High Road. The adjacent pair of buildings (Nos. 491a and 493) are single storey retail units which have a detrimental impact on the streetscene.

- 8.20 Further south, Nos. 467-477 and 479-491, form two consistent groups of three-storey Victorian buildings, which have commercial units at ground floor level. The buildings in the former group are constructed of London stock brick and have a consistent parapet and relatively unadorned façades, whilst the latter terrace are constructed of red brick and have a moulded brick cornice and a parapet surmounted by ball finials. The retail units within both groups have been detrimentally altered through the introduction of unsympathetic signage and picture windows. Of particular note is the façade to Nos. 479-481, which has been seriously disfigured by the installation of a substantial tiled panel at first floor level which completely obscures the first floor of both buildings. If this false façade were to be removed these buildings could once again add to the consistent appearance of the terrace. These groups are adjoined by No. 477a Tottenham High Road, an infill building of late 20<sup>th</sup> Century origin, which is of no architectural merit.

### **High Road (east side) – South of Brook Street**

- 8.21 Like the surrounding areas, the section of the High Road to the south of Brook Street is lined with a range of buildings with retail units at ground floor level, which are of varying origin, appearance and condition. The majority of buildings lining this stretch of the High Road front directly onto the street and contribute to its enclosed urban character.
- 8.22 The northernmost stretch of this section of the High Road, which is predominantly fronted by unattractive buildings of late 20<sup>th</sup> Century origin, is excluded from the Conservation Area. To the south of these buildings, No. 462 Tottenham High Road is a three-storey building of Victorian origin with a white painted façade, whilst Nos. 456-460 comprise a three-storey infill building of late 20<sup>th</sup> Century origin, which makes a neutral contribution to the streetscene. The adjacent building at Nos. 448-454 Tottenham High Road is a three-storey former bank building with a well-modulated stone facade, that includes decorative columns and large windows. It has, however, been unsympathetically altered at ground floor level and suffered from the installation of a full width, excessively deep fascia over. It is adjoined to the south by an unattractive infill building, which is constructed of red brick and appears diminutive in the streetscene (No. 446). To the rear of No. 446 Tottenham High Road, Stoneleigh Road is fronted by the Beehive Public House, a two-storey building with Tudor style detailing, which makes an interesting contribution to the area's character and appearance.
- 8.23 To the south of the junction with Stoneleigh Road, the High Road is fronted by a two-storey shopping parade of Edwardian origin (Nos. 422-442). The parade is constructed of dark red brick and incorporates stone quoins and lintels as well as a decorative balustrade at roof level. The ground floor retail units have been detrimentally altered, through the introduction of unsympathetic fascia signage and large picture windows. Nonetheless, the majority retain their corbels and pilasters, which create a degree of rhythm and consistency.
- 8.24 The remainder of this section of the High Road is fronted by a mixed group of three-storey terraced buildings (Nos. 408-420), which are mostly of Victorian origin. Many of the buildings have painted facades and have been unsympathetically altered, whilst the majority of retail units relate poorly to the streetscene. Nonetheless, most

of the buildings are of some architectural merit and make a positive contribution to the character and appearance of the Bruce Grove Conservation Area.

### **St Loy's Road, Forster Road and Environs**

- 8.25 The southernmost section of the Bruce Grove Conservation Area includes a short stretch of the High Road and the predominantly residential streets to the west - St Loys's Road, Forster Road and Felixstowe Road. Accordingly, in contrast with the enclosed urban character of the majority of the Conservation Area, this area primarily consists of quiet residential streets, which are relatively uniform in character and are of a domestic scale. The area also includes isolated areas occupied by light industrial uses.
- 8.26 At the northern edge of this area, the section of St Loy's Road within the Bruce Grove Conservation Area is primarily fronted by terraces of two-storey Edwardian properties (Nos. 2a-10 and 3-11), which are constructed of red brick and have canted bay windows. The majority of the properties have painted facades and/or unsympathetic modern windows and roofs. Nonetheless, the consistent terraces make a positive contribution to the character and appearance of the Conservation Area. At its eastern end, No. 1 St Loy's Road is a distinctive two-storey diminutive shop building of Victorian origin, which provides a delightful vista from the High Road. It is constructed of London stock brick with red brick dressings and has a slate roof. Whilst most of the buildings lining the street make a positive contribution to the area's character and appearance, the commercial infill buildings at Nos. 1a and 2 are of limited architectural merit and have a neutral role in the streetscene. Immediately to the south of St Loy's Road, a narrow alleyway which provides access to Steele Road to the west of the Conservation Area.
- 8.27 The short stretch of Tottenham High Road within this section of the Conservation Area is fronted by Nos. 455-465, which comprise a grey stone, art deco building that was constructed in 1937. The building provides an entrance to St Mark's Methodist Church, which is situated to the rear, and accommodates a parade of shops at ground floor level. It has a symmetrical façade that is dominated by a central tower, which rises to a height equivalent to four storeys. This tower is locally distinctive and forms a prominent landmark. The tower demarcates the entrance to the church and includes glazed panels and a cross. The main body of the church, which is situated to the rear of Nos. 455-465 and is accessed from Forster Road, is a composite building, which was originally constructed of rubble stone, though was dramatically altered during the 1960s. It is set behind an unattractive concrete wall and makes a neutral contribution to the streetscene.
- 8.28 To the west of St Mark's Church, the area to the north of Forster Road is occupied by three-storey blocks of flats of late 20<sup>th</sup> Century, which are constructed of yellow brick and detract from the area's character and appearance. The southern side of Forster Road is primarily fronted by a terrace of two-storey Victorian dwellings (Nos. 6-13), which are constructed of London stock brick with red brick dressings and have slate roofs. The terrace is adjoined to the east by a prominent white-painted warehouse building that is somewhat overbearing in relation to the adjacent residential properties and has been unsympathetically altered. In its current condition it detracts from the streetscene. To the south of the warehouse, Chaplin and Felixstowe roads are fronted by uniform terraces of Victorian dwellings which are identical in form to Nos. 6-13 Felixstowe Road. Whilst the rear elevations to the buildings fronting the High Road have an imposing impact on Chaplin Road and the

northern section of Felixstowe Road, this section of the Conservation Area has a relatively secluded domestic character, which contrasts with the majority of the area.

## **9.0 TOTTENHAM GREEN CONSERVATION AREA (No. 9)**

9.1 The Tottenham Green Conservation Area is centred on Tottenham Green, an ancient green space that is illustrated in the historic maps from 1619. The Green provides the area with a sense of openness rarely experienced elsewhere within the Tottenham High Road Historic Corridor. The eastern section of the Green is overlooked by a series of grand neo-Georgian buildings associated with the former Tottenham Hospital, whilst on its western side it is flanked by larger institutional Edwardian buildings, including the old Firestation, Tottenham Town Hall, and the College of North East London. To the north and south of the Green, the buildings lining the High Road are of considerable diversity; varying significantly in terms of scale, appearance and use. The Conservation Area includes several clusters of larger institutional and religious buildings and is less dominated by commercial premises than the majority of the High Road. Consequently, this area is more open in nature than the surrounding areas and is characterised by the Green with its mature London plane trees surrounded by imposing and distinctive historic buildings.

9.2 In the subsequent description, which begins at the Conservation Area's northern boundary, this section of the Tottenham High Road Historic Corridor is subdivided into six sections.

### **High Road (west side) – North of Philip Lane**

9.3 This section of the High Road and the area to the west within the Conservation Area boundary is relatively mixed in character and appearance. The High Road is lined with groups of large institutional buildings and entertainment venues, which are interspersed with terraces of buildings with retail units at ground floor level that front directly onto the High Road. To the west of the High Road, Eleanor Close comprises an estate of two and three storey residential properties, which are of late 20<sup>th</sup> Century origin and have a more suburban character.

9.4 The northernmost section of this stretch of the High Road is dominated by the five-storey building at Nos. 443-449, which has an imposing impact on the streetscene [4.1]. It is constructed of red brick and has white rendered banding and large dormer windows with segmental pediments. The retail units at ground floor level generally have unsympathetic facades, though several retain their original corbels. It is adjoined to the north by an unattractive single storey building (Nos. 451-453), whilst the terrace of buildings to the south (Nos. 433-441) comprise a group of two-storey buildings plus mansard attic levels, which have been significantly altered, though are generally of architectural merit. The adjoining buildings (Nos. 429-431) form a pair of two-storey buildings with largely unadorned, white painted facades. Like the adjacent group, these buildings have poorly integrated shopfronts at ground floor level. These buildings have a greater association with the buildings in the Bruce Grove Conservation Area to the north, than with the larger institutional buildings that dominate the Tottenham Green Conservation Area.

9.5 To the rear of Nos. 429-453 Tottenham High Road, Nos. 1-5 Forster Road and Nos. 1-6 Chaplin Road comprise two groups of two-storey Victorian terraced properties, which are identical in origin and appearance to the aforementioned groups lining the sections of Forster, Chaplin and Felixstowe roads within the Bruce Grove Conservation Area. The buildings are constructed of London stock brick with red brick dressings and have arched entrance surrounds and canted bay windows with

decorative stucco detailing, as well as prominent eaves brackets. The terraces provide the streets with a sense of rhythm and consistency, though, again, have a greater affinity with the aforementioned groups of properties within the Bruce Grove Conservation Area.

- 9.6 To the south of this group of domestic scale buildings, Nos. 429-453 Tottenham High Road, the former Tottenham Palace Theatre (Nos. 421-427) is a grand, four-storey building, which was constructed in 1908 to designs by Oswald Cane Wylson. The listed, neo-Baroque building is constructed of red brick with striped quoins and has wings surmounted by segmental pediments and a recessed central section, which is set behind a balustraded stone balcony and incorporates Ionic pilasters. The building, originally a theatre, represents the only remaining example of the chain of buildings constructed by Wylson and Long for the United Variety Syndicate. It has subsequently accommodated a cinema and a bingo hall, a Nightclub and is currently used by Church groups. .
- 9.7 Further south, Nos. 415, 417, 419 High Road, the former Canadian Royal Skating Rink building has been demolished and recently replaced by a large development of flats. Its external facing materials; peppermint green and grey render and timber cladding are visually jarring in this sensitive context. The new development neither sits comfortably with, or harmonises with the Grade II listed High Cross School or with Tottenham Palace Theatre adjacent. Indeed the setting of these listed buildings and the character and appearance of the Conservation area a Nightclub has been significantly diminished by the new development.
- 9.8 Drapers Road, which is situated to the south of the former Canadian Royal Skating Rink (Nos. 415-419 Tottenham High Road), is a cul-de-sac that is terminated by the former High Cross School, a listed two-storey Gothic building, which is currently in residential use. The former school building was constructed in 1848 and originally formed the centrepiece of a group of almshouses. It is constructed of London stock brick with stone dressings and has a slate roof that incorporates steep gabled dormer windows and a prominent central cupola. It is surrounded by tall London stock brick gate piers and green painted railings, which are listed. The building is of architectural distinction, though its setting has been significantly compromised by the recent nearby development.
- 9.9 To the south of the former school building, the High Road is fronted by the Christ Apostolic Church, a three-storey brown brick building with stone quoins and castellated turrets (No. 413). The building fronts directly onto the High Road and makes a positive contribution to the area's character and appearance. The adjacent buildings, Nos. 399-401 Tottenham High Road, comprise a pair of unadorned three-storey properties of 18<sup>th</sup> Century origin, which accommodate the Tottenham British Legion Club. The buildings are constructed of London stock brick with red brick lintels and a stone coped parapet. They are set back from the High Road behind an unattractive car park, which detracts from the streetscene. Nos. 399-401 are surrounded to the north and west by Ingleborough Court, a two-storey former warehouse building, which is constructed of pale red brick with a slate roof and has a neutral role in the streetscene. The gap between the Church and Nos. 399-401 Tottenham High Road provides a view of the former High Cross School.
- 9.10 The adjacent building, No. 391 Tottenham High Road, is a handsome two-storey building, which was constructed in 1896 by Edmeston and Gabriel and was formerly

occupied by Tottenham Library [4.4]. The building is constructed of red brick with stone banding and has a slate roof. It has a richly detailed façade with arched windows at ground floor level, bow windows at first floor level, decorative columns and pargetted gables. To the rear of the former library building, Library Court is fronted by a group of two and three-storey residential properties, which are of late 20<sup>th</sup> Century origin and are of no architectural interest.

- 9.11 The remainder of this stretch of Tottenham High Road is lined with a range of commercial premises, which front directly onto the High Road. No. 387 is a two-storey infill building which has an unadorned façade and a poorly integrated retail unit at ground floor level. It is adjoined to the south by a three-storey terrace of buildings (Nos. 381-385), which are constructed of red brick and have a glazed first floor level and a parapet that is decorated with prominent ball finials. These buildings have been restored in 2006. The ground floor retail units are relatively restrained and retain their corbels, pilasters and stallrisers. To the south, Nos. 375-379 Tottenham High Road form a group of single-storey shop units which are of no architectural interest. The group, like No. 387, creates a gap that disrupts the frontage and reveals the flank elevations to the adjacent buildings, which include unattractive billboard advertisements. The adjacent building, No. 373 is a three-storey Victorian property that is constructed of red brick and has arched lintels and a prominent shaped dormer window.
- 9.12 Opposite the junction with Monument Way, No. 367-371 Tottenham High Road comprises a two-storey building, which is constructed of London stock brick with red brick banding. It makes a neutral contribution to the streetscene. To the south, *The Swan* Public House, Nos. 363-365 Tottenham High Road comprises a part single, two and three storey building at the junction with Philip Lane. The public house has a green painted ground floor fascia, which is surmounted by decorative cast iron railings as well as a stuccoed first floor level. A public house has existed at this strategic location since the 1450s. *The Swan* is therefore of distinct architectural and historic interest and makes a positive contribution to the streetscene.
- 9.13 To the rear of the buildings lining this section of the High Road, Eleanor Close, forms a late 20<sup>th</sup> Century housing development, which consists of two and three storey terraces and blocks of flats, which are constructed of yellow brick and have slate roofs. The buildings are of no architectural or historic interest and make a neutral contribution to the area's character and appearance.

#### **High Road (east side) – North of Monument Way**

- 9.14 This section of the Conservation Area is predominantly fronted by Victorian terraced buildings with retail units at ground floor level and larger residential buildings of varying origin. Accordingly, it is characterised by the juxtaposition between the Victorian terraces which front directly onto the street and the residential blocks which are generally set back from the High Road amongst mature trees.
- 9.15 At the northern boundary of the Conservation Area, Nos. 400-408 Tottenham High Road comprise a group of three-storey terraced buildings, which represent a continuation of the adjoining buildings to the north within the Bruce Grove Conservation Area. Nos. 400-408 are constructed of London stock brick with red brick dressings and have slate roofs. Whilst their ground floor retail units are visually unattractive and the façade to No. 400 includes prominent unsympathetic signage, as a group they make a positive contribution to the streetscene. Like the

buildings on the western side of the High Road and those on Forster and Chaplin roads, Nos. 400-408 have a greater association with the adjoining Bruce Grove Conservation Area than with the overriding character and appearance of the Tottenham Green Conservation Area.

- 9.16 To the south east of this terrace, Chesnut Road is fronted by two grand Italianate properties of 19<sup>th</sup> Century origin (Nos. 1 and 2), which have richly detailed, painted facades and hipped slate roofs. No. 1 Chesnut Road, situated on the northern side of the road, is the more elaborate of the pair of buildings and includes canted bay windows, a Doric frieze and bracketed eaves. Though somewhat less elaborate, No. 2 Chesnut Road (*The Polo Club*) also includes a dentilled cornice and makes a positive contribution to the area's character and appearance.
- 9.17 On the southern side of the junction with Chesnut Road, Tottenham Police Station is a grand three-storey, neo-Georgian building, which has a prominent role in the streetscene. It is constructed of red brick with a brown brick ground floor level and has a prominent projecting cornice and pediment. The building has an undecorated modern extension to the south, which includes an unattractive projecting ground floor level. Nonetheless, the police station makes a positive contribution to the streetscene. To the south, Reynardsons Court comprises a four-storey block of flats, which was constructed in 1951 and replaced the Reynardson's Armshouses. The utilitarian building, which is constructed of brown brick and is set behind a group of mature London Plane trees, has a neutral role in the streetscene.
- 9.18 At the junction with Somerset Road, Nos. 372-376 Tottenham High Road comprise a consistent group of three-storey buildings, which appear to have originally formed part of a longer terrace. The buildings are constructed of London stock brick and have white rendered lintels and keystones and a uniform parapet. Whilst, Nos. 372 and 374 have unattractive retail units at ground floor level, the buildings make a positive contribution to the streetscene.
- 9.19 No. 2 Somerset Road, the former Grammar School Building is a grand three-storey building that is situated on the southern side of Somerset Road and has a flank elevation that fronts the High Road. The building is constructed of red brick with stone quoins and banding and decorative projecting eaves. In summer its flank elevation is set behind a dense screen of vegetation and the building is largely obscured in views from the High Road. It is of architectural merit and makes a positive contribution to the streetscene.
- 9.20 The adjacent buildings, Nos. 352-366 Tottenham High Road (Rawlinson Terrace) comprise a uniform terrace of diminutive two-storey properties, which are constructed of London stock brick and have decorative stucco facades and a prominent castellated parapet at roof level. The terrace is enhanced by being set back from the High Road behind a small green space and a car park.
- 9.21 At the southern end of this section of the High Road, Tottenham High Cross, Grade II listed, forms the area's primary landmark. The High Cross is an octagonal tower with a conical upper section which rises to a height of approximately seven metres. Originally a wooden cross dating back to 1409, the present structure is constructed of stuccoed brick and dates from 1809. The High Cross is of distinct streetscape interest, however it has an unattractive setting on a traffic island surrounded by busy, divisive roads.

### **Philip Lane, Town Hall Approach Road and Environs**

- 9.22 This section of the conservation area surrounds the western part of Tottenham Green, which provides the area with a degree of openness and is surrounded by mature deciduous trees that punctuate the High Road's streetscene and have a formative influence on the area's character and appearance. The ancient green is surrounded to the west by a group of institutional buildings fronting the Town Hall Approach Road, whilst the Holy Trinity Church is situated on the northern side of the Green. The section of Philip Lane within the Conservation Area is primarily fronted by two-storey terraced properties.
- 9.23 To the west of *The Swan* Public House, which defines the junction with the High Road, Philip Lane is fronted by a vacant single storey retail unit and a two-storey Edwardian property (Nos. 2-4), both of which are in a poor state of repair. The adjacent bus garage, Nos. 6-26 Philip Lane, is situated beyond the Conservation Area boundary, however the contemporary extension to the garage, Nos. 28-30, is included within the area. The extension, which has a grey clad façade and a barrel roof which partly cantilevers over the forecourt. The remainder of the northern side of Philip Lane is fronted by two terraces of Edwardian dwellings (Nos. 32-42 and 44-70). The properties have painted facades and canted bay windows that incorporate moulded stucco detailing and are surmounted by hipped gables. The former group also includes retail units at ground floor level, which are mostly in a poor state of repair. Several of the terraced properties have been detrimentally altered, through the introduction of modern windows and roofs and the removal of their canted bay windows.
- 9.24 To the south of Philip Lane, Tottenham Green comprises a well-planted public green space, which is surrounded by mature deciduous trees. The northern boundary to Tottenham Green is defined by Holy Trinity Church and the associated vicarage and school, which flank the southern side of Philip Lane. The church was erected between 1828 and 1830 to designs by James Savage. It is constructed of white stone and includes octagonal corner turrets and lancet windows. The church's tall eastern gable elevation has a prominent role in the streetscene. The adjacent single-storey Victorian school building is constructed of London stock brick with stone dressings and has casement windows with lozenge glazing and a slate roof. An ancient well, with a conical tiled roof, is situated immediately to the east of the school. The listed well, church and school building, with the nearby *Swan* Public House, form an attractive and complementary assemblage of buildings and structures, which make a positive contribution to the area's character and appearance.
- 9.25 To the west of this section of Tottenham Green, the Town Hall Approach Road is fronted by a consistent group of grand Edwardian public buildings, which were constructed between 1904 and 1905 by A. S. Taylor and R Jemmett. The buildings, which are all of a Baroque style, are constructed of red brick with Portland stone dressings and have hipped slate roofs. The town hall, which is the grandest of the three buildings has a richly decorated façade, which incorporates Tuscan pilasters, rusticated window and entrance surrounds, tall arched windows and pronounced keystones. In addition, the building's roofscape includes urn finials and open pediments and is dominated by a prominent central baroque style cupola. The former Fire Station and Swimming Baths are slightly more restrained though include similar open pediments, rusticated entrance surrounds and pronounced



keystones to the Town Hall. The land to the rear of the Town Hall is designated for development and a Development Brief has been prepared as guidance. The former depot site represents at the rear a clear opportunity site for sympathetic redevelopment.

- 9.26 The former Swimming Baths are now being developed as the Bernie Grant Performing Arts Centre. Only the frontage of the original Edwardian building is retained.
- 9.27 To the north of the former Swimming Baths, the Tottenham Community College occupies the former County School building; an Edwardian building which was constructed in 1913 by G. Crothall. Like the adjacent group, it is constructed of red brick and has limestone dressings and a hipped slate roof, which is dominated by a prominent central cupola. The former school building is of a complementary scale and design to the adjacent group and makes a positive contribution to the streetscene.
- 9.28 Beyond the community college, at the northernmost end of the Town Hall Approach Road, the frontage to the Tottenham Green Centre is included within the Conservation Area. The frontage consists of a car park and isolated areas of landscaping, and has a detrimental impact on the area's character and appearance.
- 9.29 Further south, the junction between the Town Hall Approach Road and the High Road is defined by the Tottenham War Memorial, which was erected in 1923. The memorial consists of a stone pillar that is surmounted by a bronze *'angel of peace'* statue, designed by L. S. Roselyn.

#### **High Road (eastern side) – Monument Way to Tottenham Green**

- 9.30 This section of the Conservation Area is dominated by Tottenham Green which is divided into two distinct parts by the High Road. Accordingly, like the previous area it is characterised by a greater sense of openness than much of the High Road and the mature trees on the Green have an important role in the streetscene. Unlike the aforementioned area, much of this stretch of the High Road is fronted directly by unattractive commercial premises. Conversely, the eastern section of the green is surrounded to the east by the neo-Georgian buildings associated with the former Tottenham Hospital, which have been converted for residential use. These buildings, along with the narrow roads and the densely vegetated green space, provide 'Tottenham Green East' with an enclosed, relatively quiet residential character, despite its proximity to the High Road.
- 9.31 At the northern edge of this section of the Tottenham Green Conservation Area, the junction between Monument Way and the High Road was defined by the *Rose and Crown* (No. 344), a public house of mid 20th Century origin, which is now demolished. Planning Permission has been granted for a new residential development. is adjoined to the south by a two-storey health centre building, which is functional in appearance and detracts from the streetscene. The adjacent buildings, Nos. 312-328 Tottenham High Road, comprise a varied group of two and three storey commercial buildings, which front directly onto the High Road. The majority of these buildings have unadorned and/or altered facades as well as poorly integrated ground floor retail units. Accordingly, most make a neutral contribution to the streetscene. However, No. 324, a red brick building with stone quoins and banding, and No. 318-320, which incorporates decorative stucco window surrounds,

have a positive impact on the area's character and appearance. In addition, No.316 Tottenham High Road, a brown brick building with red brick dressings and a well-modulated principal elevation, makes a positive contribution to the streetscene. At the southern end of the group, No. 312 is an unattractive building of late 20<sup>th</sup> Century origin which has a grey and pink clad façade and detracts from the streetscene.

- 9.32 At the junction with Colsterworth Road, the High Cross United Reform Church and the associated hall are set back from the High Road behind a small green space. The church comprises a two-storey building, which is constructed of London stock brick and has arched leaded windows and a slate roof. The adjoining single-storey hall is also constructed of London stock brick, though has a stone clad elevation to Colsterworth Road, which incorporates red brick banding and lancet windows. The church and hall both have a positive role in the streetscene, though are surrounded to the south by an unattractive, two metre high concrete wall. To the east of the church, No. 1a Colsterworth Road is included within the Conservation Area. The two-storey property, which is of mid 20<sup>th</sup> Century origin is of no architectural merit and makes no contribution to the area's character and appearance.
- 9.33 On the southern side of Colsterworth Road, Laseron House comprises a five storey block of flats of late 20<sup>th</sup> Century origin, which is set back from the High Road. The building, is constructed of red brick and has a stepped façade which replicates the curve of the northern section of Tottenham Green East. To the rear, Colsterworth Road is fronted by a terrace of three-storey buildings (Nos. 2a-8b Colsterworth Road), which are similar in form to Laseron House and have a neutral role in the streetscene. It is of architectural interest in its siting, massing, in how its top floor is articulated, in how it relates to the adjacent Mountford House, and how curves around the corner to Colsterworth Road. The area to the south of Laseron House is dominated by the eastern section of Tottenham Green, which comprises a small green space that is surrounded by mature trees. The green's dense vegetation creates a screen from the High Road and provides Tottenham Green East, which is lined with an attractive cluster of grand neo-Georgian former hospital buildings, with a quiet residential character. The northernmost buildings of the former Tottenham Hospital, Mountford House, comprise a pair of listed three-storey properties with a well-proportioned façade. The buildings are constructed of brown brick and have a stone cornice, timber sash windows and prominent Doric porticoes. They are adjoined to the north by a well-integrated single-storey stuccoed extension, which has a curved façade and a large recessed window, with a shallow arched top.
- 9.34 Further south, Deaconess Court comprises a grand four-storey building, which is constructed of red brick with stone dressings and has a well-modulated, symmetrical principal elevation. It was constructed in 1899 and following the closure of the hospital in the late 1980s was converted for residential use in 1993. The building's façade is dominated by an oversized portico, which is surmounted by a stuccoed curved bay window that incorporates a decorative central motif. Like the adjacent former hospital buildings, Deaconess Court is set behind a small, well-planted garden and makes a positive contribution to the area's character and appearance. It is adjoined to the north by a two-storey former hospital building (No. 2a Elliot Court), which has been converted for residential use and includes a recessed modern penthouse level.

9.35 The southern side of Tottenham Green East is fronted by a pair of three-storey buildings, plus basement levels (Nos. 1 and 2), which are similar in origin and appearance to Mountford House. The buildings are constructed of brown brick and have timber sash windows, which at ground floor level, are set within recessed arches. Their recessed side entrance bays also include rendered entrance surrounds with decorative fanlights. Both buildings are of architectural distinction – No. 2 is listed - and both make a positive contribution to this section of Tottenham Green Conservation Area.

### **High Road – South of Tottenham Green**

9.36 The area of the Conservation Area to the south of Tottenham Green is characterised by the juxtaposition between the contrasting scales of building lining the eastern and western sides of the High Road. The eastern side of the road is lined with mixed two and three-storey commercial buildings, which provide this section of the High Road with an almost continuous frontage. Conversely, the area to the west of the High Road is occupied by a group of larger buildings associated with the College of North East London and the adjacent former Jewish Hospital, which are significantly set back from the road. A wide pavement with raised flowerbeds also flanks the western side of the High Road and further enhances the setting and grandeur of these buildings.

9.37 To the south of the junction between the Town Hall Approach Road and the High Road, the College of North East London comprises a classical red brick building with stone dressings and a prominent central pediment. The building, which dates from the interwar period, formerly accommodated the Tottenham Technical College. It is adjoined to the north by a contemporary extension, which is constructed of bright red brick and has a projecting glazed entrance bay. Both the original college building and its modern extension make a positive contribution to the streetscene.

9.38 To the south of the College, the former Jewish Hospital building, No. 295 Tottenham High Road, comprises a well-proportioned Jacobean style building, which was erected between 1897 and 1901 to designs by H. H Collins and M Collins. It is constructed of red brick and has a richly detailed façade, which includes shaped and stepped gables, large timber sash windows and curved bays surmounted by balustrades. The former hospital building and the associated outbuildings, which are of a similar design, make a positive contribution to the area's character and appearance. The building is surrounded by a group of mature London Plane trees as well as a red brick wall with red painted railings, all of which have an important role in the streetscene.

9.39 The eastern side of this section of the High Road is primarily fronted by two and three storey terraces of buildings, which have mostly been adversely altered and have unsympathetic retail units at ground floor level. To the south of the junction with Tottenham Green East Nos 280 –296, is the site of another permitted affordable housing development.

9.1 The previous buildings including the *Connaught Tavern* Public House have been demolished for thye development.

9.40 Further south Nos. 264-268 Tottenham High Road comprise a group of two-storey buildings, plus mansard attic levels, with white painted facades and unsympathetic modern windows. The buildings' retail unit retains some of its traditional features

and as a group they make a positive contribution to the streetscene. They are adjoined to the south by a terrace of three-storey buildings (Nos. 258-262), which are constructed of London stock brick. The facades to Nos. 258 and 262 have, however, been unsympathetically painted and all of the buildings have suffered from detrimental alterations. At the southern boundary of the Conservation Area, Nos. 250-256 Tottenham High Road comprise a consistent terrace of two-storey buildings, plus attic levels, which are similar in form to the aforementioned group at Nos. 264-268. The buildings are constructed of London stock brick with red brick dressings and have slate mansard roofs, which are set behind a raised parapet. Whilst the buildings' retail units have been adversely altered, as a group the buildings make a positive contribution to the character and appearance of this section of the Conservation Area.

### **Talbot Road and Environs**

- 9.41 Talbot Road is a quiet, tree-lined residential street, which is situated to the east of the High Road. It is fronted by a range of dwellings of Victorian, Edwardian and late 20<sup>th</sup> Century origin, which provide the area with a domestic scale and a greater degree of consistency than the majority of the Conservation Area. Many of the properties within this area are set back from the road and are surrounded by well-planted gardens with mature trees, which have an important role in the streetscene. The rear elevations to the buildings fronting the High Road and their outbuildings are visible from sections of Talbot Road and also have an influence on the street's character and appearance.
- 9.42 Beaufort House, which is situated at the northern end of Talbot Road, comprises a four-storey, grey brick block of flats, which is functional in appearance and makes a neutral contribution to the Talbot Road streetscene. To the south, Nos. 39 and 41 Talbot Road form a pair of two-storey Victorian villas, which are constructed of London stock brick and have hipped slate roofs. No. 41 (Spring Cottage) is listed and has a detailed façade, which incorporates casement windows with stucco surrounds and an entrance that is surrounded by a dentil cornice and a wooden porch. Both of the dwellings are set within densely vegetated gardens and make a positive contribution to the streetscene. Further south, Talbot Close forms a cul-de-sac that is lined with two-storey terraces of yellow brick properties of late 20<sup>th</sup> Century origin. The buildings are of no architectural interest and have a detrimental impact on the areas character and appearance.
- 9.43 On the eastern side of Talbot Road, opposite Talbot Close, Nos. 18-40 comprise a terrace of two-storey Edwardian dwellings, which are constructed of red brick and have white rendered canted bay windows which are surmounted at roof level by hipped gables. The properties form a uniform group that contributes to the sense of rhythm and consistency experienced on Talbot Road.
- 9.44 To the south of Talbot Close, Nos. 31-33 Talbot Road form a symmetrical pair of three-storey dwellings with a white-painted façade, which incorporates decorative stucco window surrounds and recessed arched entrances. Although the properties' former front gardens are used for car parking, both buildings are of architectural merit. Further south, Kenmare Court comprises a three-storey block of flats of late 20<sup>th</sup> Century origin, which is constructed of yellow brick and is of limited architectural interest. It is adjoined to the south by Blenheim Rise; a cul-de-sac providing access to the rear of No. 230 Tottenham High Road and the residential units above (Nos. 1-50 Blenheim Rise). The building's rear elevation and the

associated access road are visually unattractive and have a detrimental impact on the Talbot Road streetscene.

- 9.45 To the south of the access road, Nos. 21 and 23 Talbot Road comprise a pair of semi-detached two-storey properties with painted/rendered facades, quoins and a hipped slate roof. The dwellings are of architectural interest and contribute to the streetscene. At the southern end of the street, Nos. 1-19 Talbot Road form a consistent terrace of two-storey Edwardian dwellings, which are identical to those at Nos. 18-40. The properties are constructed of London stock brick and have canted bay windows with decorative stucco detailing, stucco entrance surrounds and hipped roofs. The terrace is set back from Talbot Road behind an attractive communal green space, which is surrounded by mature deciduous trees and contributes to the area's character and appearance.
- 9.46 On the eastern side of Talbot Road, Nos. 10-16 comprise two pairs of semi-detached dwellings of Victorian origin, which are constructed of London stock brick and have slate roofs. Nos. 10, 12 and 16 incorporate rendered canted bay windows at ground floor level, whilst the façade to No. 14 Talbot Road is dominated by a large, white-painted bay. The adjacent dwelling, No. 8 Talbot Road, is an unattractive detached property of mid 20<sup>th</sup> Century origin, which has an oversized hipped roof, and an ill proportioned façade. The dwelling is of no architectural interest and along with its forecourt parking detracts from the area's character and appearance. Further south, Nos. 4 and 6 Talbot Road comprise a pair of semi-detached three-storey dwellings, which are constructed of London stock brick and have decorated facades and a hipped roof. The adjacent dwelling, No. 2 Talbot Road, is a detached two-storey dwelling, which is also constructed of London stock brick and has a slate roof, though is more restrained in appearance than many of the dwellings on Talbot Road.

## **10.0 SEVEN SISTERS/PAGE GREEN CONSERVATION AREA ( No. 26)**

10.1 The Seven Sisters Conservation Area is focussed solely on the section of the High Road surrounding Seven Sisters Station and includes Broad Lane and adjacent residential streets. Within this area, the High Road is at its busiest and most divisive, and the busy junctions with Broad Lane and Seven Sisters Road have a significant influence on the area's character. The area is primarily residential in use and Broad Lane and the surrounding streets are fronted by consistent terraces of Victorian dwellings, which provide the area with a degree of uniformity. Similarly, much of this stretch of the High Road is lined with terraced dwellings, which are set back from the Road behind screens of vegetation. In particular, at the southern end of the area, the mature London Plane trees that screen the properties on Page Green Terrace from the High Road, have a formative influence on the areas character and appearance. Conversely, the northern end of the Conservation Area is dominated by the long unadorned façade to the supermarket at No. 230 Tottenham High Road, which has an imposing impact on the streetscene.

10.2 In the subsequent description of the area's character and appearance, the Conservation Area is divided into three sections.

### **High Road (west side)**

10.3 This relatively short section of the High Road is primarily fronted by uniform terraces of Victorian properties, which provide it with a greater degree of consistency than the majority of the historic corridor. Most of the buildings remain largely intact, however several include unattractive retail units at ground floor level. The buildings are significantly set back from the road, and the wide pavements flanking the High Road include a degree of street furniture and planting as well as excessive clutter.

10.4 The northern section of this stretch of the High Road is lined with two long terrace of consistent three-storey properties of Victorian origin (Nos. 263-287 and 289-293), which are set back from the High Road. The dwellings are constructed of London stock brick and have slate roofs. Their facades include canted bay windows at ground and first floor level as well as decorative stucco entrance surrounds and white rendered lintels. The dwellings, which remain largely intact and provide this section of the street with a degree of uniformity, make a positive contribution to the streetscene. At the southern end of the terrace, Nos. 263 and 265 Tottenham High Road include unattractive retail units and are surrounded by a clutter of canopies and signage. To the south of this group, No. 261 Tottenham High Road terminates the eastern end of the terrace. The building, which is constructed of London stock brick with red brick dressings and stucco detailing is of architectural interest, though it includes an unattractive projecting retail unit at ground floor level.

10.5 To the south of West Green Road, Nos. 255-259 comprise a three-storey red brick building with a hipped slate roof. The buildings' retail units retain many of their traditional features and make a positive contribution to the streetscene. The adjoining buildings, Nos. 251 and 253 Tottenham High Road, are currently under renovation.

10.6 Further south, Nos. 227-249 Tottenham High Road comprise a long terrace of consistent two-storey buildings with unadorned red brick facades and a uniform slate roofscape. Whilst the majority of the buildings include poorly integrated retail

units, as a group, the utilitarian terraced buildings make a neutral contribution to the streetscene. At the southern end of the terrace, in the immediate vicinity of Seven Sisters Underground Station, No. 225 Tottenham High Road and No. 725 Seven Sisters Road forms a three-storey commercial building with large picture windows at first and second floor level. Although the building is currently vacant and in a poor state of repair, it remains of some architectural interest and makes a positive contribution to the streetscene. The remainder of the western side of this section of the High Road, which comprises the Stonebridge Estate to the north of South Tottenham Station, is situated beyond the Conservation Area boundary.

### **Broad Lane, Wakefield Road and Environs**

- 10.7 The section of the Conservation Area surrounding Broad Lane is primarily residential in character, though also includes commercial premises and some smaller green spaces. The busy junction between the High Road and Broad Lane, however, also has a significant influence on the area's character.
- 10.8 To the north of Broad Lane, the section of Tottenham High Road within the Seven Sisters Conservation Area is dominated by the Tesco Supermarket (No. 230), constructed in the late C20 ; an imposing building with a long, monolithic red brick façade, which has a detrimental impact on the streetscene. No. 230 is adjoined to the south by a grand four-storey former bank building (Nos. 220-224 Tottenham High Road), which successfully defines the junction with Broad Lane. The classical building, which dates from 1902, is constructed of red brick and sandstone and includes a rusticated ground floor level with arched windows and an angled gable at the corner of the building, which is set behind a balustrade and flanked by 'pepperpot' turrets.
- 10.9 To the rear of Nos. 220-224 Tottenham High Road, Broad Lane is fronted by the unattractive flank elevation to the adjacent supermarket and the access ramp to the associated car park. Further east, Nos. 9-35 comprise a terrace of relatively uniform two-storey dwellings, which are constructed of red brick and have canted bay windows at ground and first floor level with stucco detailing and hipped gables. Whilst many of the properties have unsympathetic painted or rendered facades as well as modern windows and roofs, as a consistent group they make a positive contribution to the streetscene.
- 10.10 To the east of the junction with Talbot Road, Broad Lane is fronted by a mixed terrace of three-storey buildings with poorly maintained retail units at ground floor level. At the junction with Talbot Road, No. 37 Broad Lane is a former public house building, which is constructed of London stock brick with rendered banding and window surrounds. The building has a traditional public house frontage at ground floor level, which includes decorative columns, an arched entrance and a projecting cornice and is surmounted by cast iron detailing. The former public house is adjoined to the east by a group of Victorian terraced buildings (Nos. 39-45) which are constructed of London stock brick with red brick dressings and have a consistent parapet cornice. The buildings projecting ground floor level retail units retain their pilasters and corbels, though are currently vacant and in a poor state of repair. Nonetheless, although significantly altered, the group remains of some architectural interest. The adjacent buildings, Nos. 47-53 Broad Lane, comprise a group of terraced properties with prominent gables, which have been adversely altered and make a neutral contribution to the streetscene.

- 10.11 On its southern side, Broad Lane is flanked by 'Page Green Common' an open green space, which is surrounded by mature deciduous trees. The green is the former site of seven Elm trees, which are said to have been planted by seven sisters and gave rise to the name of Seven Sisters Road. Although it is situated immediately adjacent to Broad Lane and the High Road, Page Green Common is situated immediately adjacent to Broad Lane and the High Road and enhances the area's character and appearance.
- 10.12 To the south of the common, Ashmount Road is fronted by a terrace of two-storey properties (Nos. 7-23), which are identical in form and origin to those on the northern side of Broad Lane. The properties are constructed of red brick and have canted bay windows which rise to first floor level and in many cases are surmounted by hipped gables. Although most of the dwellings have been detrimentally altered, the terrace provides the street with a degree of uniformity and contributes to the area's character and appearance. Further east, at the junction with Wakefield and Rangemoor roads, Ashmount Road is fronted by a pair of two-storey, semi-detached dwellings (No. 40 Wakefield Road and No. 98 Rangemoor Road) which are constructed of red brick and have prominent gables with half-timbered detailing. The properties are set within well-planted gardens and make a positive contribution to the streetscene.
- 10.13 The remainder of this section of the Conservation Area is occupied by quiet residential streets lined with Victorian terraced dwellings, which provide the area with a domestic scale and a degree of consistency. To the south of Ashmount Road, the section of Wakefield Road within the Conservation Area is primarily fronted by two groups of two-storey terraced dwellings. Nos. 19-27 Wakefield Road comprise a mixed group of properties, which are constructed of red brick, although the facades to Nos. 23-27 have been unsympathetically painted. The dwellings make a positive contribution to the streetscene, though are adjoined to the south by an unattractive cluttered yard (No. 19a), which detracts from the area's appearance. Further south, Nos. 9-15 Wakefield Road comprise a more consistent terrace of red brick dwellings, which have prominent rendered lintels, recessed arched entrances and canted bay windows at ground floor level. At the northern end of the terrace, No. 17 is a three-storey building of similar appearance, which successfully defines the junction with Earlsmead Road. The eastern side of the road is flanked by a small open grassed space which includes mature deciduous trees and contributes to the Wakefield Road Streetscene.
- 10.14 To the east of Wakefield Road, Rangemoor and Harold roads are fronted by consistent terraces of two-storey properties (Nos. 65-73 Rangemoor Road and Nos. 6-24 Harold Road). The dwellings are constructed of London stock brick with red brick dressings and have slate roofs, which incorporate hipped gables. Unlike many of the properties in this area, these terraces remain almost entirely intact and make a positive contribution to the streetscene. At the eastern end of Harold Road, a small playground associated with the Earlsmead School Nursery is included within the Conservation Area. The play area is surrounded by dense foliage, though is of little interest. Earlsmead School is the dominant building which has a significant influence on the character of Page Green Common and the surrounding area.



### **High Road (east side) – South of Broad Lane**

- 10.15 This section of the High Road is primarily flanked by terraces of grand residential properties, which front Page Green terrace. The properties are set behind a long row of London Plane trees, which provide a dense screen and are of distinct streetscape interest. Accordingly, these properties appear somewhat detached from the majority of the High Road. The former Salvation Army Citadel, which is currently used as a church, has a prominent role in the streetscene of this section of the Tottenham High Road Historic Corridor. The elevated railway line which forms the Conservation Area's southern boundary is also an important element in creating area's character and appearance.
- 10.16 At the northern end of this section of the High Road, the buildings between Ashmount and Earlsmead roads are situated beyond the Conservation Area boundary. To the south of Earlsmead Road, the High Road is fronted by a terrace of two-storey Victorian properties (Nos. 206-212) plus basement levels, which are constructed of red brick and have canted bay windows with stucco decoration. The area of hardstanding in front of No. 206 however has a detrimental impact on the streetscene. Further south, Page Green Terrace is fronted by the Christ Apostolic Church; a two-storey red brick building with white rendered detailing and prominent castellated turrets. The church building, which was originally constructed as a Salvation Army Citadel, is adjoined to the north by a single-storey hall with a stepped gable. Both the church and the associated hall are of architectural and historic interest and make a positive contribution to the streetscene.
- 10.17 To the south of the church, the junction between Page Green Terrace and Pembroke Road is defined by a grand, four-storey property plus semi-basement (No. 200 Tottenham High Road), which has a prominent role in the streetscene. The building is constructed of grey brick and has highly decorated principal elevations with rich stucco decoration and prominent bracketed eaves. The property is adjoined to the south by a more restrained terrace of three-storey dwellings (Nos. 184-198), with painted facades and white-rendered lintels and entrance surrounds. The southern end of terrace property also includes a mansard attic storey and has an octagonal bay set within the corner of the building. Whilst most of the buildings have been detrimentally altered and are in a poor state of repair, they are of some architectural interest and retain the consistent scale and rhythm of Page Green Terrace.
- 10.18 Further south, Colless Road is fronted by a well-preserved three-storey property (No. 182 Tottenham High Road), which is constructed of London stock brick with red brick dressings and has a well-modulated façade with a prominent central entrance bay. Although it is less adorned than the adjacent buildings on Page Green Terrace, the property is of distinct architectural interest and makes a positive contribution to the area's character and appearance. It is adjoined to the south by two consistent groups of three-storey terraced dwellings (Nos. 174-180 and Nos. 170-172), both of which are of Victorian origin. Whilst the former group is constructed of London stock brick and the latter pair are red brick dwellings, both have richly detailed stucco facades and prominent bracketed eaves. These dwellings all remain essentially intact and have positive role in the area's streetscene.
- 10.19 The final group of properties lining this section of Page Green Terrace are more varied in appearance than the adjacent terraces. At the northern end of the group,

No. 168 Tottenham High Road comprises a functional four-storey building of late 20<sup>th</sup> Century origin, which makes a neutral contribution to the streetscene. It is adjoined to the south by a group of three-storey terraced dwellings, plus basement levels, which are constructed of London stock brick and have prominent gables (Nos. 162-166). Like many of the aforementioned terraced properties, their facades have canted bay windows with moulded stucco decoration and white rendered lintels. At the southern end of Page Green Terrace, No. 160 Tottenham High Road comprises a two-storey red brick building with white rendered window surrounds and a prominent Venetian window. The building, formerly the Tottenham Enterprise Club is now vacant and in disrepair, was erected in 1923 and originally house Burgess' Department Store. It is of architectural merit and makes a positive contribution to the character and appearance of the Seven Sisters Conservation Area.

## **11.0 SOUTH TOTTENHAM CONSERVATION AREA (No. 27)**

- 11.1 The South Tottenham Conservation Area covers the section of the Tottenham High Road Historic Corridor between South Tottenham Station and the southern boundary to the London Borough of Haringey, in the vicinity of Stamford Hill. This section of the High Road is fronted by a range of buildings of varying age, scale and appearance, including groups of two and three storey Victorian terraced buildings. The area therefore has a relatively diverse, urban character and lacks a coherent character and appearance. It also includes areas of utilitarian terraced properties, which line the streets to the east of the High Road.
- 11.2 The area's main landmark is St Ignatius' Roman Catholic Church, which is situated at the southern end of the Conservation Area as the High Road begins to rise towards Stamford Hill. The Church has twin towers, which are prominent in views throughout the Conservation Area and have an imposing impact on the wider area of South Tottenham and Stamford Hill.
- 11.3 This stretch of the High Road is also lined intermittently by mature London Plane trees, whilst towards the Conservation Area's southern boundary, the road rises gradually towards Stamford Hill. Accordingly, the area's vegetation and topography also have an influence on its character and appearance.
- 11.4 For the purposes of the following description, the area is divided into three sub-areas.

### **High Road – North of Sherbero Road**

- 11.5 This Section of the High Road is fronted by relatively consistent three-storey terraces of buildings which front directly onto the High Road and create a relatively strong sense of enclosure. This is enhanced by the Victorian railway bridge, which forms the area's northern boundary and has an influential role in the streetscene. To the east of the High Road, sections of the Victorian terraces lining Crowland and Ferndale roads are included within the Conservation Area boundary. These modest terraces are typical of the wider area to the east of the High Road and provide the streets with a degree of consistency.
- 11.6 At the Conservation Area's northern boundary, South Tottenham Station consists of elevated platforms which are flanked by tall London stock brick walls and a small cluster of single and two storey Victorian station buildings. The station was constructed in 1878 and serves the Tottenham and Hampstead junction line. It is, however, situated to the north of the aforementioned railway bridge and appears somewhat detached from the remainder of the Conservation Area. Views south from the station are dominated by St Ignatius' Church.
- 11.7 To the south of the railway bridge, the High Road is dominated by the *Dutch House* (Nos. 148-156 Tottenham High Road); a grand three-storey public house, which is constructed of London stock brick with red brick dressings and has a traditional blue-painted ground floor fascia. The building has a richly decorated façade, which is dominated by an elaborate stucco turret set within the corner of the building at the junction with Crowland Road.

- 11.8 On the western side of the High Road, Nos. 153 and 155 comprise a partially rebuilt pair of three-storey terraced dwellings which are constructed of London stock brick with a poorly integrated yellow brick ground floor level and a mansard roof. The adjacent building, Nos. 149-151 Tottenham High Road, is a three-storey infill building of a similar scale and proportion to Nos. 153 and 155. Like the adjacent pair, the property is of limited architectural interest and has a neutral role in the streetscene. They are adjoined to the south by a pair of three-storey Victorian buildings (Nos. 145-147 Tottenham High Road), which are constructed of London stock brick with red brick dressings and are essentially utilitarian in appearance. The buildings have unsympathetic shop units at ground floor level, though make a positive contribution to the area's character and appearance.
- 11.9 Further south the majority of the western side of the High Road is fronted by prosaic terraces of late 20<sup>th</sup> Century origin, which are situated beyond the conservation area boundary. At the junction with Sherbro Road, however, the Golden Stool Public House is included within the Conservation Area. The public house comprises a three-storey red brick building of mid 20<sup>th</sup> Century origin, which, though essentially intact, is of limited architectural or historic interest and has a neutral role in the streetscene.
- 11.10 To the south of the junction with Crowland Road, the High Road is fronted on its eastern side by a uniform terrace of three-storey Victorian properties (Nos. 130-146), which are constructed of London stock brick with red brick dressings and interesting elevational detailing. The buildings remain largely intact, however the majority of their retail units have been detrimentally altered. Nonetheless, several retain their pilasters and corbels, which contribute to the terrace's sense of rhythm and consistency.
- 11.11 To the east of the High Road, Nos. 2-20 Crowland Road and Nos. 1-41 Ferndale Road are included within the Conservation Area boundary. The roads were laid out during the late 19<sup>th</sup> Century and these terraces are broadly typical of the wider surrounding area to the east of the High Road. Nos. 2-20 Crowland Road comprises a consistent terrace of three-storey Victorian dwellings which are constructed of London stock brick with red brick dressings and stucco detailing. The properties have canted bay windows at ground floor level, arched entrance surrounds and decorative bargeboards. The latter group (Nos. 1-41 Ferndale Road) comprise a terrace of two-storey dwellings, plus attic levels, which are constructed of London stock brick with red brick dressings and have square bay windows at ground floor level, stucco window and entrance surrounds and bracketed eaves. Although several of the dwellings in both groups have been altered and the properties are of varying quality, the majority remain of some architectural interest and make a positive contribution to the area's character and appearance. No. 2 Crowland Road, however, has been drastically altered, through alterations to the roofscape and the introduction of an unsympathetic square bay at ground floor level, and has a detrimental impact on the Crowland Road streetscene.

#### **High Road (east side) – South of Lealand Road**

- 11.12 This section of the Conservation Area is primarily lined with terraces of two and three storey buildings which contribute to the area's enclosed urban character. Nonetheless, the buildings are relatively undistinguished and whilst some of the groups are relatively consistent, as a whole this section of the Conservation Area does not display a coherent character. Moreover, towards Stamford Hill the

Conservation Area includes a large vehicle repair depot and petrol station, which have a prominent and detrimental role in the streetscene.

- 11.13 To the south of Lealand Road, the High Road is fronted by a terrace of three-storey properties (Nos. 94-110), which are of similar origin and appearance to the aforementioned group (Nos. 130-146). The buildings are constructed of London stock brick and have a hipped slate roof as well as rendered lintels and bracketed eaves. Unlike the aforementioned group however, several of the buildings have been unsympathetically altered and many have painted facades and modern windows. Nonetheless, several of their retail units retain their pilasters, corbels and cornices. To the south of the junction with Gladesmore Road, Nos. 88-92 Tottenham High Road comprise an identical group, which appears to have previously formed part of a longer terrace. These buildings are adjoined to the south by a more varied two-storey terrace of properties (Nos. 78-86), which are constructed of London stock brick and have a hipped slate roof and retail units at ground floor level. Most of the buildings have painted facades and/or unsympathetic modern windows and, whilst their retail frontages retain some traditional features, the terrace makes no contribution to the Conservation Area. .
- 11.14 Further south, Nos. 56-76 Tottenham High Road comprise a varied group of two and three storey buildings, of varying origin and appearance. Nos. 72-76 Tottenham High Road form a two-storey group of buildings, which are similar in age and appearance to the adjacent terrace to the north of Wargrave Road [6.6]. They are constructed of London stock brick, though have painted facades and poorly integrated retail units at ground floor level. They are adjoined to the north by the Loyola Hall; a utilitarian, three-storey building of mid-20<sup>th</sup> Century origin, which is constructed of London stock brick and has large steel framed windows [6.6]. Like the adjoining group, the hall has a neutral role in the Tottenham High Road streetscene.
- 11.15 To the south of the Loyola Hall, No. 62 Tottenham High Road is a three-storey building with a bright red painted façade and a slate roof, which has a neutral role in the streetscene. It is adjoined to the south by the *Moll Culperse* Public House (Nos. 58-60 Tottenham High Road); a three-storey building which is constructed of London stock brick with red brick dressings and has a traditional public house façade. To the south, No. 56 Tottenham High Road comprises a three-storey end of terrace building that is angled to address the junction with Norfolk Avenue. The building has a white-painted façade with prominent cornices and a raised parapet, though has modern windows and a poorly integrated retail frontage.
- 11.16 Further south, between Norfolk and Rostrevor avenues, the High Road is fronted by a vehicle repair depot, which consists of three single-storey utilitarian buildings, which are constructed of corrugated metal, and an associated forecourt. The low-rise depot has a disruptive influence on the streetscene and a detrimental impact on the area's character and appearance.
- 11.17 To the south of Rostrevor Avenue, Nos. 8-14 Tottenham High Road comprise a terrace of two-storey buildings, which are constructed of red brick and have white rendered window surrounds. The buildings have poorly integrated retail frontages and unsympathetic dormer windows and like many of the buildings within south Tottenham are relatively undistinguished. Accordingly their role in the streetscene is neutral.

11.18 Further south, the petrol station and forecourt at Nos. 2-6 Tottenham High Road are included within the Conservation Area's southern boundary. The petrol station is clearly of no architectural or historic interest and detracts from the area's character and appearance.

### **High Road (west side) – South of St Anne's Road**

11.19 This southernmost section of the South Tottenham Conservation Area is dominated by St Ignatius' Roman Catholic Church, which is surrounded by a presbytery and associated school buildings. To the south of the church the western side of the High Road is fronted by grand residential properties, which are set above street level and stepped in height as the road rises towards Stamford Hill. In the vicinity of Stamford Hill, the High Road is amongst its busiest and most divisive and, as with the majority of the Tottenham High Road Historic Corridor, the busy road has an integral role in defining the area's character.

11.20 St Ignatius' Roman Catholic Church is a vast cruciform building with twin towers, which dates from between 1902 and 1906. The Gothic inspired building, designed by Benedict Williamson, is constructed of dark brick with rough stone window surrounds, whilst its complex western elevation is constructed of Belgian brick and includes a giant arched entrance. It is situated at an elevated section of the High Road and has a prominent role in views throughout South Tottenham. To the rear of the church, the Presbytery comprises an imposing four-storey building, which is constructed of pale red brick and is relatively austere. The Church is adjoined to the north by St Ignatius' Primary School; a three-storey Victorian school building, which is constructed of London stock brick with red brick dressings and has a slate roof. The school is set behind a dense screen of mature London Plane trees and, like the adjacent Presbytery, is relatively restrained in appearance to avoid competing with the Gothic grandeur of the church. Together the church, school and Presbytery form an attractive and complementary cluster of buildings, which have a prominent role in the streetscene and make a positive contribution to the area's character and appearance.

11.21 To the south of the church, Nos. 19-25 Tottenham High Road, comprise a mixed terrace of three-storey dwellings, plus basement levels, which are of varying origin and appearance. Nos. 21 and 25 Tottenham High Road are Victorian properties which are constructed of London stock brick and have square bay windows with stucco detailing and elaborate recessed entrances. The dwellings are interspersed with infill properties (Nos. 19 and 23), which are of no architectural interest and have a neutral role in the streetscene. Further south, Nos. 11-17 Tottenham High Road form a more consistent terrace of grand three-storey dwellings, plus basement levels, which are of Victorian origin. The properties are constructed of red brick and have square bay windows with stucco detailing, and ornate arched entrance surrounds. The properties provide this section of the street with a degree of consistency not experienced elsewhere within this section of the Conservation Area, although they are in a relatively poor state of repair. Nonetheless, they remain of architectural interest and make a positive contribution to the character and appearance of this section of the South Tottenham Conservation Area.

## 12.0 AUDIT

### Introduction

- 12.1 An audit of the fabric of the Tottenham High Road Conservation Areas has been undertaken to identify listed buildings, unlisted buildings that contribute to the character and appearance of the Conservation Area, buildings and streetscape and other elements that detract from its character and appearance are also identified.

### STATUTORY LISTED BUILDINGS

Address	Date First Listed	Grade
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#### NORTH TOTTENHAM CONSERVATION AREA (No. 2)

##### High Road (east side)

No. 662	10.05.74	II
Nos. 664 & 666	10.05.74	II
Nos. 668 & 668A	10.05.74	II
No. 670	10.05.74	II
No. 676 (southern gate building at Whitbread's brewery)	10.05.74	II
No. 744 (Warmington House)	10.05.74	II
No. 774	10.05.74	II
No. 790 (Dial House)	22.07.49	II*
No. 792	22.07.49	II
No. 794	22.07.49	II
No. 796 (Percy House)	22.07.49	II*
Forecourt walls and railings to No.796 (Percy House)	22.07.49	II*
Nos. 798 to 802 (even)	22.07.49	II
Nos. 808 & 810	22.07.49	II*
Nos. 816 & 818	22.07.49	II
No. 820	10.05.74	II
No. 822	10.05.74	II

##### High Road (west side)

No. 639	10.05.74	II
Nos. 695 & 697	22.07.49	II
Tottenham Baptist Church	10.05.74	II
No. 699 (fronting onto Chapel Stones)	10.05.74	II
Wall on the south side of Chapel Stones (running west from No. 699 to James Place and south to the factory building)	10.05.74	II
No. 707 (fronting onto Church Road)	22.07.49	II
Nos. 797 & 799	10.05.74	II
Nos. 819 & 821	10.05.74	II
Nos. 867 & 869	22.07.49	II

##### Kings Road (north side)

No. 2	10.05.74	II
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##### Lansdowne Road (south side)

Church of St Mary	10.05.74	II
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##### Lordship Lane (north side)

Nos. 8 to 18 (even)	22.07.49	II
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<b>White Hart Lane (south side)</b> No. 7	10.05.74	II
<b>White Hart Lane (north side)</b> Nos. 32, 34 & 34A	22.07.49	II
<b>SCOTLAND GREEN CONSERVATION AREA (No. 18)</b>		
<b>High Road (west side)</b>		
No. 581 (Charlton Cottage)	22.07.49	II
Nos. 583 & 585	22.07.49	II*
Walls in front of Nos.583 & 585	10.05.74	II
Walls along south boundary of No.581 and around original back gardens of Nos.581, 583 & 585	10.05.74	II
<b>BRUCE GROVE CONSERVATION AREA (No. 22)</b>		
<b>Bruce Grove</b>		
Public toilets (including cast iron boundary railings, gates & overthrows)	28.01.97	II
<b>TOTTENHAM GREEN CONSERVATION AREA (No. 9)</b>		
<b>High Road (east side)</b>		
Tottenham High Cross Monument	22.07.49	II
<b>High Road (west side)</b>		
Old Well and Well House at junction with Philip Lane	22.07.49	II
Nos. 399 & 401 (British Legion Club)	10.05.74	II
Former High Cross School	10.05.74	II
Gate Piers & Railings to forecourt of former school	10.05.74	II
Former Tottenham Palace Theatre & Mecca Bingo Hall	9.12.92	II
<b>Philip Lane (south side)</b>		
Holy Trinity Church School	10.05.74	II
Church of Holy Trinity	10.05.74	II
Forecourt wall to Church of Holy Trinity with side walls to back of gardens fronting to Philip Lane	10.05.74	II
<b>Talbot Road</b>		
No. 41 (Spring Cottage)	10.05.74	II
<b>Tottenham Green (west side)</b>		
War Memorial	24.07.02	II
<b>Tottenham Green (east side)</b>		
Mountford House north of Prince of Wales' Hospital	10.05.74	II
<b>Tottenham Green (south side)</b>		
Nos. 1 & 2	10.05.74	II



<b>Town Hall Approach Road (west side)</b>		
Former Tottenham Fire Station	9.08.88	II
Tottenham Town Hall	9.08.88	II
Former Tottenham Public Baths	9.08.88	II
Former County School	9.08.88	II

**SEVEN SISTERS / PAGE GREEN CONSERVATION AREA (No. 26)**

<b>High Road (east side)</b>		
Nos. 220 to 224 (former Barclay's Bank)	10.05.74	II

**SOUTH TOTTENHAM CONSERVATION AREA (No. 27)**

<b>High Road (west side)</b>		
St Ignatius RC Church	10.05.74	II

**LOCAL LISTED BUILDINGS OF MERIT**

<b>Address</b>	<b>Date First Listed</b>
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**NORTH TOTTENHAM CONSERVATION AREA (No. 2)**

<b>Brereton Road (south side)</b>	
St Francis De Sales School	27.01.97

**Chapel Place**

Former Catholic Chapel & Pastor's House	27.01.97
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**Chapel Stones (south side)**

Tottenham Baptist Hall	27.01.97
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**High Road (east side)**

No. 628	11.06.73
No. 634 (Red Lion Public House)	27.01.97
Nos. 636 & 638 (former LCS department store)	27.01.97
Nos. 658 & 660	22.07.49
No. 676A (former Whitbread brewery offices)	27.01.97
Nos. 684, 684A & 684B	27.01.97
Nos. 686 to 690 (even)	27.01.97
Nos. 698 & 700	11.06.73
Nos. 704 & 706	11.06.73
No. 742	27.01.97
No. 746 (former Tottenham Dispensary)	27.01.97
No. 748 (The Red House)	27.01.97
No. 750 (The White Hart Public House)	27.01.97
Nos. 754 to 766 (even)	27.01.97
No. 814 (former Barclay's Bank)	27.01.97
Nos. 840 to 850 (even)	27.01.97
Nos. 860 & 862 (The Coach and Horses Public House)	27.01.97

**High Road (west side)**

Nos. 641 to 663 (odd) Criterion Buildings	27.01.97
Nos. 665 to 683 (odd) Criterion Buildings/Dean's Corner	27.01.97
Nos. 685 to 689 (odd)	27.01.97
No. 705	27.01.97
Wall to north of No. 707	11.06.73

No. 729 (St Francis De Sales Church Presbytery)	27.01.97
St Francis De Sales Church	27.01.97
Electricity Sub-station adjacent to Library	27.01.97
Nos. 743 to 757 (odd)	27.01.97
No. 759 (The Whitehall Tavern Public House)	27.01.97
Nos. 769, 771 & 771A	27.01.97
Nos. 773 to 779 (odd)	27.01.97
Nos., 793 & 795 (former Nat West Bank)	27.01.97
Nos. 801 to 805 (odd) (The Bricklayer's Arms Public House)	27.01.97
Nos. 809 & 811 (odd)	11.06.73
Nos. 813 to 817 (odd)	27.01.97
Nos. 823 to 829 (odd)	27.01.97
Nos. 841 & 843 (The Chequers Public House)	27.01.97
Nos. 847 to 853 (odd)	11.06.73
No. 865	27.01.97
Cattle Trough near Borough boundary	27.01.97
<b>Northumberland Park (south side)</b>	
Nos. 2 to 6 (even)	27.01.97
<b>Park Lane (south side)</b>	
Nos. 2 & 4	11.06.73
<b>White Hart Lane (north side)</b>	
No. 6A	27.01.97
No. 52 (Station Master's House)	22.07.49
<b>SCOTLAND GREEN CONSERVATION AREA (No. 18)</b>	
<b>High Road (east side)</b>	
No. 596	27.01.97
No. 612 (Prince of Wales Public House)	27.01.97
No. 614 A to F (inclusive) (former Blue School)	27.01.97
<b>High Road (west side)</b>	
No. 579A (pantiled workshop/barn)	27.01.97
<b>Scotland Green (south side)</b>	
Prince of Wales Public House (corner of High Road)	27.01.97
Nos. 30 & 32	22.07.49
No. 34 (The Victoria Public House)	11.06.73
No. 36 & 38	11.06.73
Nos. 40 & 42 (The Two Brewers Public House)	11.06.73
<b>BRUCE GROVE CONSERVATION AREA (No. 22)</b>	
<b>Brook Street (north side)</b>	
Brethren Chapel	27.01.97
<b>High Road (east side)</b>	
Nos. 406 & 408	27.01.97
Nos. 414 & 416	27.01.97
Nos. 418 & 420	27.01.97
Nos. 448 to 454 (even) (former Marks & Spencer store)	27.01.97

No. 462	27.01.97
No. 480	27.01.97
Nos. 482 to 488 (even)	11.06.73
Nos. 492 to 500 (even)	27.01.97
Nos. 502 to 508 (even) (former Burton's store)	27.01.97
No. 510	27.01.97
No. 510A	27.01.97
Nos. 512 to 520 (even)	27.01.97
Nos. 522 to 528 (even)	27.01.97
Nos. 530 to 536 (even)	11.06.73
Nos. 538 to 554 (even) (Windsor Parade 1907)	27.01.97

### **High Road (west side)**

Nos. 455 to 465 (odd) including St Mark's Methodist Church	27.01.97
Nos. 479 to 491 (odd) (Warner Terrace)	16.09.91
Nos. 497 & 499 (The Ship Public House)	27.01.97
Nos. 501 to 507 (odd)	27.01.97
Bruce Grove Station	27.01.97
VR Royal Mail Box set into wall of rail station Ticket Hall	27.01.97
Nos. 513 to 525 (odd)	27.01.97
Nos. 527 to 543 (odd)	27.01.97
No. 549	27.01.97
Nos. 551 & 553	27.01.97
No. 551A (former Brewery Morrison Yard)	27.01.97
No. 551B (former electricity sub-station)	27.01.97

### **Moorefield Road (east side)**

No. 22 (Royal Mail Sorting Office)	27.01.97
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## **TOTTENHAM GREEN CONSERVATION AREA (No. 9)**

### **Chesnut Road (north side)**

No. 1 (Stoneleigh)	27.01.97
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### **High Road (east side)**

Nos. 310 (High Cross United Reform Church)	27.01.97
No. 322	27.01.97
No. 324	27.01.97
No. 326	27.01.97
Nos. 352 to 366 (even) Rawlinson Terrace & Synagogue	27.01.97
Nos. 372 to 376 (even)	27.01.97
Nos. 406 & 408	27.01.97

### **High Road (west side)**

No. 295 (former Jewish Hospital)	27.01.97
Tottenham College of Technology (original building)	27.01.97
No. 363 (The Swan Public House)	11.06.73
No. 365	27.01.97
No. 373	27.01.97
High Cross Court (courtyard with views to monument)	27.01.97
Nos. 381 to 385 (odd)	27.01.97

No. 387	27.01.97
Nos. 389 & 391 (former Tottenham Library)	27.01.97
Nos. 407 & 409 (former Girls School Felters Hall)	27.01.97
Nos. 433 to 441 (odd)	11.06.73

**Philip Lane (south side)**

Holy Trinity Church Vicarage	27.01.97
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**Somerset Road (south side)**

No. 2 Co-operative Workshops (former Tottenham Grammar School)	27.01.97
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**Talbot Road**

Nos. 2 to 40 (even)	27.01.97
Nos. 31 & 33	27.01.97
No. 39	27.01.97

**Tottenham Green (east side)**

Former Prince of Wales Hospital (Main Building)	27.01.97
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**SEVEN SISTERS/PAGE GREEN CONSERVATION AREA (No. 26)**

**High Road (east side)**

Nos. 202 & 204 (former Tottenham Citadel and Hall)	27.01.97
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**High Road (west side)**

No. 227 (including No. 725 Seven Sisters Road)	27.01.97
Nos. 267 to 293 (odd)	27.01.97

**Seven Sisters Road (north side)**

No. 725 (including No. 227 high Road)	27.01.97
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**West Green Road (south side)**

:Nos. 1A & 1B	27.01.97
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**SOUTH TOTTENHAM CONSERVATION AREA (No. 27)**

**High Road (east side)**

Nos. 148 to 154 (The Dutch House Public House)	27.01.97
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**Positive Contribution Buildings**

12.2 In addition to the buildings that are on the statutory list and those that are locally listed, there are a large number of individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Conservation Area as a whole. Whilst some of these buildings may have experienced minor alterations over the years, they contribute as part of a group. The assessment of whether a building makes a positive contribution to the special architectural and historic interest of a conservation area is based on guidance provided in English Heritage's publication '*Conservation Area Appraisals*'.

**North Tottenham Conservation Area**

- Kemble Road: Former parochial hall building;
- Lansdowne Road: Nos. 2-24 (even), 3-7 (odd), 13-15 (odd), St Mary's Church;

- Lordship Lane: Nos. 2-6 (even);
- Northumberland Park: Nos. 2-6 (even);
- Park Lane: 2-4 (even);
- Paxton Road: Paxton Hall;
- Tottenham High Road: Nos. 628, 634 (The Red Lion Public House), 636-638 (even), 641-651 (odd), 653-663 (odd), 658-660 (even), 665-683 (odd), 676a, 684, 684a, 684b, 685-689 (odd), 686-690 (even), 696-700 (even), 691-693 (odd), 704-706 (even), 705, 708-710 (even), 724-726 (even) (The Bell and Hare Public House), 729, Church of St Francis de Sales, 731-741 (odd), 732 (The Corner Pin Public House), 742, 743-757 (odd), 744a, 746, 748, 750 (Valentino's Public House), 752a-c, 754-758 (even), 759, 760-762 (even) 769-771 (odd), 773-781 (odd), 783-791 (odd), 793-795 (The Cockerel Public House), 801, 803-805 (The Bricklayers Public House), 804-806 (even), 807, 809-811, 813-817, 814, 823-829 (odd), 835, 839, 840-850 (even), 841-843 (Bootlaces Public House), 845-851, 860-862 (even) (The Coach and Horses Public House), 865, electricity substation adjacent to library, Tottenham Sports Centre;
- White Hart Lane: Nos. 1-5 (odd), 2-4 (even), 6, 8, 16-18 (even), 24-26 (even), 52, White Hart Lane Station;

### **Scotland Green**

- Scotland Green: Nos. 2-12 (even), 14-40 (even);
- Tottenham High Road: Nos. 587-591 (odd), 596, 598 (demolished), 612, 614-614e;

### **Bruce Grove Conservation Area**

- Brook Street: The Brook Street Chapel;
- Chaplin Road: Nos. 7-10 (consecutive);
- Felixstowe Road: Nos. 1-16 (consecutive);
- Forster Road: Nos. 6-13 (consecutive);
- St Loy's Road: Nos. 1, 2a-10 (even), 3-11 (odd);
- Tottenham High Road: Nos. 455-465 (even), 408-420 (even), 422-442 (even), 448-454 (even), 462, 467-477 (odd), 480, 482-488 (even), 479-491 (odd), 492-500 (even), 497, 499, 501-507 (odd), 502-508 (even), 510, 510a, 512, Bruce Grove Station, 513-523 (odd), 514, 516, 518-520 (even), 522-528 (even), 525-541 (odd), 530-536 (even), 538-554 (even), 549, 551-553 (odd), 551b, 1-13 Morrison's Yard, St Mark's Methodist Church;

### **Tottenham Green Conservation Area**

- Chaplin Road: Nos. 1-6 (consecutive);
- Chesnut Road: Nos. 1, 2;
- Drapers Road: Nos. 2-3 (consecutive);
- Forster Road: Nos. 1-5 (consecutive);
- Somerset Road: No. 2;

- Talbot Road: Nos. 1-19, 2, 4-6, 10-12 (even), 14-16 (even), 18-40 (even), 21-23, 31-33, 39;
- Tottenham Green East: No. 1, 2a, Deaconess Court (former Tottenham Hospital building);
- Tottenham High Road: Nos. 250-256 (even), 264-268 (even), 270-274 (even), 267, 278 (The Tavern Public House), 295 (the former Jewish Hospital), 316, 318-320 (even), 324, 352-366 (even), 363-365 (The Swan Public House), 372-376 (even), 373, 381-385, 391, 400-408 (even), 413, 429, 433-441, 443-449, Tottenham Police Station, public conveniences, the College of North East London, The High Cross United Reform Church, the former Canadian Royal Ice Skating Rink;
- Town Hall Approach Rd: Former rail depot buildings to the rear of the Town Hall;

#### **Seven Sisters Conservation Area:**

- Ashmount Road: Nos. 7-23 (odd);
- Broad Lane: Nos. 9-35 (odd), 37, 39-45 (odd);
- Harold Road : Nos. 6-24 (even);
- Rangemoor Road: Nos. 65-73 (odd), 86;
- Tottenham High Road: Nos. 160 (Tottenham Enterprise Club and Institute), 162-166 (even), 170-172 (even), 174-180 (even), 182, 184-198 (even), 200, 202-204 (even) (Christ Apostolic Church), 206-212 (even), 227 High Road (including 725 Seven Sisters Road), 255-259 (odd), 261, 263-287 (odd), 289-293 (odd);
- Wakefield Road: Nos. 9-15 (odd), 17, 19-27 (odd), 40;
- West Green Road: Nos. 1a, 1b;

#### **South Tottenham Conservation Area:**

- Crowland Road: Nos. 4-20 (even);
- Ferndale Road: Nos. 1-41 (odd);
- Tottenham High Road: Nos. 11-17 (odd), 21, 25, 56, 58-60 (even) (the Moll Culperse Public House), 88-92 (even), 94-110 (even), 130-146 (even), 145-147 (odd), 148-156 (even) (The Dutch House Public House), St Ignatius' Primary School, St Ignatius' Presbytery.

#### **Shopfronts of Merit**

- 12.3 Within the Tottenham High Road Conservation Areas there are a number of shopfronts and public house frontages that are of townscape merit:

#### **North Tottenham Conservation Area:**

- Tottenham High Road: Nos. 655, 665, 704-706, 793 (The Cockerel Public House), 803-805 (The Bricklayers Public House), 809-811, 814, 819-829 (Le Royale);

#### **Scotland Green Conservation Area:**

- Scotland Green: Nos. 28 (The Two Brewers Public House), 34 (The Victoria Public House);

**Bruce Grove Conservation Area:**

- Tottenham High Road: Nos. 513, 539, 541, 551;

**Tottenham Green Conservation Area:**

- Tottenham High Road: Nos. 352, 354;

**Seven Sisters Conservation Area:**

- Broad Lane: No. 37 (former Public House);

**South Tottenham Conservation Area:**

- Tottenham High Road: Nos. 148-154 (The Dutch House Public House).

**Elements of streetscape interest**

- 12.4 The character and the appearance of the Conservation Area are not solely a function of its buildings. Elements within the public realm, such as original pavement materials, boundary walls, signage and vegetation contribute greatly to the area's quality, character and appearance.

**North Tottenham Conservation Area**

- Lansdowne Road: Kerbstones, mature trees surrounding St Mary's Church;
- Liston Road: Kerbstones, boundary wall surrounding St Mary's Church, mature vegetation in St Mary's Churchyard;
- Lordship Lane: Kerbstones, boundary walls to Nos.
- Northumberland Road: Kerbstones;
- Tottenham High Road: Kerbstones, mature deciduous trees, cattle trough at Borough boundary, cast iron bollards, railings outside No. 655, railings outside Nos. 691-697, boundary wall and railings to Nos. 790-802, railings outside 867-869, railings outside the Tottenham Sports Centre, railings outside the Tottenham Baptist Church, mature deciduous trees at junction with Church Road and Park Lane, dense vegetation in front of Nos. 705-706, walls flanking Chapel Stones, mature trees in the vicinity of Nos. 662-670;
- White Hart Lane: Kerbstones, boundary wall to No. 52; boundary wall and railings to Nos. 32-34a, walls flanking railway line in the vicinity of White Hart Lane Station;

**Scotland Green Conservation Area:**

- Scotland Green: Cast iron bollards, kerbstones,
- Tottenham High Road: Kerbstones, mature trees adjacent to Nos. 581-585, walls and railings surrounding Nos. 581-585, granite sets outside Nos. 581-585, cast iron bollards;

**Bruce Grove Conservation Area:**

- Bruce Grove: Kerbstones, street light, railings surrounding public conveniences, mature trees and dense vegetation surrounding the public conveniences;
- Forster Road: Walls lining the road;
- Tottenham High Road: Kerbstones, walls adjacent to Bruce Grove Station;

### **Tottenham Green Conservation Area:**

- Talbot Road: Mature trees lining the road; green space in front of Nos. 1-15, boundary walls;
- Tottenham Green East: Eastern section of Tottenham Green, walls and railings surrounding Mountford House and Deaconess Court, railing surrounding Nos. 1-2;
- Tottenham High Road: Kerbstones, Tottenham Green, eastern section of the Green, Tottenham High Cross, railings surrounding, railings surrounding No. 413, High Cross School, war memorial, walls and railings surrounding Nos. 399-401, vegetation in front of No. 2 Somerset Road, well, Grounds of former Jewish Hospital;
- Town Hall Approach Rd: Kerbstones, planting in front of the Town hall building, cobbled area to the rear of the Town Hall,

### **Seven Sisters Conservation Area:**

- Broad Lane: Page Green Common;
- Tottenham High Road: Kerbstones, mature trees at the junction with Broad Lane, mature London plane trees lining Page Green Terrace,
- Wakefield Road: Kerbstones, open space;

### **South Tottenham Conservation Area:**

- Tottenham High Road: Kerbstones, mature trees adjacent to Nos. 64-76, mature trees surrounding St Ignatius' Church and School.

### **Detractors**

- 12.5 Inevitably there are buildings that detract from the character and appearance of the Conservation Area. This may be due to a building's scale, materials, relationship to the street or due to the impact of alterations and extensions. There are also structures and elements of streetscape (e.g. visual clutter from excessive signage or advertisements) that impinge on the character and quality of the Conservation Area.

### **North Tottenham Conservation Area:**

- Lansdowne Road: Vehicle depot adjacent to St Mary's Church;
- Liston Road: Nos. 1-3, boundary walls to the rear gardens to properties fronting Lansdowne Road;
- Tottenham High Road: Nos. 640-656 (even), 658-660 (even), 678-682 (even), 691, 692, 734, 738-740 (even), 761-767 (odd), 768-772 (even), 776, 831-833 (odd), 855-863 (odd), 864, Kathleen Ferrier Court;
- White Hart Lane: Nos. 36-44 (even);

### **Scotland Green Conservation Area:**

- Tottenham High Road: No. 593;

### **Bruce Grove Conservation Area:**

- Tottenham High Road: Nos. 490, 491a, 493, 545-545c, 547a and 547b, 555-557;



- Forster Road: Flats on the northern side of the road; Nos. 1-5 (warehouse).

#### **Tottenham Green:**

- Philip Lane: Nos. 28-30;
- Town Hall Approach Rd: Roofed barn structure to the rear of the town hall, building to the rear of the College of North East London;
- Tottenham High Road: Nos. 312, 330-342, 375-379, 387 451-453;
- Talbot Road: Access road to No. 230 Tottenham High Road;

#### **Seven Sisters Conservation Area:**

- Tottenham High Road: No. 230;
- Wakefield Road: No. 19a;

#### **South Tottenham Conservation Area:**

- Tottenham High Road: Nos. 2-6, 16-54.

### **Challenges, Pressures and Opportunities for Development**

#### **i) Serving A Diverse Community**

“Tottenham is the most multi-cultural constituency in Britain” confirmed David Lammy, MP, Minister for Culture. Haringey is one of the most diverse boroughs in London, and this diversity adds layers of cultural complexity and interest. Over 200 languages are spoken in Haringey, and there are immigrant populations from all over the world here. Diversity in population contributes to the overall way of life in Haringey, and nowhere is this more evident than along Tottenham High Road. It is reflected in the street life, in the shops, cafes, restaurants, businesses, institutions all catering for the wide variety of goods and services to serve the community. The Council is committed to providing excellent services to the whole community.

#### **ii) Demolitions**

The High Road has suffered greatly from the demolition of many buildings of historic and architectural merit, or distinctive local landmarks have been lost. As a consequence the visual coherence of much of its townscape has been significantly diminished. Proposals for demolition of buildings making a positive contribution to the Conservation Area will be resisted in accordance with the Council’s UDP policies and SGP Guidance.

#### **iii) Design Considerations**

The importance of good design which takes full account of the historic environment is essential. The use of good external materials, in particular good quality facing brickwork is important. Whilst the Council seeks to encourage good quality development including the provision of affordable housing, design and conservation considerations for such proposals need to be primary parameters from the outset. Together the Development Control and the Design and Conservation officers will need to work together more effectively to achieve this objective.

#### **iv) Traffic Management**

The high intensity of road traffic affects the entire Tottenham High Road Historic Corridor, and has a crucial influence on the area’s character and appearance. Cherry and Pevsner (1998) observed regarding the High Cross area of the High

Road that it is “*painful to see how the townscape has been split apart by the new road system.*” The introduction of the gyratory system around Monument Way has resulted in major demolitions of historic buildings, and in the obliteration of the traditional street pattern in the High Cross area. The High Cross monument itself, listed Grade II, stands forlorn on a traffic island in the centre a major junction completely isolated from its original townscape context. Accordingly any review of the traffic strategy for the Tottenham Green, High Cross and Seven Sisters area must seek to protect the quality of the historic environment, re-establish an integrated form of townscape on the High Road, and enhance the character and appearance of the Conservation Area.

#### **v) High Road Streetscape and Public Realm Improvements**

Tottenham High Road is an historic street with a rich, albeit deteriorating, historic fabric. It runs through an area of London that has very high levels of deprivation. This manifests itself in many ways, one of which is a streetscape that is cluttered, and lacking in any consistency or co-ordination. Many areas are a chaotic jumble of traffic signs, bins, bollards, guards rails, and street furniture in a variety of different designs, set in a sea of disparate mix of paving. Add to this a preponderance of litter, graffiti, and fly posting, these conditions further the feeling that the area is in the throes of deprivation. It is therefore crucial that its High Road be refurbished, This will require investment in the public realm.

“Investment in the public realm is a key to the regeneration of many run-down areas by restoring confidence in their economic future, attracting inward investment and restoring civic pride”. Environmental improvements which are well-designed can help to nurture this local distinctiveness and revitalise local communities. (*Streets For All*).

Haringey Council recently prepared a streetscape manual which helps to set out its vision for Tottenham High Road. This vision centres on reducing clutter and providing attractive and robust street furniture. It seeks to direct a co-ordinated look and feel to the High Road with consistent street lighting, bollards, seating, paving and other amenities that can pull together the disparate parts of this major thoroughfare; creating a sense of place and identity for the community members and visitors who walk, drive, live and work along the Road. The Design and Conservation Team will seek to work with Highways and TfL to pursue this objective.

#### **Development Control Issues**

- 12.6 Pressure for development can diminish the character and appearance of conservation areas. The following identifies, in general terms, the pressures that are evident within the Tottenham High Road Conservation Areas, highlights potential future pressures that could harm its character and appearance and identifies where enhancement of the character and appearance of the area could be achieved.

#### **i) Shopfronts**

Within Tottenham High Road the principal development pressures relate to alterations to original shopfronts. Where shops do retain their original features they contribute to the interest along the street. On the whole, the replacement shopfronts maintain the subdivision of the buildings on the upper floors and are of generally appropriate proportions. There are, however, examples of replacement shopfronts which detract from the overall quality of the frontage for one or more of the following

reasons. They have inappropriately proportioned fascias (too wide, too deep or covering original features), inappropriate signage on the fascias (internally illuminated boxes, over sized lettering/signboards) result in visual clutter due to advertisements, prominent shopfront security (externally fixed roller shutters), or fixed plastic canopies.

To preserve and enhance the character and appearance of the town centre the shopfronts of merit, and other elements of interest should be retained wherever possible. New shopfronts and fascias should be sympathetic to the proportions and balance of the overall frontage. Signage should have clear simple lettering of an appropriate size and be contained within the fascia. Prominent shopfront security (roller shutters), fixed plastic canopies and internally illuminated box signs should be avoided.

## **ii) Residential areas**

The primary cause of change to the character and appearance of the residential streets flanking the High Road has been incremental changes to domestic properties. Much of the development that has occurred does not, however, fall within the remit of planning control. The main issues are set out below.

**Hardstandings:** In isolated locations including, the introduction of hardstanding within the front gardens of properties to enable parking (where space allows) has led to the loss of front garden walls and a reduction in the amount of vegetation on the frontage in a number of locations. The effect is to disrupt the visual continuity and enclosure of the frontage. This can erode the character and appearance of the street but can be undertaken without planning permission.

**Original features:** There is evidence across the Conservation Area of the loss of original features such as timber sash windows, timber panelled front doors with stained glass panels, decorative timber porches and brackets, chimney stacks and pots, ridge tiles and finials and decorative plasterwork. Again, this can diminish the quality, richness and visual cohesion of the frontages.

**Painting:** The painting and rendering of brickwork within consistent streets with brick elevations has occurred in a number of areas within the Historic Corridor. This has had a detrimental effect on the integrity and consistency of frontages in a number of locations. Other changes that have affected the consistent appearance of the frontages include the re-cladding of roofs in non-original materials, and to a lesser extent the infilling of recessed doorways and porches.

**Dormers:** In isolated locations, dormers have been introduced or enlarged on front roof slopes of terraces. These are prominent and disruptive in the street scene unless they are part of the original design.

## **iii) Future change**

The potential for future change to the High Road and adjacent residential areas is likely to result from the same patterns of change that can be seen at present – alterations to original shopfronts and incremental alterations to dwellings. These alterations may lead to the further loss of the original features of both commercial premises and residential properties.

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

The impact of any future changes of use to properties in residential areas would need to be carefully considered in relation to the impact on the character and appearance of the street resulting from the amalgamation of properties, the impact and requirement for parking, signage and the loss of original details.

## 13.0 CONSERVATION AREA BOUNDARY REVIEW

### Introduction

- 13.1 The boundaries of the Tottenham High Road Conservation Areas have been reviewed as part of this study.
- 13.2 The principal issue to consider in undertaking such a review is whether any area under consideration that is outside the existing area has the same '*demonstrably special architectural and historic interest*'<sup>1</sup> as the adjoining Conservation Area, thereby indicating that it also has a character and appearance should be preserved or enhanced.
- 13.3 PPG 15, para. 4.3 notes that "*it is important that conservation areas are seen to justify their status and that the concept is not devalued by the designation of areas lacking any special interest*". This guidance further advises (para. 4.14) where development adjacent to a conservation area would affect the setting or views into or out of the conservation area, the preservation and enhancement of that conservation area should be a material consideration.
- 13.4 PPG15 notes that conservation area legislation should not be used to solely protect landscape features except where they form an integral part of the historic environment.
- 13.5 The following tests have been applied in reviewing the boundaries of the Tottenham High Road Conservation Areas.

### Test 1: Boundary

- Is there a clearly defined edge to the existing boundary (i.e. a definite change in character and quality between the two areas)?
- Is the area part of the setting of the Conservation Area?
- Is the area clearly beyond the defined edge of the Conservation Area?

### Test 2: Architectural Quality and Historic Relevance

- Is the area of similarly, 'demonstrable special architectural or historic interest' as the rest of the Conservation Area. The following have been considered:
  - i) Whether the area reflects the architectural style and details present within substantial parts of the Conservation Area;
  - ii) Whether the development within the area dates from a similar period to substantial parts of the Conservation Area;
  - iii) Whether the uses within the area reflect prevailing or former uses of substantial parts of the Conservation Area;
  - iv) Whether the development is the work of the same architect/developer active elsewhere within significant parts of the Conservation Area;
  - v) Whether the development is of similar massing, bulk, height and scale to a significant proportion of the development within the Conservation Area;
  - vi) Whether the development within the area is of notable architectural and historic interest in its own right;

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<sup>1</sup> Conservation Area Practice – English Heritage

### **Test 3: Townscape Quality**

Consideration is also given to the quality of the area and whether there is the justification for the introduction of additional controls. In particular;

- What proportion of the buildings within the area would be defined as positive contributors if located within the Conservation Area;
- Whether there is evidence of significant alteration to the street/area as a result of:
  - i) loss of original details (doors/windows/ stucco detailing/ rendering or painting of -facing of brickwork;
  - ii) removal of original shopfronts;
  - iii) alterations to the roofs;
  - iv) alterations and extensions.

### **Boundary Changes Considered as part of the Appraisal**

#### **North Tottenham**

- 13.6 The potential boundary changes to the North Tottenham Conservation Area have been considered. However, there are no suggested alterations to the boundary.

#### **Scotland Green**

- 13.7 The potential boundary changes to the Scotland Green Conservation Area have been considered. However, there are no suggested alterations to the boundary.

#### **Bruce Grove**

- 13.8 The potential boundary changes to the Bruce Grove Conservation Area have been considered. However, there are no suggested alterations to the boundary.

#### **Tottenham Green**

- 13.9 The potential boundary changes to the Tottenham Green Conservation Area have been considered. However, there are no suggested alterations to the boundary.

#### **Seven Sisters**

- 13.10 The potential boundary changes to the Seven Sisters Conservation Area have been considered. There are no suggested alterations to the boundary, however, whilst the Earlsmead Primary School was excluded from the Conservation Area in the draft appraisal, further investigation has confirmed that the whole site is in fact within the Conservation Area.

#### **South Tottenham**

- 13.11 The potential boundary changes to the South Tottenham Conservation Area have been considered. However, there are no suggested alterations to the boundary.

## 14.0 POTENTIAL FOR ARTICLE 4 DIRECTIONS

### Introduction

- 14.1 Minor development that can be undertaken without obtaining planning permission is set out in the Town and Country Planning (General Permitted Development) Order 1995 (GDO). Under the Town and Country Planning General Development Order 1988, Local Authorities have the power to remove permitted development rights in conservation areas where change would be harmful to the character and appearance of an area. As noted in the Introduction, Local Authorities have a statutory duty to preserve and enhance the character and appearance of their conservation areas.
- 14.2 There are currently no Article 4 Directions within the Tottenham High Road Historic Corridor.

### Current Permitted Development Issues

- 14.3 We identified in **Section 12.0** that in residential areas some of the main causes of change that is having an impact on the character and appearance of the Tottenham High Road Conservation Areas are not currently subject of planning control. Consideration of the relevance of Article 4 Directions to the preservation and enhancement of the Historic Corridor has therefore focussed upon the potential for harmful change. To summarise, the types of permitted development that have occurred include:
- i) changes to the appearance of properties as a result of the loss of original features (especially windows, doors, porches and brackets, decorative plasterwork (pargetting), terracotta (finials, hip and ridge tiles), tile hanging and chimney stacks and pots.
  - ii) the painting and rendering of frontages within consistent brick fronted street elevations;
  - iii) re-roofing in inappropriate materials and colours; and
  - iv) the loss and replacement of original front boundaries.
- 14.4 These changes are permitted for houses under Schedule 2; Parts 1 and 2 of the 1995 GDO.

### Impacts on the Character and Appearance

- 14.5 PPG15 (para. 4.23) advises that the value of the features to be protected needs to be established and that any proposals to remove permitted development rights require clear justification.
- 14.6 The study has identified that where the loss or alteration of original features has occurred there has been a diminution in the character and quality of the frontages. The painting and rendering of elevations and the re-covering of roofs in different materials within consistent groups of buildings has also been seen to undermine the integrity of the street scene.
- 14.7 The special architectural and historic interest of part of the Tottenham High Road Historic Corridor arises from the consistency of treatment, and the sense of visual cohesion, that results from the use of consistent materials and repeated details and forms. An essential component of the historical character and appearance of the

frontages is also the relationship of the properties to the street – set back from the pavement by small front gardens either behind low boundary walls or railings.

- 14.8 The elements that contribute to the special, and to a degree unaltered, character of parts of the Conservation Areas are vulnerable to change arising from home ‘improvements’ or inadequate maintenance that are allowed by permitted development rights. Once these alterations have occurred they are unlikely to be reversed.
- 14.9 We conclude that there is the potential for the erosion of the special interest of parts of the Tottenham High Road Conservation Areas as a result of permitted development rights. In particular, alterations to the elevations and roofs of properties which are visible from the street. The streets or frontages considered to be most susceptible to their character and appearance being most seriously undermined by incremental changes are those in which the appearance of the elevations fronting the roads is substantially intact and there is a richness and cohesion in the detailed treatment that warrants its additional protection.

### **Recommendations**

- 14.10 Where it is appropriate, the removal of permitted development rights may be used to preserve the character and appearance of an area. The blanket removal of permitted development rights over the whole of a conservation area is not appropriate.
- 14.11 It is regrettable that there have already been a significant number of unsympathetic alterations previously carried out to the residential properties in the Tottenham High Road conservation areas. It would, therefore, not be appropriate to introduce Article 4 directions in these areas.



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## 16.0 PLANS

1. North Tottenham
2. Scotland Green & Bruce Grove
3. Tottenham Green
4. Seven Sisters/Page Green & South Tottenham

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