

CONSERVATION AREA APPRAISAL NORTH TOTTENHAM THI SUB AREA



produced by **Butler Hegarty Architects**
commissioned by the **London Borough of Haringey**

NORTH TOTTENHAM CONSERVATION AREA THI SUB AREA CONSERVATION AREA APPRAISAL CONTENTS

1.0 EXECUTIVE SUMMARY		3.0. SUMMARY OF SPECIAL INTEREST	
1.1 Conservation Area Appraisal	page 4	3.1 Context	page 12
1.2 A working tool	4	3.2 Tottenham High Road Historic corridor	12
1.3 Tottenham High Road Historic Corridor	4	3.3 North Tottenham Conservation Area	12
1.4 Precious historic fabric	4	3.4 A long established route	12
1.5 Cultural diversity and built heritage	4	3.5 Tottenham Hotspur	12
1.6 Conservation deficit	5	3.6 The THI sub area	12
1.7 State of transformation	5	3.7 Sense of place	12
1.8 Short term protection	5	3.8 Experience of place	13
1.9 Radical steps needed	5	3.9 Spatial analysis	13
		3.10 Overall character and appearance	13
2.0 INTRODUCTION AND BACKGROUND		4.0 CHARACTER ANALYSIS	
2.1 Introduction: Conservation Area Appraisals	7	4.1 Location and setting	page 15
2.2 What is a Conservation Area: the legislation	7	4.2 Topography	15
2.3 Managing change: an approach to conservation	8	4.3 Archaeology	15
2.4 Conservation Areas in Haringey	8	4.4 Historic development	15
2.5 What is a Conservation Area Appraisal?	8	4.5 Urban Grain	25
2.6 Cultural and strategic context	9	4.6 Townscape	25
2.7 Broader context: the North Tottenham Conservation Area and the Tottenham High Road Historic Corridor	10	4.7 Streetscape	26
2.8 Boundaries to the THI sub area	11		
2.9 Why are we providing this document?	11		

CONTENTS

4.8	General condition of the North Tottenham Conservation Area	page 27	8.0 CHALLENGES, PRESSURES AND OPPORTUNITIES FOR DEVELOPMENT	page 81
4.9	General condition of the historic buildings	27	8.1 'High Road West' - future change	81
4.10	General condition of the other heritage assets	27	8.2 Stopping the rot - necessary and immediate actions	81
4.11	General condition of the public realm	27	8.3 Changes	81
4.12	Traffic management	27	8.4 Opportunity sites	81
5.0	DETAILED BUILDING CONDITION			
5.1	Introduction	29	APPENDICES	
5.2	High Road West Side Panorama and individual buildings	30	Appendix 1: Contact Details	83
5.3	High Road East Side Panorama and individual buildings	56	Appendix 2: Listed Buildings	84
6.0	HOW THE BUILDINGS CONTRIBUTE TO THE THI SUB AREA		Appendix 3: Record Photographs	100
			Appendix 4: English Heritage Checklist	117
			Appendix 5: Planning Policy Framework	119
7.0	PERMITTED DEVELOPMENT AND ARTICLE 4 DIRECTIONS		Appendix 6: Development Control policy and guidance	124
			Appendix 7: Bibliography	126

1.0 EXECUTIVE SUMMARY

1.1 Conservation Area Appraisal

This Conservation Area Appraisal provides an assessment of the architectural and historic interest of the Tottenham High Road Townscape Heritage Initiative (THI) sub area, which is a fragment of the North Tottenham Conservation Area. This appraisal aims to identify the qualities that make the THI sub area distinctive, and to provide guidelines for managing conservation and adaptation in a sensitive way, thereby reinforcing a sense of place.

1.2 A working tool

This document is a tool in the approach to conservation issues as required by the National Planning Policy Framework (NPPF). The NPPF aims to put conservation policy in a rationalized, holistic and simplified framework. It requires Local Authorities to have comprehensive records of their assets, and a clearly stated understanding of their significance. In so doing, an approach to conservation is required which is specific, accessible, and user friendly.

1.3 Tottenham High Road Historic Corridor

The Tottenham High Road Historic Corridor consists of a sequence of six conservation areas, which stretches from the boundary with Enfield in the north to Stamford Hill in the south. The THI sub area under appraisal is at the northern end of the historic corridor: it is, therefore, a threshold or point of entry to the historic corridor as a whole.

1.4

Precious historic fabric

Tottenham High Road is now, and has been for many centuries, an important route into and out of London. Its history can be understood through the existing buildings, dating from the 18th to the 21st centuries, which line its edges. The THI sub area is focused on the 18th century village core clustered around the junctions of Northumberland Park and White Hart Lane, and is comprised of groups of statutorily listed Grade 2 or 2* Georgian buildings, interspersed with later Victorian locally listed buildings. The non listed buildings generally make a positive contribution to the THI sub area. Despite the groups of high quality statutorily and locally listed buildings in the THI sub area, its general condition is fragile. There is an immediate, ongoing, short term danger that historic fabric will continue to deteriorate and be lost due to poor development and repair, and continued neglect.

1.5

Cultural diversity and built heritage

Haringey is one of London's most culturally diverse boroughs, which adds layers of complexity and interest to the street environment of Tottenham High Road. However, it must be acknowledged that for many individuals and communities, built heritage is irrelevant and exclusive. In the context of multicultural Haringey, the Georgian buildings of Tottenham High Road can have many meanings and associations. The most obvious is the relationship between the Georgian house and the wealth derived from the Atlantic slave trade – but there are also issues connected to empire, race relations and the contribution to the historic built environment made by minority groups with differing cultural references. As part of the revaluing of the THI sub area, an education and interpretation programme could be developed, focusing on extant heritage. This could include high quality information and support for the owners, tenants and businesses within the THI sub area, as well as material which is aimed at the broader community.

1.0 EXECUTIVE SUMMARY

1.6 Conservation deficit

North Tottenham has high levels of deprivation, and, as is frequently the case, economic fragility and the physical fragility of historic buildings are interrelated. The current value of the buildings of the THI sub area is low, with many buildings effectively carrying a large conservation deficit. English Heritage has designated the North Tottenham Conservation Area as a "Conservation Area at Risk". The consequences of economic fragility are twofold and finally balanced: on one hand, a lack of financial resourcing can lead to the deterioration of historic fabric through the inability to fund repair and maintenance; on the other hand, the same lack of financial resourcing can in some ways contribute to the conservation of the historic environment, as there is no expenditure on damaging changes, interventions, and insensitive development. For many years, the built heritage of Tottenham High Road, though neglected, has not been subjected to intense commercial pressures for redevelopment, but this situation has now changed, see below.

1.7 State of transformation

The context of the THI sub area is in a state of transformation. To the east of the High Road, the new Tottenham Hotspur Football Stadium is imminent; in parallel, across the High Road to the west, Haringey Council, through the High Road West Plan, is working to maximize the opportunity which the stadium regeneration presents to secure major public and private investment for improvements to infrastructure, housing, employment and public spaces. These major developments are both a challenge to and an opportunity for the fragile historic fabric of Tottenham High Road. Conservation can be understood as a process of "well managed change", balancing continuity and the preservation of local distinctiveness and character, with the need for historic environments to be active living spaces, which can respond to the needs of local communities. The historic fabric of the THI sub area should be considered an asset, which

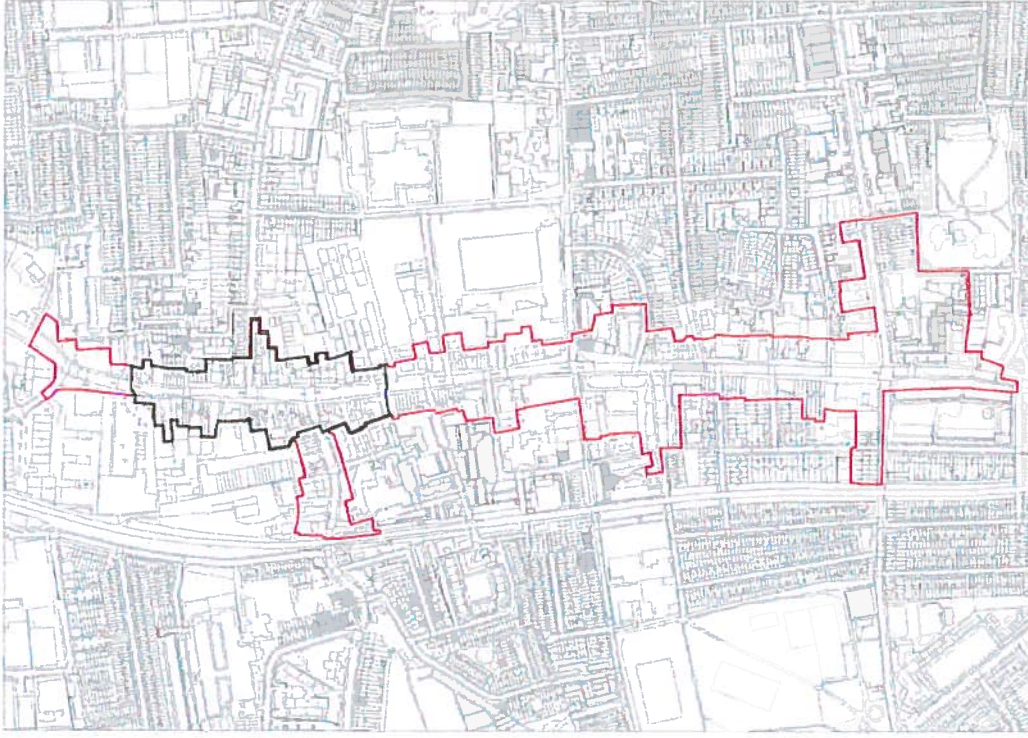
can anchor the character of the proposed new quarter in deep historical roots, add precious cultural capital, and avoid the bland homogeneity of many large scale regeneration projects.

1.8 Short term protection

In order to protect the fragile historic fabric in the short term, while a high quality long term plan to conserve the THI sub area is developed, all available measures should be vigorously used. These measures could consist of; an immediate comprehensive measured and full photographic survey of all buildings; production of accessible design and conservation guidance; use of Article 4(2) directions; and the use of Planning Enforcement measures and Repair Notices as part of the threat of Compulsory Purchase, where buildings are subject to ongoing decay and neglect.

1.9 Radical steps needed

The THI sub area is significant in both Haringey and London, and could be described as 'precious' in both contexts. However, the historic buildings and the fabric of the THI sub area are now extremely vulnerable, due to the pressures created by imminent large scale development. Radical and immediate steps are needed to address the current condition in the short term, and to ensure that the sub area is valued, protected, and considered an integral part of the long term broader regeneration and redevelopment of North Tottenham. Inspiration should be drawn from other parts of London – such as Spitalfields or Stepney – where conservation and regeneration have been successfully balanced. The built heritage of North Tottenham should be considered to be as much part of the vision for the future as it is the story of the past: if damaged as a result of rapid or insensitive development, its unique value, sense of continuity, and contribution to local identity, are irreplaceable.



Map 01: North Tottenham Conservation Area

— Boundary of North Tottenham Conservation Area

— THI (Sub Area)

2.0 INTRODUCTION AND BACKGROUND

2.0 INTRODUCTION AND BACKGROUND

2.1 Introduction: Conservation Areas Appraisals

This document is an appraisal of the part of the North Tottenham Conservation Area which is within the Heritage Lottery Fund THI Bid. (see Map 01: THI Area / North Tottenham Conservation Area). It is an 'appraisal document' as defined and described in the English Heritage Guidance Document, *Guidance on Conservation Area Appraisals* (2006), and consultation document, *Understanding Place; Conservation Area Designation, Appraisal and Management* (2011). These documents set out the criteria to be used and the first document states:

"Conservation area appraisals, like conservation plans, depend upon an understanding of the area, which draws upon techniques of conservation-based research and analysis. Conservation area appraisals could also, like conservation plans, include a more specific assessment of significance and some analysis of how that significance is vulnerable as the basis for defining policies for preserving or enhancing their character."¹

2.2 What is a Conservation Area?: the legislation

2.2.1 Conservation Areas were introduced through the Civic Amenities Act of 1967 and are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance."²

2.2.2 Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:-

"Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and shall designate those areas as conservation areas."³

2.2.3 Under Section 71 of the Act, once an area has been designated:-

"It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas."⁴

2.2.4 The National Planning Policy Framework (2012), states that:-

"When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest."⁵

2.2.5 Designation of a Conservation Area imposes a duty on the Council, in exercising its planning powers, to pay special attention to the desirability of preserving or enhancing the character or appearance of the area⁶. Under these powers the Council has a duty from time to time to determine whether additional areas should be designated, or existing areas extended. In fulfilling its duty of protection of the designated Conservation Areas, the Council does not seek to stop all development, but to manage change in a sensitive way. Designation also imposes a duty on the Council to draw up and publish proposals for the preservation and enhancement of its Conservation Areas, and to consult the local community about these proposals⁷.

1 English Heritage, *Guidance on Conservation Area Appraisals*, February 2006

2 Planning (Listed Buildings and Conservation Areas Act) 1990, Section 69 (1)(a)

3 *Ibid.*, Section 69

4 *Ibid.*, Section 71

5 National Planning Policy Framework, para 127.

6 Planning (Listed Buildings and Conservation Areas Act) 1990 section 72

7 *Ibid.*, section 71

2.2.6 The Planning and Compulsory Purchase Act 2004 has reformed the planning system by introducing Local Development Frameworks (LDF) which will replace Unitary Development Plans (UDPs). As part of the transition the UDP policies are automatically saved for three years or more while the new LDF system is being completed.

- Scotland Green (CA No. 18)
- Bruce Grove (CA No. 22)
- Tottenham Green (CA No. 9)
- Seven Sisters / Page Green (CA No. 26)
- South Tottenham (CA No. 27)

2.3 Managing Change: an approach to conservation

2.5 What is a Conservation Area Appraisal?

2.3.1 This Conservation Area Appraisal proposes that conservation is a process of managing the adaptation and change of historic environments for contemporary heritage and culture, to ensure their revitalisation for contemporary use. This should not be understood as an expression of nostalgia for a bygone age and the primacy of the old over the new; but instead proposes that it facilitates the process of managing the adaptation of historic environments for contemporary heritage and culture, through the revelation of histories and spatial qualities which connect the old and the new, thereby reinforcing a sense of place.

2.5.1 Conservation Area Appraisals aim to define the qualities that make an area special, through analysis of its current appearance and character in relation to its history and development. This involves describing significant features in the landscape and identifying important buildings, spaces and visible archaeological evidence, and may also include recording intangible qualities which distinguish the area, such as sights, sounds, smells and historic associations with people and events. An Appraisal is not a complete audit of every building or feature, but rather aims to give an overall impression of the area, and provides a benchmark of understanding against which the effects of proposals for change can be assessed and the future of the area managed. It also identifies potential and existing threats to the character of the area and makes recommendations for action needed to address these issues.

2.3.2 The designation of an area as a Conservation Area has other benefits beyond the protection of buildings and the design of the area. It enables other policies such as biodiversity and smarter streets to be developed for the conservation area and acts as a focus for the formation and development of Residents Associations and Neighbourhood Watch.

2.5.2 Haringey's programme of Conservation Area Appraisals, of which this forms part, supports the Council's commitment in its Local Plan (Strategic Policies 2013 – 2026) to "ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment."⁸⁷

2.4 Conservation Areas in Haringey

Haringey has 29 Conservation Areas designated over 41 years. 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 'outstanding' conservation area status. It comprises six conservation areas:

2.5.3 The assessment in the Appraisals of the contribution made by unlisted

- North Tottenham (CA No. 2)

⁸⁷ London Borough of Haringey, Local Plan, Strategic Policies 2013-2026

2.0 INTRODUCTION AND BACKGROUND

buildings to the character of the Conservation Area is based on the criteria suggested in the English Heritage checklist to identify elements in a Conservation Area which contribute to the special interest (see Appendix 4).

- 2.5.4 In line with the guidance given by both the Government and English Heritage, this Appraisal will aim to define the character of the Conservation area on the basis of an analysis of all or some of the following criteria: -
- current and past land use;
 - social and economic background;
 - orientation;
 - archaeological and historic sites;
 - geological and topographical mapping;
 - density and types of building;
 - place names and earliest references;
 - communication types and patterns;
 - comprehensive and selective historic mapping;
 - aerial photographs;
 - documentary sources;
 - historic environment record (HER) data;
 - characterisation and extensive urban studies (EUS);
 - statutory and non-statutory designations.

2.5.5 The aims of this Appraisal are to:-

- set out the special architectural and historic interest of the section of the North Tottenham Conservation Area included in the THI scheme, and clearly 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 its character;

- identify elements and buildings that detract from the character of the area and any sites where an opportunity to enhance the character of an area may exist;

- examine the existing boundaries of the conservation area and consider the potential for other areas to be included;
- identify areas subject to pressure for change that would be adverse to the character and appearance of the area 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.

2.5.6 It should be noted that this Appraisal does not represent an exhaustive record of every building, feature or space within the section of the Conservation Area under study, and an omission should not be taken to imply that an element is of no interest.

2.6 Cultural and strategic context

- 2.6.1 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 it contains immigrant populations from all over the world. Diversity in population contributes to the overall way of life in Haringey and nowhere is this more evident than within the Tottenham High Road Historic Corridor conservation areas. It is reflected in the street life, in the shops, cafes, restaurants, businesses and institutions all of which provide the wide variety of goods and services needed to serve this community. In addition, Haringey Council is committed to providing excellent services to the whole community.

2.6.2 The Haringey Local Plan states that:

“The Tottenham Regeneration Team, established during the Tottenham riots in August 2011, aims to fundamentally change and improve the Tottenham area and make the most of its geographical, cultural and economic potential”.

2.6.3 Haringey is strategically located in the London – Stansted – Cambridge Peterborough Growth Area, and has good transport links to the City, West End and Stansted Airport⁹.

2.6.4 Economic prospects for Tottenham appear positive. In addition to the anticipated economic benefits of the High Road West plan, The Haringey Local Plan sets out an optimistic outlook:

“By 2016 it is estimated that approximately 350,000 new London jobs will have been created within one hour commuting time of Haringey. These include the new job opportunities created at Stratford City and the Olympic 2012 site, accessible by rail in 15 minutes from Tottenham Hale, although currently there is only one train per hour, which limits the accessibility of Tottenham Hale to this part of east London”.

2.6.5 The value of the historic fabric of the North Tottenham Conservation Area (THI sub area), is shared by the whole community, and it is important that this is widely understood and communicated. There is great pressure for new homes and services in Tottenham, and in this regard, local people, with all their layers of cultural diversity and interests need to be aware of the planning, design and conservation issues in development. It is important that they understand that proposals for demolitions and

⁹ Haringey's Local Plan, page 14, Tottenham and Seven Sisters Neighbourhood 1.3.7

¹⁰ Haringey's Local Plan, page 8, Haringey in London and North London

¹¹ Haringey's Local Plan, page 8, Haringey in London and North London

development, including extensions and alterations to existing buildings, will affect the character and appearance of the conservation area.

2.7 Broader context: the North Tottenham Conservation Area and the Tottenham High Road Historic Corridor

2.7.1 This Appraisal is a detailed assessment of a smaller area within the greater North Tottenham Conservation Area. Other appraisals of the Tottenham High Road Historic Corridor were approved and adopted on 9th March 2009 and 26th February 2007, following public consultation.

2.7.2 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 the six conservation areas as set out in item 2.4.

2.7.3 The Tottenham High Road Historic Corridor conservation areas are adjoined on their west side by the Bruce Castle Conservation Area (No. 6) at Bruce Grove and the Clyde Circus Conservation Area (No. 19) at Tottenham Green. St Ann's Conservation Area is located a short distance to the south west. Close to the eastern side of the conservation areas runs the Upper Lee Valley and the Borough boundary with Waltham Forest.

2.7.4 The North Tottenham Conservation Area was originally designated on 28th March 1972 and covered the section of the High Road between Brantwood Road and Whitehall Street. The second, separate, southern section of the High Road between Brereton Road and Lordship Lane was designated on 26th March 1978. The small central section from Brereton Road to Whitehall Street that joined the two was subsequently

2.0 INTRODUCTION AND BACKGROUND

designated on 16th September 1991. Chapel Place, to the north west of the junction between the High Road and White Hart Lane was included in a further extension on 14th March 1995. The current conservation area boundary was further amended on 13th July 1998 to include the section of the High Road between the northern Borough boundary and Brantwood Road together with several other minor additions and deletions.

2.8 Boundaries to the THI sub area

It should be noted that the THI sub area includes the following buildings which are no longer extant:
2, 4, 6 Northumberland Park
784, 786, 788 High Road

2.9 Why are we providing this document?

- 2.9.1 This aim of this document is to support London Borough of Haringey's Heritage Lottery Fund Townscape Heritage Initiative Round 2 submission.
- 2.9.2 This document aims to provide clear and accessible information which can be used by both public and professionals, and is consistent with current national planning policy guidelines.
- 2.9.3 This Appraisal aims to give a clear assessment of the special interest, character, and appearance that justified the designation of the area as a Conservation Area. It is intended that this Appraisal will provide a sound basis, defensible on appeal, for development plan policies and development control decisions, and for the guidance of residents and developers.

3.0 SUMMARY OF SPECIAL INTEREST

3.1 This appraisal is focused on the Townscape Heritage Initiative (THI) sub area, which is a fragment of the North Tottenham Conservation Area, itself part of the larger Tottenham High Road Historic Corridor

3.2 The Tottenham High Road Historic Corridor

The North Tottenham Conservation Area was originally designated in 1972, and is one of a sequence of six conservation areas, which form the Tottenham High Road Historic Corridor.

3.3 North Tottenham Conservation Area

The North Tottenham Conservation Area runs from the northern boundary of the borough to south of the junction with Lordship Land / Lansdowne Road.

3.4 A long established route

Tottenham High Road is now, and has been for many centuries, a main route into London from the north. The Roman road, known as Ermine Street followed parts of the High Road. In the Middle Ages, settlement was strung out along the road. During the 18th century, fashionable houses were built along the High Road, and later, as mass transport developed in the form of railways and trams, the High Road became infilled with houses, shops, and grand civic and commercial buildings.

3.5 Tottenham Hotspur

A major physical and cultural presence on the High Road is Tottenham Hotspur Football Club. The club's new stadium is planned immediately to the south east of the THI sub area, and this is seen as a catalyst for wider, high quality regeneration of the area. On match days, the huge volume of supporters has a significant influence on the area's character and appearance.

3.6 The THI sub area

The THI sub area focuses around the junctions with Northumberland Park and White Hart Lane, which form a historic village core with an intense and highly significant cluster of Statutorily Listed buildings (mainly grouped on the east side of the High Road), and Locally Listed buildings. The 18th century town houses on the eastern side of the High Road adjacent to this junction are vital and distinctive elements of this part of Tottenham. More generally, the eastern side of the High Road is lined with a range of buildings of varying scale, origin and form, in contrast with the relative consistency of the properties opposite.

3.7 Sense of Place

3.7.1 This part of the High Road has a distinctive, idiosyncratic quality, which stems from the interweaving of several narratives about this part of the city: the high quality (if shabby) Georgian architectural gems are checked by jowl with the enormous space for the new stadium; across the road there is a brightly rendered Victorian entertainment venue, and a half timbered Edwardian 'Tudor style' hybrid, all set within an urban grain of

3.0 SUMMARY OF SPECIAL INTEREST

3.10 Overall character and appearance

mainly two or three storey Victorian buildings with businesses on the ground floor. There is a low percentage of retail/commercial chains and branding present, and the overall texture is that of small individual businesses or larger one off destination venues.

Generally, the High Road within the THI sub area is fronted by a range of buildings of varying age, scale, materials and architectural form, including some important groups of substantial early Georgian properties that represent the most architecturally and historically noteworthy features of the area. The High Road is also fronted by Victorian terraces and groups of infill properties built in the late 20th Century. Most of the area's buildings are of architectural interest, but many have been unsympathetically altered, and now include poorly integrated shop frontages at ground floor level. However, these mixed commercial premises make positive contributions to the diversity and sense of vibrancy that influences the character of this area. The majority of buildings in the THI sub area front directly onto the High Road and create a strong sense of enclosure.

3.7.2 The north south orientation of the High Road leads to a pleasant experience on a sunny day, as the sun brightly shines on one side of the road, then the other, temporarily revealing detail, texture and materiality on the buildings

3.8 Experience of Place

The High Road is undoubtedly wide and busy with traffic, giving the THI sub area an expansive urban quality, which could be experienced as both exciting and bleak. If countered by positive street level activity and environment, this "river of metal"¹ could be seen as a positive feature, as it reinforces the historical connection as a route to and from London.

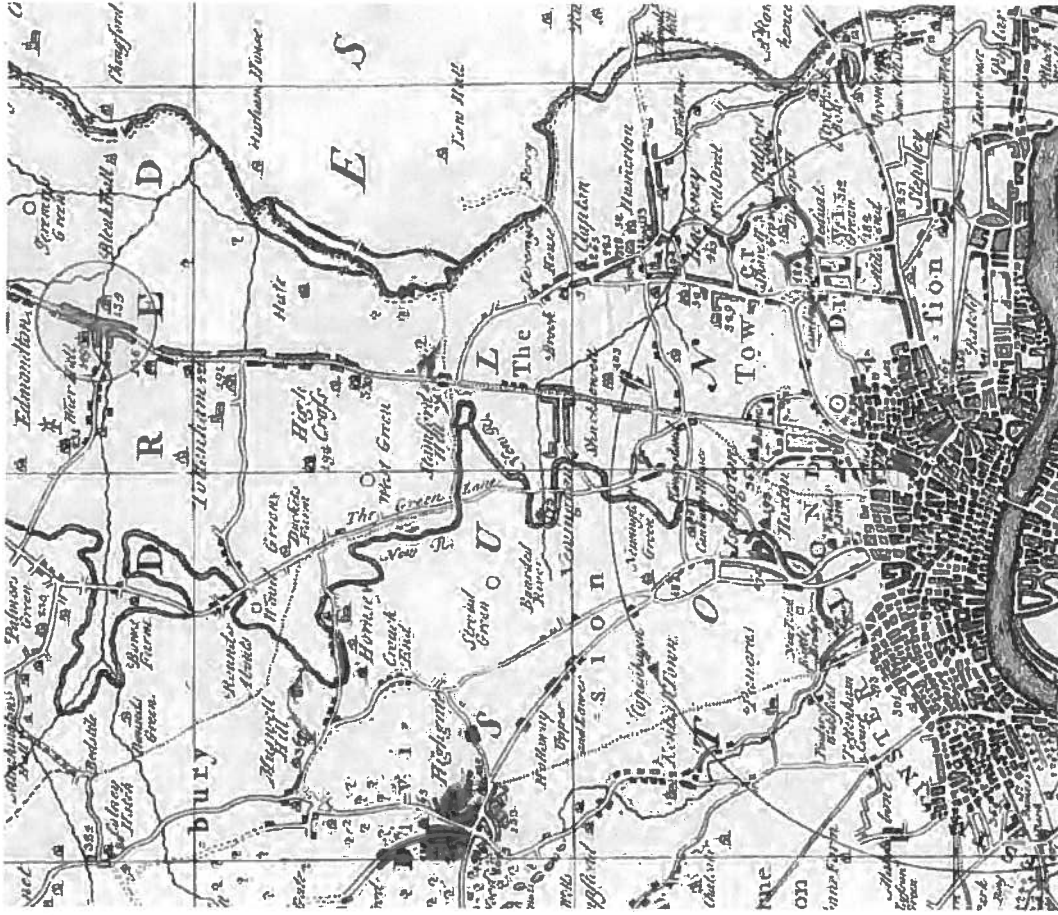
3.10.1 Within the THI sub area, the eastern side of the High Road south of Northumberland Park is fronted by some of the best-preserved groups of the substantial Georgian town house properties that characterize much of the area. These first class examples of Georgian architecture are all under threat and it is vital that their long term viability is sustained. They are interspersed with more recent infill properties, which are of limited interest.

3.9 Spatial Analysis

The High Road is experienced as both linear and pictorial space. As linear space, its perspectival vistas open to the north and south. As pictorial space, the width of the road allows a full visual experience of the elevations and architectural composition of the buildings on the opposite side.

3.10.2 White Hart Lane is a busy local road, which has connected North Tottenham with Wood Green to the west since the medieval period. Within the THI sub area, the western side of the High Road south of White Hart Lane is mostly fronted by three storey Victorian terraced buildings with projecting retail units at ground floor level, which give this section of the High Road a relatively uniform appearance.

¹ "river of metal" was a description given by a local resident to Holloway Road (See 'Welcome to Holloway Road', Butler Hegarty Architects, 2008), but it equally applies to Tottenham High Road, or any of London's major highways



Map 02: Extract from John Warburton's 'Map of the City of London and Middlesex', 1749

4.0 CHARACTER ANALYSIS

4.0 CHARACTER ANALYSIS

4.1 Location and Setting

4.1.1 The London Borough of Haringey is on the outer edge of inner north London. It is bordered by Enfield, Waltham Forest, Hackney, Islington, Camden and Barnet.

4.1.2 The THI sub area is at the northern limit of the Tottenham High Road Historic Corridor, adjacent to the border with Enfield.

4.2 Topography

The THI sub area is at the highest and most northerly point of the Tottenham High Road Historic Corridor, which descends gradually to the south before rising towards Stamford Hill. The land to the east of Tottenham High Road, beyond the conservation area boundary, descends towards the Lea Valley, whilst the area to the west of the High Road is essentially flat.

4.3 Archaeology

Roman Ermine Street closely followed the route of Tottenham High Road through Haringey, and Roman features and artefacts have been recovered along this stretch of the road. The High Road was also flanked by a substantial medieval settlement which may have had Saxon origins, and several long standing coaching inns, farms and houses dating from the 16th Century are located throughout the area. The THI sub area is within the 'Roman Road and Medieval Settlement Area of Archaeological Interest'. Any proposed works involving excavations of a site within this area will require a prior archaeological assessment to be carried out. (See Map , showing Area of Archaeological Importance, page)

4.4 Historic development

4.4.1 The following section provides a brief overview of the social and historical development of the THI sub area, and is based on historic plans and the sources acknowledged within the Bibliography. An understanding of how and why the area has evolved helps the understanding of its present day character and appearance.

4.4.2 The historical development of Tottenham High Road, and the THI sub area has been structured by two factors: its proximity to London, and its position on the main north east route to and from the city, which has been earlier known as Ermine Street and Tottenham Street, and is now known as Tottenham High Road.

4.4.3 Before 1800 (see 1749 map, page 14, Rocque map, page 16)

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 16th century because of its predecessor's proximity to the flood prone Moselle River. In later years, the road also became the main route between London and Cambridge. It is clear, therefore, that for centuries, Tottenham High Road has formed an important line of communication through north London, and that from as early as the 15th and 16th centuries, inns, almshouses and residential properties began to develop at strategic points along the highway.

4.4.4 The earliest reference to Tottenham is in the Domesday Book of 1086-7, when it is confirmed as a manor and village¹. Tottenham has, therefore, existed as a place name since pre-Norman times when it is likely to have

¹ Protz, Christine, *Tottenham, A History*, 2009, Chapter 2, page 7



Map 03: Rocque Map 1757

4.0 CHARACTER ANALYSIS

consisted of an isolated and sparsely populated farming community. 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 19th Century.

4.4.5 By the 16th Century several affluent Londoners had developed country retreats in Tottenham, including Black House (later Ridley House) on the High Road opposite White Hart Lane.

4.4.6 Several medieval inns and hostels were also developed during the medieval period to cater for the travellers passing along Tottenham High Road.

4.4.7 Tottenham's close proximity to London and relative ease of access, meant that it was attractive to emerging class of wealthy city merchants. As is noted in an article about the development of Tottenham High Road:

"Building continued along the High Road during the seventeenth and eighteenth centuries, though it tended to be concentrated along Tottenham Green and the east side of the High Road. The southern section still remains open, as did the west side between Lordship Lane and White Hart Lane, much of which was occupied by nursery grounds until the time of the Wyburd survey of 1798. However, the general impression was one of continuous development, which was remarked upon by Daniel Defoe in his 'Tours through England and Wales' of 1755, " the increase in building is so great in them all (the villages from Newington to Enfield) that they seem to the traveller to be one continuous street ... most of the buildings belonging to the middle sort of man grown wealthy by trade."

2 Pamphlet "The development of Tottenham with particular reference to the High Road" ref 872/HIG, Bruce Castle Local History Archive

4.4.8 By the 18th 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.

4.4.9 **1800 - 1864** (see 1864 O.S. map, page 20)

As new roads were laid out and transportation to London improved and became more accessible during the first half of the 19th Century the population of Tottenham doubled in size. Large villas and houses for professional people were subsequently developed throughout Tottenham, and the area began to develop the characteristics of a middle class suburb. Northumberland Park was laid out during the first half of the 19th Century. Nonetheless, development remained largely modest until the subsequent arrival of the railways in Tottenham later in the 19th Century.

4.4.10 **1864 - 1894** (see 1894 O.S. map, page 21)

The population of Tottenham continued to grow steadily during the 1850s and 1860s by approximately 4,000 and 10,000 respectively, 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 along its western side, had stations at Seven Sisters, Bruce Grove and White Hart Lane, connected Tottenham to Enfield to the north and Liverpool Street in the City to the south. 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.

- THI (Sub Area)
- Area of Archeaeological Importance
- Principal Georgian Buildings
- Secondary Georgian Buildings



Map 04 : Extant Georgian buildings 2014

4.0 CHARACTER ANALYSIS

4.4.11 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 1899 Tottenham Hotspur Football Club moved to the area between Paxton Road and Park Lane, just to the south of the THI subarea.

4.4.12 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.

4.4.13 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 19th Century. Consequently, much of the area to the west of the High Road remained undeveloped well into the 20th Century.

4.4.14 **1894 - 1945** (see 1913 O.S. map, page 22)

By the turn of the 20th Century Tottenham High Road already existed as a 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 to the west of the High Road, beyond the current conservation area boundaries, extensive areas of farm land were developed for housing by Tottenham District Council, whilst in the east industrial uses colonised land towards the Lea Valley.

4.4.15 During this period, the further improvements in public transport again had a significant influence on the development of Tottenham High Road and the surrounding area. 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. Towards the end of this period, in 1938, a trolleybus route was introduced to Tottenham High Road.

4.4.16 **1945 - Present Day** (see 1956 O.S. map, page 23)

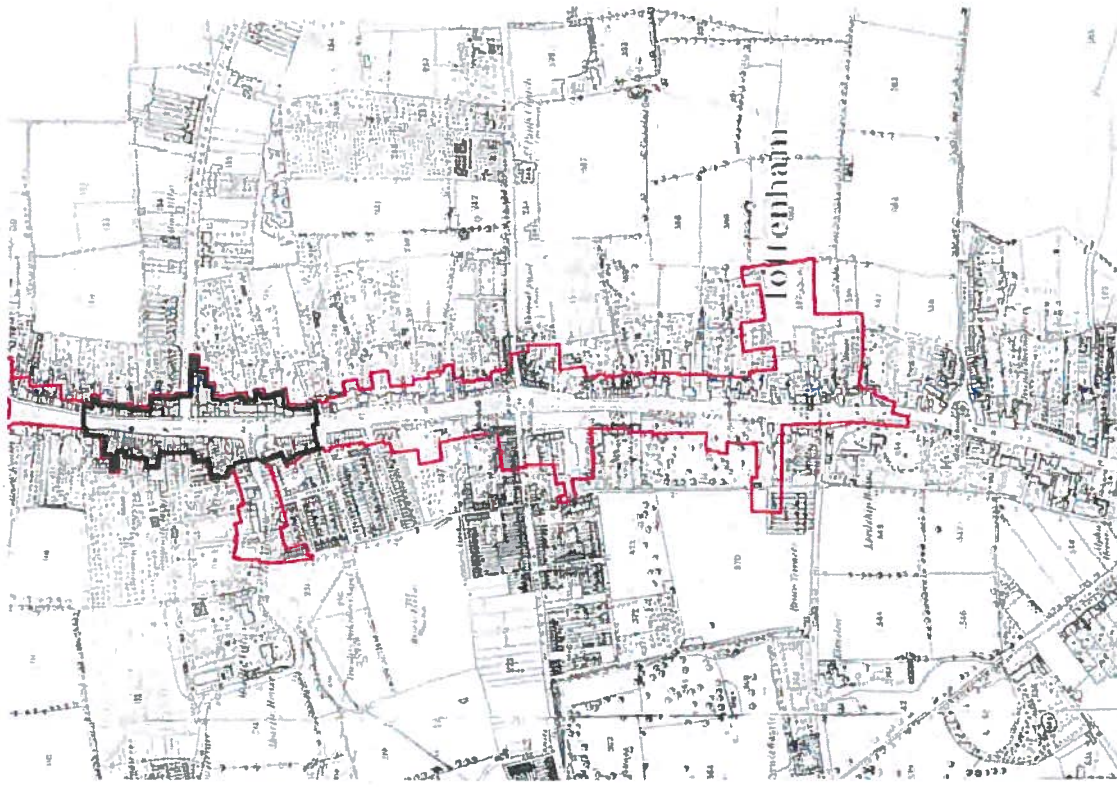
The area surrounding Tottenham High Road suffered limited bomb damage during the Second World War. Resultant Post-War developments have, therefore, been isolated, most involving the replacement or conversion of earlier buildings to provide additional residential accommodation.

4.4.17 **Summary of Tottenham's development**

The wider story of Tottenham's development, as set out in the preceding paragraphs, informs an understanding of the particular issues for the THI sub area today. To briefly recap, as the maps of 1749 and 1757 show (see pages 14 and 15), the THI sub area was by the 18th century, the core of a fashionable and attractive rural settlement. The arrival of the railways set off a process of development and eventual economic decline as Tottenham evolved from rural village to wealthy suburb, to commuter suburb, to urban neighbourhood. The opportunity today is to conserve the high quality buildings within the THI sub area, and use them to enrich the future of the area.

4.4.18 **2014 - Regenerating North Tottenham**

Regenerating North Tottenham has long been a priority for the Council and as such, the Council has been developing a masterplan for the High Road West area. The masterplan aims to harness the opportunities and investment offered by the £430m Tottenham Hotspur Football Stadium and associated development and encourage regeneration across North Tottenham and beyond by creating a new, vibrant, attractive and sustainable neighbourhood and a new leisure destination for London. The emerging masterplan proposes moving White Hart Lane Station entrance south and creating a new public space linking the station with the High Road. The masterplan could deliver 1,600 new homes and 700 new jobs to the area, whilst retaining a significant amount of the building fronting the High Road.



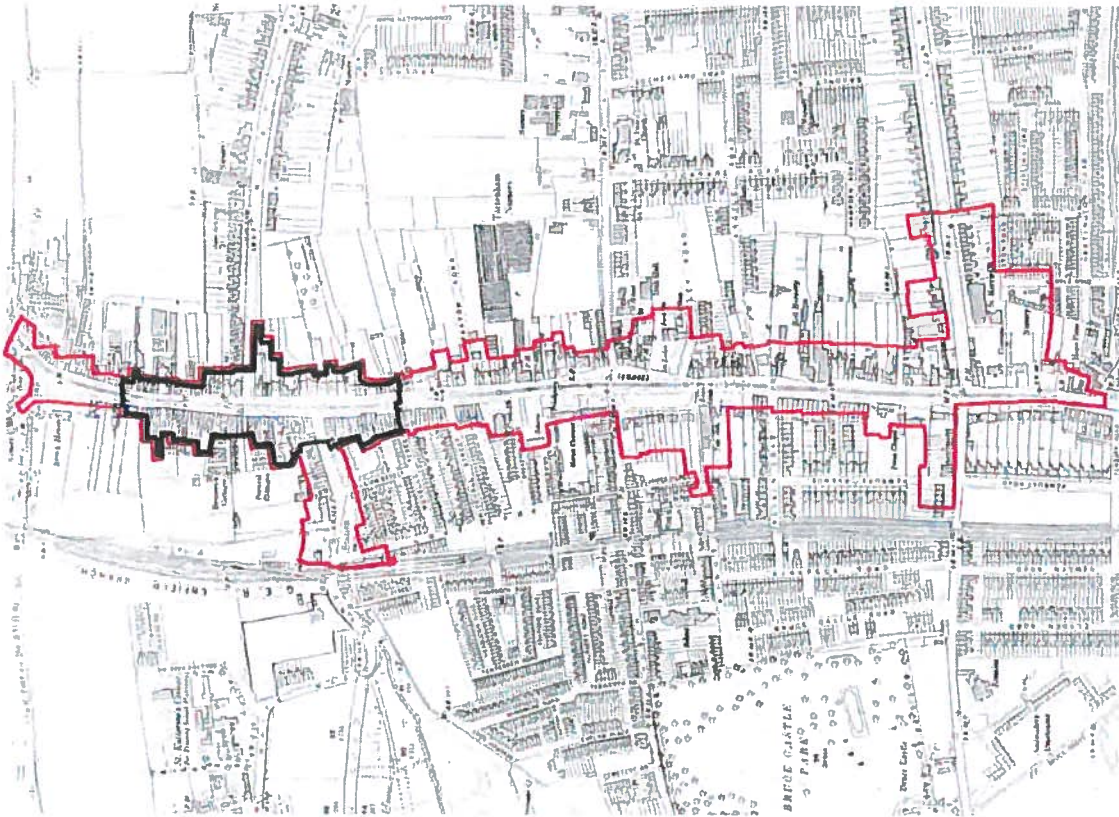
Map 05: 1864 O.S Map,

— Boundary of North Tottenham Conservation Area

— THI (Sub Area)

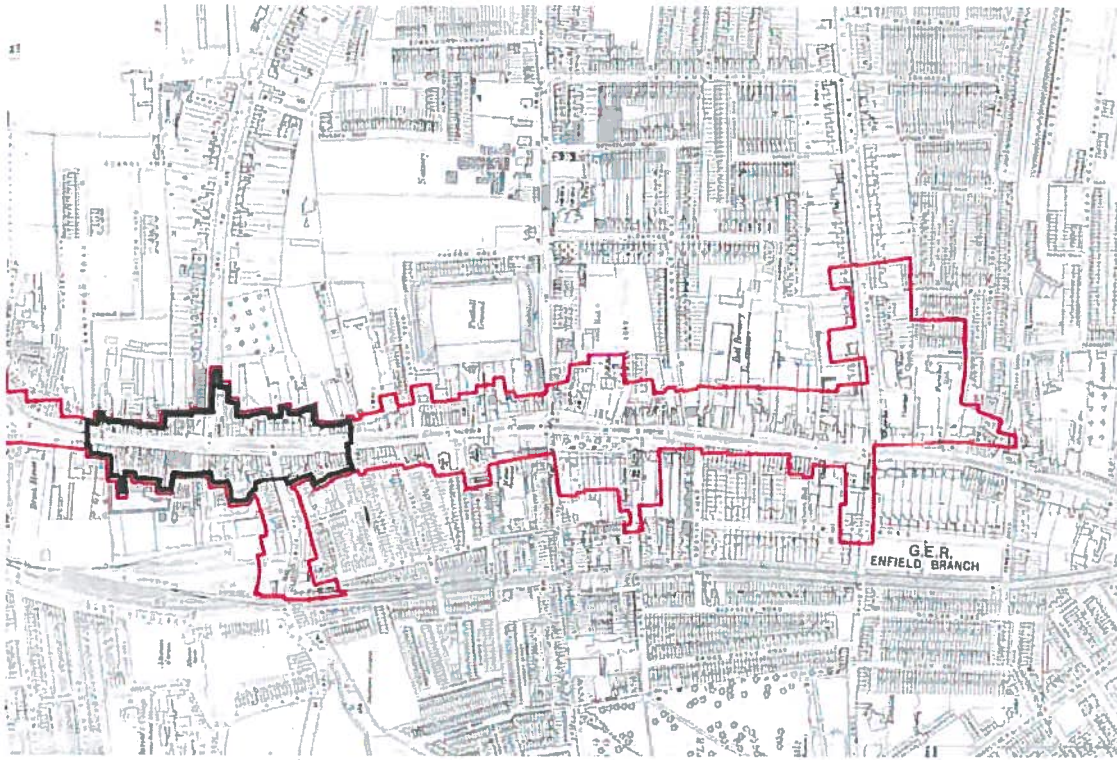


4.0 CHARACTER ANALYSIS



Map 06: 1894-96 O.S Map
 — Boundary of North Tottenham Conservation Area
 — THI (Sub Area)





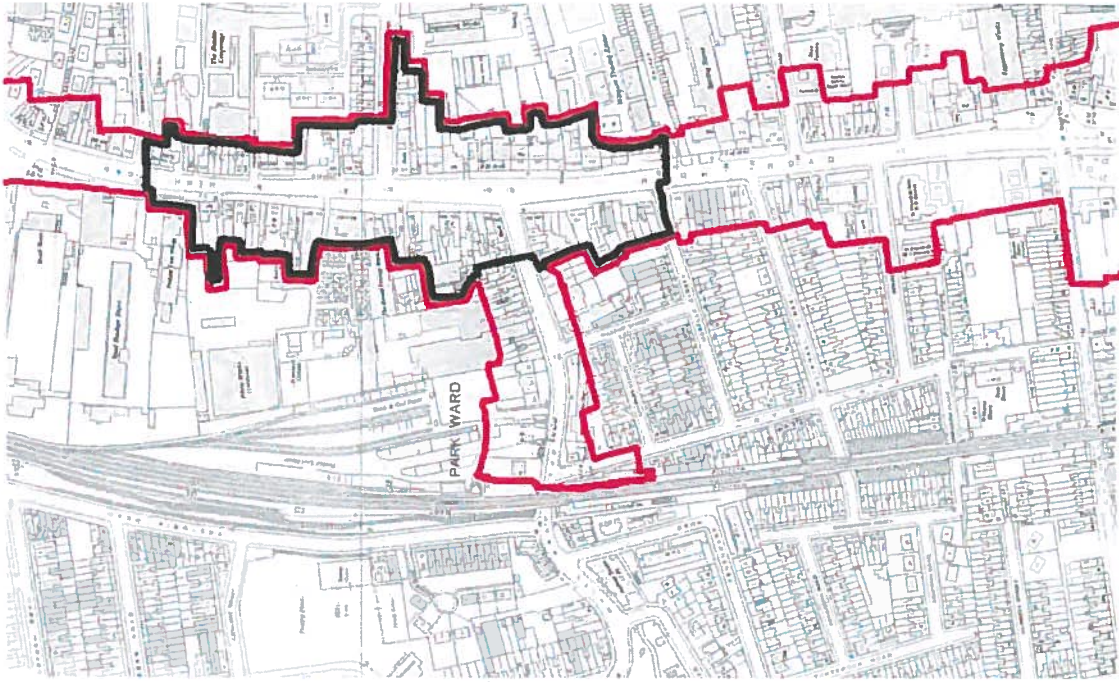
Map 07: 1913 O.S. Map

— Boundary of North Tottenham Conservation Area

— THI (Sub Area)



4.0 CHARACTER ANALYSIS



Map 08: 1956 O.S. Map
 — Boundary of North Tottenham Conservation Area
 — THI (Sub Area)



1 → **THRESHOLD VIEWS INTO/ OUT OF**

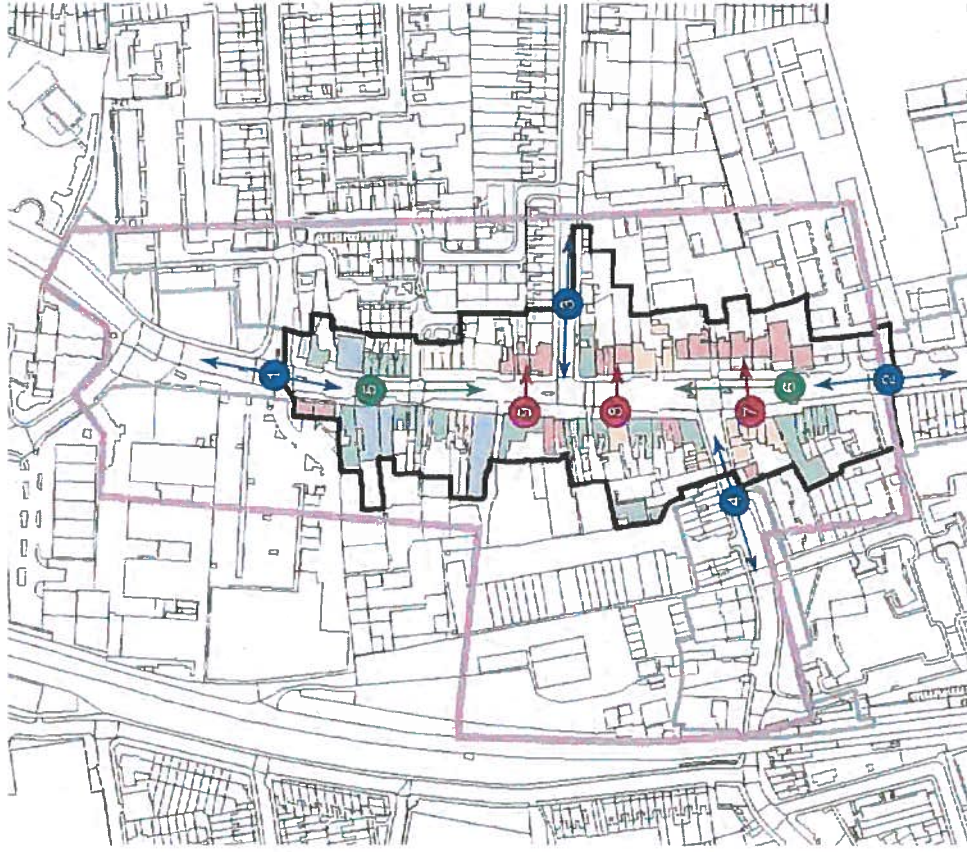
1. 'Threshold' view from North
2. 'Threshold' view from South
3. 'Threshold' view along Northumberland Park
4. 'Threshold' view along White Hart Lane

5 → **LONG PERSPECTIVAL VISTAS**

5. Long perspectival vistas to South
6. Long perspectival vistas to North

7 → **PICTORIAL VIEWS**

7.] Indicative pictorial views across the High Road
8.]
9.]



- THI (Sub Area)
- Area of Archaeological Importance

Map 09: Key Views into, out of, and within the THI sub area

4.0 CHARACTER ANALYSIS

4.5 Urban Grain

4.5.1 The THI sub area is primarily focussed upon the High Road, but also includes the buildings on White Hart Lane immediately at the junction with the High Road. The buildings on the High Road form a continuous terrace two or three storeys high, fronting onto the wide, gently curving and busy road. The road width is greater than the building height, creating an expansive space of movement through the closely patterned urban grain. The buildings to the eastern side of the High Road are more varied in scale and type than those on the western side, which generally 19th century development.

4.5.2 The THI sub area has a highly significant group of 18th century buildings clustered around the junctions of the High Road with Northumberland Park and White Hart Lane (see Map 04 - Georgian buildings in the THI sub area). These Georgian buildings are interspersed with Victorian or later buildings. Currently, one individual building (No. 818) and two groups of Georgian buildings to the east of the High Road, (Nos. 792 - 802 , and 808 - 810), are set back from the front edge of pavement behind walls and railings, creating dramatic breaks in the terrace.

4.6 Townscape

4.6.1 The townscape of the THI sub area is primarily an intense, clearly defined linear space (the High Road), with clear spatial boundaries to the north and south. Two major junctions interrupt the space of the High Road at White Hart Lane and Northumberland Park. A secondary "inner block" space within the THI sub area is Chapel Place, off White Hart Lane.

4.6.2 Map 03 shows the Key Views into, out of and within the THI sub area. This can be read alongside the text in the following paragraphs.

4.6.3 **See Key View 01 - threshold view at the northern boundary of the THI sub area.**

At the northern end of the THI sub area, the townscape becomes open and fragmented. A zone of post war and later 20th century housing, and supermarket, car park and industrial buildings, creates an abrupt shift towards a generic, modernist townscape zone which forms a transitional space between Tottenham and the Angel, Edmonton.

4.6.4 **See Key View 02 - threshold view at the southern boundary of the THI sub area.**

At the south end of the THI sub area, the continuous terraces of the High Road are interrupted. Currently, the cleared site for the new Tottenham Hotspur stadium, and the existing White Hart Lane stadium, are followed by an unfolding, episodic arrangement of buildings along the High Road, comprising mainly of late 20th century development set back from the street edge, Victorian terraces with shops on the ground level, and individual landmark buildings or groups of historic importance. There are episodes of retail activity along the High Road to the south of the THI sub area, but this is a more fragmented landscape, and the next significant spaces on the High Road are at the junctions with Scotland Green and Bruce Grove.

4.6.5 **See Key View 03 - threshold view at the Northumberland Park boundary of the THI sub area.**

The disjuncture in townscape between the High Road and Northumberland Park can clearly be understood as a result of the latter development of Northumberland Park in the 1850s , as a speculative development of salubrious villas, in contrast to the gradual evolution of the High Road over centuries.

4.6.5.1 The recent large scale retail development which fronts onto the south side of Northumberland Park, opposite a Victorian terrace with ground level shops, (both outside the boundary of the THI sub area), can be understood as part of the commercial life of the High Road area. Its position, to the rear of the Georgian buildings on the High Road, has the effect of compressing and reinforcing the fragility of the narrow linear zone of the historic fabric of the High Road. Further along Northumberland Park, the townscape becomes open and domestic in scale.

4.6.5.2 **See Key View 04 - threshold view at the White Hart Lane boundary of the THI sub area.**

This relationship of townscape and historical development is reinforced at the junction with White Hart Lane. At this point, the buildings curve around the corner, creating a continuity and relationship between the long established routes of the High Road and White Hart Lane. This relationship is further expressed by the intensification of the building density between the railway bridge and the High Road. This includes the inner block development of Chapel Place.

4.6.5.3 **Key Views 5 and 6** are the long 'perspectival vistas' to the north and south, along the gentle curve and incline of the High Road. The continuity and textured consistency of the building grain on either side emphasise the flow of movement along the High Road, reinforcing its deep historical roots as an ancient route to and from London.

4.6.5.4 **Key Views 7, 8 and 9** are indicative 'pictorial views' across the High Road, revealing the elevations of the buildings opposite. The map indicates the impressive 'pictorial views' of the Georgian buildings, but there are many other viewpoints along the road. The contrast between sun and shade as articulated in item 3.7.1 enriches these views.

4.7 **Streetscape**

4.7.1 **East side of the High Road**

The east and west sides of the High Road have differing streetscape qualities: generally, the streetscape to the eastern side of the High Road within the THI sub area is dominated by the principal Georgian groups, with Victorian and twentieth century buildings mainly grouped to the north of the junction with Northumberland Park. On the east side of the High Road, the Georgian buildings are complete and recognisable as such; their forms, proportions, brick elevations, box sash windows, and parapetted roofs create a particular streetscape, and a connection with the history of the High Road. Dial House (No. 790) and the Northumberland Terrace group (Nos. 792 - 802) are set back, clearly removed from the retail environment of the High Road.

4.7.2 **West side of the High Road**

On the west side of the High Road, the frontages are more regular in scale, origin and form, being mainly of Victorian groups, alongside which there are two Georgian pairs, and 20th century infill. From the south end of the THI sub area to the junction with White Hart Lane, there are three storey Victorian buildings with retail activity at ground level. At the north end of the THI sub area, the streetscape fragments, with modest, heavily altered Georgian buildings, and the gap in the street frontage between Nos. 853 and 865. Brick is used generally on the west side of the High Road in the THI sub area, which, alongside the consistent two to three storey height of the buildings, gives the streetscape a unified quality. However, the surface of Nos. 819 - 829 has been rendered and painted to create an excessively large, monolithic, building elevation which disrupts the rhythm of the streetscape.

4.0 CHARACTER ANALYSIS

4.8 General condition of the North Tottenham Conservation Area

4.8.1 The whole North Tottenham Conservation Area is in a fragile condition. it is currently designated a "Conservation Area at Risk" by English Heritage, and analysed as follows (EH Heritage at Risk Register 2014):

Condition	very bad
Vulnerability	medium
Trend	improving
New entry	no

4.8.2 The THI sub area, although it has within it some high quality and coherent groups of historic buildings, is also fragile.

4.8.3 English Heritage carried out a survey of Conservation Areas in 2009, which identified the top threats. The table below sets out the relevance of the identified threats to the THI sub area (note : this analysis is carried out by the authors of this report, not English Heritage)..

Threats to condition of CA	Relevance
Plastic windows and doors	Very High
Poorly maintained roads and pavements	Low
Street clutter	Low
Loss of front garden walls, fences and hedges	Low
Unightly satellite dishes	Very high
The effects of traffic calming or traffic management	Low
Alterations to fronts, roofs and chimneys of buildings	Very high
Unsympathetic extensions (shopfronts)	Very high
Impact of advertisements	Low
Neglected green spaces	n/a

4.9 General condition of the historic buildings

The historic buildings in the THI sub area are generally in a poor condition. The highest quality listed buildings, for example Nos. 792 – 802 (Northumberland Terrace), are undervalued, generally neglected, and poorly maintained. The setting around these buildings has also been allowed to deteriorate. (The setting includes the building forecourts, front boundary walls, railings, gates, and gate piers).

4.10 General condition of other heritage assets

The locally listed buildings in the THI sub area are generally in a poor condition, and elements such as windows and shopfronts have been crudely replaced.

4.11 General condition of the public realm

The streetscape of Tottenham High Road has benefitted in recent years from the upgrading and rationalization of necessary elements such as railings, bins, bicycle locks etc. The pavement is generally of good quality, and in parts is generous in width.

4.12 Traffic Management

The condition of the THI sub area is generally compromised by the heavy traffic flow, which creates a noisy, polluted and stressful environment. But it must be borne in mind that these circumstances apply to all of London's major arteries, and the heavy traffic is in one sense, part of Tottenham High Road's history as a main route into London.

5.0 DETAILED BUILDING CONDITION

5.0 DETAILED BUILDING CONDITION

5.1 Introduction

In this section, the buildings in the THI Sub Area are described, and the positive and negative attributes of each building are set out

5.1.1 This section is set out as follows:

1. **High Road, west side**
Nos. 761 - 869
panorama
followed by individual buildings or groups
pages 30 - 31
pages 32 - 55
2. **High Road, east side,**
Nos. 790 - 864
panorama
followed by individual buildings or groups
pages 56 - 57
pages 58 - 77

5.1.2 Non extant buildings

The THI sub area includes the following buildings which are no longer extant:

2, 4, 6 Northumberland Park
784 - 788 High Road

5.2 High Road (west side) nos. 761 to 869 (moving south to north)



White Hart Lane



5.0 DETAILED BUILDING CONDITION



NORTH →

5.2.1

Nos. 761 – 767

Contemporary apartments at Nos. 761 – 767 crisply define the corner at Moselle Place.



Designated Heritage Asset?: No

Overall Rating: Neutral

Positive Aspects: Height of building is sympathetic to context. High quality landscaping to front of building.

Negative Aspects: Form, massing and architectural syntax does not relate to context, which has the effect of fragmenting the streetscape.

5.0 DETAILED BUILDING CONDITION

5.2.2 Nos. 769 – 771

Nos. 769 and 771 are separated from the adjoining group to the north by a single storey element, No.771a.

No. 769 (Kumru Supermarket) has a parapet cornice and original windows and painted elevation. The shopfront as a business has an attractive quality, in that it displays fresh fruit and vegetables, although the fascia and signage is generic and detrimental.

No. 771 / 771a (Launderette / Rapid Cars) has been rendered, and has poor quality replacement windows. The shopfronts are generic and detrimental.

The projecting shopfronts in this group were built in the original front gardens.



Designated Heritage Asset? : Locally listed

Overall Rating: Positive

Positive Aspects: Typical of the buildings which lined the High Road from 1860s onwards.

Negative Aspects: Painted / Rendered elevations, inappropriate signage, satellite dishes, detrimental shopfronts

5.2.3 Nos. 773 – 779

Nos. 773 to 779 form a coherent terrace that 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, although new detrimental signage and shopfront have been inserted.



Designated Heritage Asset? : Locally listed

Overall Rating: Positive

Positive Aspects: Typical of the buildings which lined the High Road from 1860s onwards.

Negative Aspects: Inappropriate signage, satellite dishes, detrimental shopfronts

5.0 DETAILED BUILDING CONDITION

5.2.4 Nos. 781 - 791 High Road

No. 781 is a small single storey entrance to property behind, which breaks the group from the adjoining group to the south.

Nos. 783 - 791 are a coherent group, though in a poor state of repair. The visible slated pitched roofs are in poor condition, and the properties have missing chimney pots.



Designated Heritage Asset? : No

Overall Rating: Positive

Positive Aspects: Typical of the buildings which lined the High Road from late 19th century onwards. Consist scale and grouping.

Negative Aspects: Painted / rendered elevations (Nos. 783, 785, 787, 789) inappropriate signage, satellite dishes, detrimental shopfronts. Windows have generally been replaced with inappropriate uPVC windows.

5.2.5 Nos. 1 - 5 White Hart Lane

Nos. 1 - 5 White Hart Lane are a coherent group, though in a poor state of repair. The visible slated pitched roofs are in poor condition, and the properties have missing chimney pots.



Designated Heritage Asset? : No

Overall Rating: Positive

Positive Aspects: Typical of the buildings which lined the High Road from mid 19th century onwards. Consistent scale and grouping. The group creates a positive presence at junction.

Negative Aspects: Rendered elevation (No.3) inappropriate signage, detrimental shopfronts. Windows have generally been replaced with inappropriate uPVC windows.

5.0 DETAILED BUILDING CONDITION

5.2.6 No 7 White Hart Lane

No. 7 White Hart Lane is a small two storey villa set back from the adjoining terrace. It has an attractive symmetrical stucco façade, with a distinctive relationship of solid to opening. The building has a low pitched hipped slate roof, with three six over six sash windows, and a panelled front door with patterned fanlight.



Designated Heritage Asset? : Yes

Overall Rating: Positive

Positive Aspects: Modest example of early nineteenth century domestic building with many surviving features.

Negative Aspects: Front garden wall creates a poor setting for the building. Windows require maintenance.

5.2.7 Nos. 2 and 4 White Hart lane

The northern side of White Hart Lane has three small early 19th Century two storey cottages at its eastern end.

Nos. 2 and 4 are a much altered originally symmetrical pair with a slate roof with eaves that unfortunately now have painted brickwork, and modern windows. No. 2 has a modern shopfront, but No. 4 still retains its original round headed residential entrance doorway.



Designated Heritage Asset?: No

Overall Rating: Positive

Positive Aspects: Scale and massing typical of early 19th century cottages, pre arrival of the railway.

Negative Aspects: Painted elevation, replacement windows, unsympathetic shopfront.

5.0 DETAILED BUILDING CONDITION

5.2.8 Chapel Place



Between Nos. 4 and 6A White Hart Lane, the entrance to Chapel Place leads to the courtyard to the local listed former Catholic Chapel and Pastor's House. The courtyard is formed from two storey yellow stock brick buildings with slate roofs, the chapel having a gable ended south elevation. The chapel, originally dedicated to St Francis de Sales, was built in 1826 by the Baroness de Montesquieu. It is described in Robinson's History of Tottenham as

"a plain building 45 feet in length, 25 in breadth and 19 in height."

The main interior feature is the round headed recessed altar place restored when the full height of the room was reinstated under the North Tottenham CAP scheme in 1997.

Designated Heritage Asset? : No

Overall Rating: Positive

Positive Aspects: Chapel of historical significance

Negative Aspects: Yard setting for chapel degraded by satellite dishes, CCTV cameras, bins. Unsympathetic windows to adjoining two storey brick building.

5.2.9

Nos. 793 and 795



The southern end of this section of the High Road, at the highly prominent corner location on the junction with White Hart Lane opposite Northumberland Terrace, are Nos. 793 & 795, a handsome Victorian building (formerly The Cockerel Public House and National Westminster Bank). This is a grand three storey locally listed building with an attic storey within a slate mansard roof set behind a raised parapet and includes dormer windows and ornate cast iron cresting decoration. The upper floors are yellow London stock brick with red brick banding and cambered window heads to white painted sash windows. The ground floor has rusticated stucco, currently painted blue, within a continuous shop surround with Tuscan pilasters, decorative corbels mounted at the ends of the slightly inclined Victorian fascia and traditional style cornice. The original ground floor entrances have hardwood doors with semi-circular fan lights over and the white painted windows have a tripartite sub-division, and rusticated arched heads. The building successfully defines the junction with White Hart Lane and makes a positive contribution to the streetscape of the High Road.

Designated Heritage Asset? : Locally listed

Overall Rating: Positive

Positive Aspects: Landmark building which strongly defines the junction. Attractive ornate roofscape.

Negative Aspects: ground floor obscured windows detract from streetscape.

5.0 DETAILED BUILDING CONDITION

5.2.10 Nos. 797 and 799

Nos. 797 and 799 are two early 19th Century buildings that are Grade II statutory listed. Although both have three storeys, No. 797 ('Moss') has a largely unadorned façade and appears diminutive because of its smaller floor to ceiling heights that suggest it possibly conceals the core of an older building. Unsympathetic replacement windows.

No. 799 ("Lilly Whites") has a parapet cornice and first floor arcading around its sash windows. Unsympathetic replacement windows to second floor.

Both properties have modern unsympathetic shopfronts.



Designated Heritage Asset?: Grade II listed

Overall Rating: Positive

Positive Aspects: Early date significant - typical of modest building which started to line the High Road from early 19th century onwards.

Negative Aspects: Poor condition, unsympathetic shopfronts, satellite dishes. Replacement windows.

5.2.11 Nos. 801 and 803 - 805



Nos. 801 (First Call) and 803 - 805 (The Bricklayers Public House) form a symmetrical terrace of three storey buildings constructed of London stock brick with red brick window arches and aprons. The wider central building (No. 803) is defined by full height pilasters and has a parapet, while the flanking buildings have shallow slate roofs with eaves. All are linked by a continuous cornice. Unfortunately, the brickwork of the upper floors of the pub is now painted. The group retain their original timber sash windows with glazing bars and most of the decorative ground floor level shop surround and shopfront details including corbels and pilasters.

Designated Heritage Asset? : All locally listed

Overall Rating: Positive

Positive Aspects: Handsome symmetrical group, typical of the buildings which lined the High Road from mid 19th century onwards.

Negative Aspects: Unsympathetic shopfront (801), satellite dishes (803).

5.0 DETAILED BUILDING CONDITION

5.2.12 No. 807

No. 807 is a two storey Victorian red brick building with an attic storey with wide dormers in a slate roof. The building's appearance has been much altered by the introduction of poorly integrated modern windows, brightly painted ground floor level façade, including roller shutters to doors and windows.



Designated Heritage Asset? : No

Overall Rating: Positive

Positive Aspects: Scale and form sympathetic to neighbouring building (809), creating continuity.

Negative Aspects: Ground floor interventions extremely unsympathetic.

5.2.13 Nos. 809 and 811

On the southern side of Percival Court, Nos. 809 & 811 is a symmetrical three storey pair of early 18th Century local listed buildings with an attic storey within a tiled and pantiled mansard roof behind a parapet. It is constructed of London stock brick with flat red brick window arches, narrow blank windows at each end and has a central brick chimney stack. The ground floor level has a commercial frontage with good replica traditional shop surrounds and shopfronts with corbels, pilasters, clerestories and cornices, but has unsympathetic fascia signage.



Designated Heritage Asset? : Locally listed

Overall Rating: Positive

Positive Aspects: Scale and form sympathetic to No. 807, creating consistent urban grain. Distinctive roof form.

Negative Aspects: Signage detracts from shopfront. Satellite dish.

5.0 DETAILED BUILDING CONDITION

5.2.14 Nos. 813 to 817

Nos. 813 to 817 (odd) are an attractive three storey local listed terrace of Victorian properties constructed of London stock brick with prominent rendered lintels, keystones, quoins and parapets. However, like many of the buildings on the High Road, they now have unsympathetic modern shopfronts at ground floor level.



Designated Heritage Asset? : Locally listed

Overall Rating: Positive

Positive Aspects: Typical of the buildings which lined the High Road from mid 19th century onwards.

Negative Aspects: Unsympathetic shopfronts and replacement windows.

5. 2.15 Nos. 819 to 829



Nos 819 to 829 (odd) have been combined to form 'La Royale' restaurant and public house. The disparate group has had the brick façade of its upper floors painted cream and has substantial planting in boxes above ground floor shop fascias that aim to unify the group visually.

Designated Heritage Asset? : see individual designations on following pages.

Overall Rating: Positive

Positive Aspects: Intact original detail to windows, shopfronts.

Negative Aspects: Decorative painting scheme garish, and planting creates out of scale and homogenised block, neutralising the interest of individual buildings.

5.0 DETAILED BUILDING CONDITION

5.2.16 Nos. 819 and 821

Nos. 819 and 821 are early 18th Century Grade II statutory listed buildings with an ashlar rendered symmetrical façade and timber sashes with exposed box frames. Front, now rendered with incised lines, has tall, stone-coped parapet concealing roof. No. 821 retains attractive vertical tile panels on its pilasters and achantus leaf corbels above on either side of the building. Late nineteenth century shops on ground floor.



Designated Heritage Asset?: Grade II

Overall Rating: Positive

Positive Aspects: Distinctive retained box sashes.

Negative Aspects: Rendered elevation, decorative painting scheme garish. Satellite dish.

5.2.17 **Nos. 823 - 829**



Nos. 823 to 829 (odd), are two storey local listed buildings. Nos. 823 and 825 have a prominent parapet cornice with a decorative plaster frieze. No. 827 has a central forward projecting gable end and tiled roof with eaves. No. 829 has a simple façade with a parapet. The maroon painted ground floor façade of the group retains substantial original shop surround and shopfront elements including corbels, pilasters and stallrisers.

Designated Heritage Asset? : Locally listed.

Overall Rating: Positive

Positive Aspects: Substantial original shopfront retained throughout. Distinctive roofline.

Negative Aspects: Rendered elevation, decorative painting scheme garish. Satellite dishes.

5.0 DETAILED BUILDING CONDITION

5.2.18 Nos. 831 – 833

Nos 831 – 833 is a non-descript 1950s three storey building with red brick elevation. Its modest form has been problematized by a range of interventions; detrimental windows to the upper storeys, crude shopfronts, satellite dishes.



Designated Heritage Asset?: no

Overall Rating: Negative

Positive Aspects: sympathetic in scale to adjoining buildings

Negative Aspects: inappropriate and detrimental interventions, see above.

5.2.19 Nos. 835 – 839

Nos. 835 to 839 is a modest three storey group with parapet. The buildings have retained architectural features such as original pilasters and corbels on the shop surrounds dividing the properties. Nos 835 and 839 have been detrimentally altered by the introduction of modern windows at upper floor levels and prominent fascia signage at ground floor level. The elevation of 837 appears to have been rebuilt, with traditional six over six sash windows installed.



Designated Heritage Asset?: no

Overall Rating: Positive

Positive Aspects: Consistency of scale and rhythm.

Negative Aspects: inappropriate windows and signage. Satellite dishes.

5.0 DETAILED BUILDING CONDITION

5.2.20 Nos. 841 - 843

Sam's, the former Chequers Public House (Nos 841 – 843), is a three storey plus attic, Locally Listed Edwardian building with tall chimney stacks and a central gable end with Tudor style half timbered detailing and has a prominent role in the streetscene.



Designated Heritage Asset?: Locally Listed

Overall Rating: Positive

Positive Aspects: Landmark building which adds distinction to this section of the High Road.

Negative Aspects: Inappropriate signage to ground floor restaurant.

5.2.21 No. 845

No. 845 is a nondescript building. While its scale is sympathetic to surrounding noteworthy buildings, there have been crude interventions to its front elevation, which degrades the streetscape.



Designated Heritage Asset?: No

Overall Rating: Neutral

Positive Aspects: scale is consistent with Nos. 835 – 839 to the south, which surround the landmark “Tudor style” former public house.

Negative Aspects: rendered façade with inappropriate casement windows. crude generic shopfront, satellite dishes.

5.0 DETAILED BUILDING CONDITION

5.2.22 Nos. 847 – 853

Nos. 847 to 853 (odd) are two storey locally listed buildings of early 18th century origin with an attic storey with small dormer windows, but they have lost most of their traditional features and now have painted brick facades.



Designated Heritage Asset?: Locally listed

Overall Rating: Positive

Positive Aspects: Continuity of scale. Examples of the more modest buildings which formed ribbon development along Tottenham High Road in the 18th century.

Negative Aspects: Crude and unsympathetic signage and shopfronts. Intrusive satellite dishes.

5.2.23 No. 865

No. 865 is a locally listed red brick building. At the time of writing, the ground floor of the building is boarded up. It is adjoined to the south by a timber depot that includes a group of unattractive single and two-storey buildings that detract from the streetscene.



Designated Heritage Asset?: Locally listed

Overall Rating: Positive

Positive Aspects: Sympathetic to adjoining Nos. 867 and 869

Negative Aspects: Future of ground floor to be defined.

5.0 DETAILED BUILDING CONDITION

5.2.24 Nos 867 and 869



The northernmost dwellings on the west of the High Road, Nos. 867 and 869, form an attractive pair of Grade II statutorily listed early 18th century properties of three storeys plus basement. 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 multi-pane timber sash windows with architraves and early 19th Century entrance doors surmounted by timber bracketed hoods, No. 869 with a simple rectangular fanlight, No. 867 with by a decorative round headed fanlight, and have well modulated facades. The properties, which originally formed part of a group of four, have a long imposing façade which gives them a prominent role in the streetscene but their setting has been impaired by the loss of their rear gardens. At the time of writing, No. 867 is vacant and 'To Let.'

Designated Heritage Asset?: Grade II listed

Overall Rating: Positive

Positive Aspects: Distinctive landmark buildings. Examples of the buildings which formed ribbon development along Tottenham High Road in the 18th century.

Negative Aspects: Buildings appear to be poorly maintained. Intrusive satellite dish to front side wall of No. 865.

5.3 High Road (east side) nos. 790 to 864 (moving north to south)



← NORTH

5.0 DETAILED BUILDING CONDITION





5.3.1 Nos. 790 to 802

Nos. 790 to 802 (even) High Road is a significant group of statutory listed buildings that represent the finest assemblage of Georgian properties within the Tottenham High Road Historic Corridor. As a group, these consistent properties are of distinct architectural merit and make a positive contribution to the character and appearance of the High Road, Northumberland Terrace, Nos 794 – 782 High Road, was built circa 1740s in one phase. The group of buildings create the impression that they are, in fact, one significant building, which used the fashionable materials of a well proportioned villa of grander country residences. They are set back from the High Road and have substantial boundary walls surrounding their front gardens. Northumberland Terrace is adjoined to the south by No. 792, an early 19th Century Grade II listed building, which has similar materials, scale and massing to the adjacent properties. To the south of Northumberland Terrace, No. 790, a Grade 2* listed early 18th century house, projects forward, dramatically terminating the THI sub area.

Designated Heritage Asset?: see individual designations on following pages.

Overall Rating: Positive

Positive Aspects: Fine assemblage of Georgian properties, creating impression that they are one significant building.

Negative Aspects: generally undervalued and neglected.

5.0 DETAILED BUILDING CONDITION

5.3.2 No. 790

No. 790 (Dial House) is a grand late 17th Century Grade II* listed three storey Queen Anne property constructed from 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 that retains much of its original lime putty tuck pointing, with sash windows set below hood mouldings and a prominent doorcase with rusticated columns. A sundial, which is dated 1691, is mounted on the property's southern chimney.

1 A measured drawing of a conjectural reinstatement of the front elevations of these buildings forms the cover of "*London: the Art of Georgian Building*" by Dan Cruickshank and Peter Wyld: The Architectural Press Ltd: London 1975.
(See List Entry, Appendix 2).



Designated Heritage Asset?: Grade II* listed

Overall Rating: Positive

Positive Aspects: Landmark building in good condition

Negative Aspects: None

5.3.3 No. 792

No. 792 is a Grade II listed house consisting of three storeys plus basement, with five bays, mirrored about a central axis. Its front elevation is early 19th century, which may have earlier fabric behind. This building has been repaired in the recent past, and is currently subdivided into flats. Distinctive front door with cornice head, patterned radial fanlight and flanking pilasters.



Designated Heritage Asset?: Grade II* listed

Overall Rating: Positive

Positive aspects: building in good condition, which forms part of larger assemblage of Georgian properties, which creates the impression that they are one significant building.

Negative Aspects: None

5.0 DETAILED BUILDING CONDITION

5.3.4 No 794

No. 794 is a Grade II listed mid 18th century house consisting of three storeys plus basement, with five bays mirrored about a central axis. The building has been repaired in the recent past, and is currently subdivided into flats. The front elevation is of brown brick with distinctive red brick dressings. Crude and inappropriate secondary glazing has been fixed to the first floor windows



Designated Heritage Asset?: Grade II* listed

Overall Rating: Positive

Positive aspects: building in good condition, which forms part of larger assemblage of Georgian properties, which creates the impression that they are one significant building.

Negative Aspects: None