

5.3.5 No. 796

No. 796 (Percy House) is a Grade II* mid 18th century house consisting of three storeys plus basement, with five bays mirrored about a central axis. Its late 17th century forecourt walls and railings have high streetscape importance. It is a fine example of a building of this date. At the time of writing, Percy House is empty and semi derelict, and is designated as a 'Building at Risk' by English Heritage.



Designated Heritage Asset?: Grade II* listed

Overall Rating: Positive

Positive aspects: Percy House is a fine building, which forms part of larger assemblage of Georgian properties, which creates the impression that they are one significant building.

Negative aspects: Building is empty and semi derelict.

6.0 DETAILED BUILDING CONDITION

5.3.6 798 – 802

Nos. 798 – 802 forms a mid 18th century Grade II listed terrace of 3 storeys plus basement. Nos. 7908 and 800 have five bays, No. 802 has three bays. The two left bays of No 798 have been rebuilt above carriageway leading to 'Gibson Business Centre' and the 2 right bays of No 800 have lost their cornice. Sash windows with glazing bars, some replaced, and with secondary glazing in places. Nos. 800 and 802 have modern doors. The signage to No. 798 "*Jatko House*" and No.800 "*Gibson House*", are crude and inappropriate. The walls and railings to this group are important for the settings of the buildings and the streetscape.



Designated Heritage Asset?: Grade II* listed

Overall Rating: Positive

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

Negative aspects: Signage, especially at Nos. 798 and 800, is crude and inappropriate.

5.3.7 Nos. 804 and 806

Nos 804 and 806 is a terrace of three storey Victorian buildings fronting directly onto the 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.



Designated Heritage Asset?: No

Overall Rating: Positive

Positive Aspects: A coherent group, which is typical of the buildings which fronted the High Road from the mid 19th century onwards. Original sash windows.

Negative Aspects: Unsympathetic shopfronts

5.0 DETAILED BUILDING CONDITION

5.3.8 Nos. 808 and 810

Nos. 808 and 810 comprise an imposing pair of four storey semi-detached Grade II* listed properties, dated to 1715, which are constructed of dark red brick.¹ Both Nos. 808 and 810 are rare splendid and important examples of Queen Anne style early Georgian houses. No. 808 has a doorcase with a bracketed canopy over a six-panelled door and an elaborately leaded fanlight and was restored and refurbished in the 1990s. The first phase of works at No. 810 was completed in 2009 and included the restoration and repair of external features including the entrance doorcase, canopy and fanlight. Removal of a single storey 20th Century shop unit that occupied the site of the original forecourt has once again revealed the original lower sections of the front elevation of the building and allowed for their reinstatement together with the forecourt, front boundary wall, gates and railings. The second phase of works will cover the restoration and refurbishment of the many superb and beautiful internal features.



Designated Heritage Asset?: Grade II* listed

Overall Rating: Positive

Positive Aspects: Rare, splendid and important examples of early Georgian houses.

Negative Aspects: Restoration and refurbishment to interior of 810 remains to be carried out.

5.3.9 **No. 814**

To the south of the junction with Northumberland Park, No. 814 High Road is a richly detailed two storey local listed 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.



Designated Heritage Asset?: Locally listed

Overall Rating: Positive

Positive Aspects: Substantial landmark building with good detail,

Negative Aspects: Unsympathetic replacement windows to first floor.

5.0 DETAILED BUILDING CONDITION

5.3.10 Nos. 816 and 818, 820 and 822

Nos. 816 and 818, 820 and 822 at the junction with Northumberland Road, form an attractive group of Grade II 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 19th Century shopfronts at ground floor level, albeit significantly altered.



Designated Heritage Asset?: Grade II listed

Overall Rating: Positive

Positive Aspects: Landmark group with distinctive details

Negative Aspects: Group generally appears neglected.

5.3.11 Nos. 816 – 818

Nos. 816 – 818 forms one mid 18th century Grade II listed building with 3 storeys and four bays, with a two storey, one window bay to the side. The sash windows have been replaced, with glazing bars in exposed frames, and metal grilles have been placed over the first floor windows. Projecting late 19th Century shop front on corner with Northumberland Park, and a shopfront appears to have been removed to the front of 818, which has a distinctive ionic doorcase.



Designated Heritage Asset?: Grade II listed

Overall Rating: Positive

Positive: Part of distinctive group. Current form of building expresses development pattern of 19th century shopfront added to earlier buildings.

Negative: Window grilles to first floor.

5.0 DETAILED BUILDING CONDITION

5.3.12 No. 820

No. 820 is a Grade II early 18th century house of two storeys with a one storey side bay with carriageway arch. On the ground floor, there is a late 19th century shop. Exposed box sash windows have recently been reinstalled under segmental rubbed brick arches.



Designated Heritage Asset?: Grade II listed

Overall Rating: Positive

Positive: Part of distinctive group. Current form of building expresses development pattern of 19th century shopfront added to earlier buildings.

Negative: Shopfront now seems incongruous with restored building and should be integrated.

5.3.13 No. 822



No. 822 is a Grade II early 19th century building of three storeys. The façade is largely unadorned, though includes elliptical arched recesses for the first floor windows. On the ground floor, there is a late 19th century shop front with dentill cornice to fascia.

Designated Heritage Asset?: Grade II listed

Overall Rating: Positive

Positive: Part of distinctive group. Solid elevation with relatively small windows.

Negative: Shop glazing unsympathetic.

5.0 DETAILED BUILDING CONDITION

5.3.14 No 824 - 828

Nos. 824 to 836 (even) High Road are a varied terrace of nondescript two and three storey buildings with unsympathetically designed commercial units at ground floor level. These buildings, most of which date from the mid 20th Century, have a neutral role in the streetscene.



Designated Heritage Asset?: No

Overall Rating: Neutral

Positive Aspects: Sympathetic in size and scale to context

Negative Aspects: Banal and generic

5.3.15 No 830

Mid 20th century building with unsympathetic shopfront.



Designated Heritage Asset?: No

Overall Rating: Neutral

Positive: Scale and form sympathetic to context.

Negative: First floor replacement windows crude and unsympathetic.

5.0 DETAILED BUILDING CONDITION

5.3.16 Nos 832 – 838

Modest modernist example of post war infill building, with shopfronts to ground floor.



Designated Heritage Asset?: No

Overall Rating: Neutral

Positive: Pleasant articulation of first and second floor windows.

Negative: Shopfronts unsympathetic.

5.3.17 No 840 – 850



Nos. 840 to 850 (even) High Road are locally listed buildings that form a consistent, essentially symmetrical group of two storey Edwardian buildings. They are constructed of red brick (now painted), with slate roofs, and have distinctive first floor bay windows, with a delicate three over three arrangement to the lights to the upper sashes. There are 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 mixed section of the High Road with a degree of consistency, makes a positive contribution to the streetscene.

Designated Heritage Asset?: Local listed

Overall Rating: Positive

Positive Aspects: Coherent, modest, symmetrical terrace. Some remaining features. First floor sash windows.

Negative Aspects: Unsympathetic shopfronts and signage.

6.0 DETAILED BUILDING CONDITION

5.3.18 No 852 – 858

Nos. 852 – 858 (Barclays Bank) is a late 20th century building of no particular merit.



Designated Heritage Asset?: No

Overall Rating: Negative

Positive: none

Negative: Contrasts with domestic scale of adjoining locally listed terrace to the south, both in height and footprint, fragmenting the streetscape.

5.2.19 No 860 - 862



To the south of the junction with Brantwood Road, Nos. 860 and 862, (The Coach and Horses Public House), is a three storey local listed Victorian building of London stock brick with a yellow painted ground floor level and stucco window surrounds and hood mouldings.

Designated Heritage Asset?: Locally listed

Overall Rating: Positive

Positive Aspects: Handsome landmark building, typical of the buildings which lined the High Road from the nineteenth century onwards.

Negative Aspects: Unsightly advertisement and gantry fixed to northern flank elevation.

5.0 DETAILED BUILDING CONDITION

5.3.20 No. 864

No.864 is an unattractive late 20th century two storey building, which is set back from the road and detracts from the streetscene.



Designated Heritage Asset? No

Overall Rating: Negative

Positive Aspects: None

Negative Aspects: Weak threshold building to northern boundary of THI sub area. Form, massing and architectural syntax does not relate to context, which has the effect of fragmenting the streetscape.



- THI (Sub Area)
- Area of Archeaeological Importance
- Statutory Listed Buildings
- Locally Listed Buildings
- Positive Building
- Negative Building
- Neutral Building

Map 10: how the buildings contribute to the THI sub area

6.0 HOW THE BUILDINGS CONTRIBUTE TO THE THI SUB AREA

6.0 How the buildings contribute to the North Tottenham Conservation Area (THI sub area)

| Building | Designated Heritage Asset | Rating |
|--|---------------------------|----------|
| No. 761 - 869 High Road (West Side, South to North) | | |
| 761 - 767 | No | Neutral |
| 769 - 771 | Locally Listed | Positive |
| 773 - 779 | Locally Listed | Positive |
| 781 - 791 | No | Positive |
| 793 - 795 | Locally Listed | Positive |
| 797 - 799 | Grade II | Positive |
| 801 | Locally Listed | Positive |
| 803 - 805 | Locally Listed | Positive |
| 807 | No | Positive |
| 809 - 811 | Locally Listed | Positive |
| 813 - 817 | Locally Listed | Positive |
| 819 - 821 | Grade II | Positive |
| 823 - 829 | Locally Listed | Positive |
| 831 - 833 | No | Negative |
| 835 - 839 | No | Positive |
| 841 - 843 | Locally Listed | Positive |
| 845 | No | Neutral |
| 847- 853 | Locally Listed | Positive |
| 865 | Locally Listed | Positive |
| 867 - 869 | Grade II | Positive |

| Building | Designated Heritage Asset | Rating |
|--|---------------------------|----------|
| White Hart Lane | | |
| 1-5 | No | Positive |
| 2-4 | No | Positive |
| 7 | Grade II | Positive |
| Chapel Place | Locally Listed | Positive |
| No. 790 - 864 High Road (East Side, South to North) | | |
| 790 (Dial House) | Grade II* | Positive |
| 792 | Grade II | Positive |
| 794 | Grade II | Positive |
| 796 | Grade II* | Positive |
| 798 - 802 | Grade II | Positive |
| 804 - 806 | No | Positive |
| 808 - 810 | Grade II* | Positive |
| 812 - 814 | Locally Listed | Positive |
| 816 - 818 | Grade II | Positive |
| 820 | Grade II | Positive |
| 822 | Grade II | Positive |
| 824 - 828 | No | Neutral |
| 830 | No | Neutral |
| 832 - 838 | No | Neutral |
| 840 - 850 | Locally Listed | Positive |
| 852 - 858 | No | Negative |
| 860 - 862 | Locally Listed | Positive |
| 864 | No | Negative |

7.0 PERMITTED DEVELOPMENT AND ARTICLE 4 DIRECTIONS

7.0 PERMITTED DEVELOPMENT AND ARTICLE 4 DIRECTIONS

- 7.1 'Permitted development' (PD) is the term used to describe those works that can be carried out to a property without needing specific planning permission. These detailed rules are set out in the Town and Country Planning (General Permitted Development) Order 1995, which has been subject to later amendments.
- 7.2 It must be noted that PD rights provide an automatic grant of planning permission only. There may still be property (e.g. ownership, covenants, rights of light) and health restrictions, for example Building Regulation approval may be required for building work. There may be other legal considerations such as the 'Party Wall Act 1996' to take into account. If the building is statutorily listed, it is likely that Listed Building Consent will also be necessary.
- 7.3 Permitted development (PD) rights are more restricted in conservation areas than elsewhere, for example, the insertion of dormer windows, the installation of satellite dishes, and the application of cladding are not permitted in conservation areas.
- 7.4 Directions authorised by Article 4 of the GPDO (commonly called "Article 4 directions) are used by Local Authorities to remove certain permitted development rights. Two types of Article 4 directions can be used. Article 4(1) applies to dwelling houses, flats and commercial buildings within conservation areas; Article 4(2) only applies to dwelling houses where change would be harmful to the character and appearance of an area. Article 4(1) requires the Secretary of State's approval.
- 7.5 There are currently no Article 4 Directions within the North Tottenham Conservation Area (THI sub area).

8.0 CHALLENGES, PRESSURES AND OPPORTUNITIES FOR DEVELOPMENT

8.0 CHALLENGES, PRESSURES AND OPPORTUNITIES FOR DEVELOPMENT

8.1 “High Road West” - future Change

In the context of the THI sub area, immediate future development pressures are likely to emerge in connection with the infrastructure development associated with Tottenham Hotspur's new stadium and the regeneration of the area to the west of the High Road (“High Road West”).

8.2 Stopping the Rot - necessary and immediate actions

The current value of the historic fabric of the THI sub area is currently low, with many buildings effectively carrying a large conservation deficit. However, the changing nature of the context of the area will, in the medium to long term, mean that this situation is unlikely to continue. Precedents for this sort of change are Spitalfields and Stepney Green, which have similar high quality historic buildings, which have been catalysts for high quality regeneration. The problem and threat to the area in the short term is that historic fabric is lost through poor conservation or continued neglect. Therefore, everything possible should immediately be put in place to ensure that the fragments that do survive are maintained. All available tools should be utilized, ranging from an immediate comprehensive survey of all buildings in the THI sub area, to the use of Article 4(2) directions, to the process of issuing Repairs Notices as a first stage, and pursuing Compulsory Purchase Orders where buildings are subject to decay and neglect

8.3 Changes

8.3.1 Smaller, incremental and more immediate alterations to original shopfronts and building frontages are likely to continue to be the main patterns of

future change to the High Road. These alterations will inevitably lead to the further loss of the original features of both commercial premises and residential properties. A policy which initially actively informs shop owners, followed by enforcement of breaches of the controls in place, is likely to be necessary to change the current culture of gradual environmental deterioration.

8.3.2 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 nearby streets.

8.4 Opportunity Sites

Opportunity sites are areas where visual improvements are desirable and could be achieved through redevelopment or refurbishment. Where these sites are identified, the potential for development will be judged against criteria suitable for a conservation area. New buildings should contribute positively to the visual quality of the area, and preserve or enhance the character and appearance of the area. In considering proposals for new buildings in conservation areas, amongst the principal concerns should be the appropriateness of the mass, scale of the architectural elements and its relationship with its context. A good new building should be in harmony with, or complementary to, its neighbours, having regard to the pattern, rhythm, details and materials of the surrounding development in the conservation area.

APPENDIX 1: CONTACT DETAILS

For further information, please contact:

Nairita Chakraborty
Conservation Officer
Planning Policy & Transport Planning
6th Floor
River Park House
225 High Road
London
N22 8HQ

Tel: 020 8489 2841

Nairita.Chakraborty@haringey.gov.uk

| LISTED BUILDINGS IN THE THI SUB AREA | |
|---|---|
| Grade II Listed Buildings | <p>East Side 792 High Road 794 High Road 798 - 802 High Road 816 - 818 High Road 820 High Road 822 High Road</p> <p>West Side 7 White Hart Lane 797 - 799 High Road 819 - 821 High Road 867 - 869 High Road</p> |
| Grade II * Listed Buildings | <p>East Side 790 High Road 796 High Road 808 - 810 High Road</p> |

For each Listed Building in the above table, see following sheets for:

- List Entry
- Extract from "Images of England".

APPENDIX 2: LISTED BUILDINGS

LIST ENTRY EXTRACTS: EAST SIDE, GRADE II

Name: No name for this Entry

List entry Number: 1358834

Location

792, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County District Type Parish

Greater London

Authority Haringey London Borough

Grade: II

Date first listed: 22-Jul-1949

Details

1. 4415 HIGH ROAD N17 (East side) Tottenham ----- No 79 TO, 3391 7/99
22.7.49.
II GV

2. Early C19 front to probably older house. 3 storeys and basement, 5 windows. Stock brick with stone-coped parapet above stone cornice with brick dentils. Partly concealed high pitched hipped tiled, roof. Gauged flat brick arches to replaced recessed sash windows. Door of 6 fielded panels with cornice head, patterned radial fanlight and flanking pilasters.
Nos 790 to 802 (even) and walls and railing to No 796 form a group.

Name: No name for this Entry

List entry Number: 1188926

Location

794, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County District Type Parish

Greater London

Authority Haringey London Borough

Grade: II

Date first listed: 22-Jul-1949

Details

1. 415 HIGH ROAD N17 (East Side) Tottenham ----- No 794 TQ 3391
7/100 22.7.49.
II GV

2. Mid C18 house of 3 storeys and basement, 5 windows. Brown brick with red brick dressings including gauged flat window amhes, 1st floor string and moulded parapet cornice. Recessed sash windows with glazing bars. Door of 6 fielded panels with rectangular fanlight. Tuscan doorcase with flat pilasters and pediment. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

Name: No name for this Entry

List Entry Number: 1294511

Location

798-802, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Grade: II

Date first listed: 22-Jul-1949

Details

1.4415 HIGH ROAD N17 (East Side) Tottenham ----- Nos 798 to 802 (even) TQ 3391 7/103 22.7.49. II GV

2. Mid C18 terrace of 3 storeys and basement. Each house 5 windows. Brown brick with red brick dressings including gauged flat window arches, 1st floor string and parapet cornice. The 2 left bays of No 798 have been rebuilt above carriageway and the 2 right bays of No 800 have lost cornice. Sash windows with glazing bars, some replaced. No 798 has door of 6 fielded panels, with plain rectangular fanlight, in modern Doric doorcase of flat pilasters and pediment. No 800 has modern door with entablature surround. No 802 has modern door in eared architrave under pedimented hood on brackets. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

Name: No name for this Entry

List Entry Number: 1188985

Location

816 AND 818, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Jul-1949

Details

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- Nos 816 & 818 TQ 3391 7/105 22.7.49. II GV

2. Mid C18 house of 3 storeys, 4 windows, with 2 storey, 1 window right bay. Yellow brick with red brick dressings. Replaced sash indows with glazing bars in exposed frames. Projecting late C19 shop front at right, flush modern shop front at left. Door of 8 fielded panels, in rusticated surround, with cornice head, impost string and mask on keystone. ionic doorcase with pulvinated frieze, modillioned cornice and pediment. Nos 816 to 822 (even) form a group.

APPENDIX 2: LISTED BUILDINGS

Name: No name for this Entry

List Entry Number: 1079244

Location

820, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-May-1974

Details

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- No 820 TQ 339J
7/106 II GV

2. 3 storey, 3 window early C18 house with 2 storey 1 window left bay over carriageway. Brown brick with red brick dressings, Moulded brick cornice and stone-coped parapet. Modern casements under segmental rubbed brick arches. On ground floor late C19 shop with dentilled cornice to fascia. Included for group value.

Name: No name for this Entry

List Entry Number: 1358836

Location

822, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-May-1974

Details

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- No 822 TQ 559I
7/107 II GV

2. Early c19 building of 3 storeys, 3 windows. Stock brick with stone-coped parapet. Gauged brick window arches, and floor segmental, 1st floor flat, in elliptical-arched recesses. 2nd floor sash windows with glazing bars, 1st floor windows modernised. Late c19 ground floor shop front with dentil cornice to fascia. Included for group value. Nos 816 to 822 (even) form a group.

Images of England

[Back To Results Non Print Page](#)



© Quentin Ball

IoE Number: 201384
 Location: 798-802 HIGH ROAD N17 (east side)
 TOTTENHAM, HARINGEY, GREATER LONDON
 Photographer: Quentin Ball
 Date Photographed: 07 January 2001
 Date listed: 22 July 1949
 Date of last amendment: 22 July 2049
 Grade: II

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415 HIGH ROAD N17

(East Side)
 Tottenham

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- Nos 798 to 802 (even) TQ 3391 7/103 22.7.49. II GV 2. Mid C18 terrace of 3 storeys and basement. Each house 5 windows. Brown brick with red brick dressings including gauged flat window arches, 1st floor string and parapet cornice. The 2 left bays of No 798 have been rebuilt above carriageway and the 2 right bays of No 800 have lost cornice. Sash windows with glazing bars, some replaced. No 798 has door of 6 fielded panels, with plain rectangular fanlight, in modern Doric doorcase of flat pilasters and pediment. No 800 has modern door with entablature surround. No 802 has modern door in eared architrave under pedimented hood on brackets. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

Please note that the inclusion of a listed building on this website does not mean it is open to the public.

17/12/2013

Images of England

[Back To Results Non Print Page](#)



© Quentin Ball

| | |
|-------------------------|--|
| IoE Number: | 201386 |
| Location: | 816 AND 818 HIGH ROAD N17 (east side) TOTTENHAM, HARINGEY, GREATER LONDON |
| Photographer: | Quentin Ball |
| Date Photographed: | 07 January 2001 |
| Date listed: | 22 July 1949 |
| Date of last amendment: | 22 July 2049 |
| Grade | II |

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415 HIGH ROAD N17
(East Side)
Tottenham

Nos 816 & 818

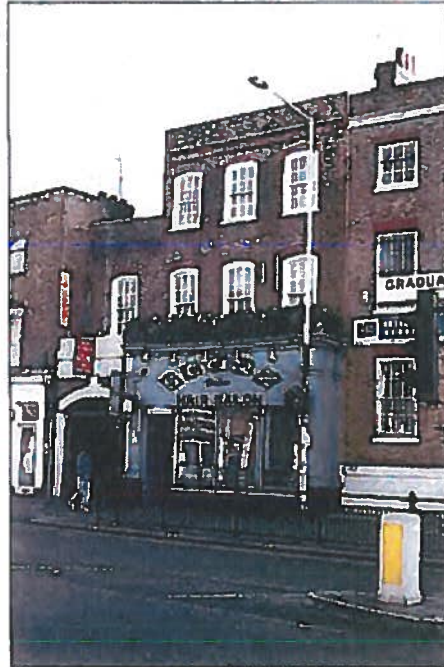
1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- Nos 816 & 818 TQ 3391 7/105 22.7.49. II
GV 2. Mid C18 house of 3 storeys, 4 windows, with 2 storey, 1 window right bay. Yellow brick with red brick dressings. Replaced sash indows with glazing bars in exposed frames. Projecting late C19 shop

17/12/2013

APPENDIX 2: LISTED BUILDINGS

Images of England

[Back To Results Non Print Page](#)



© Ms Liz Devonshire

| | |
|-------------------------|--|
| IoE Number: | 201387 |
| Location: | 820 HIGH ROAD N17 (east side) TOTTENHAM, HARINGEY, GREATER LONDON |
| Photographer: | Ms Liz Devonshire |
| Date Photographed: | 22 January 2005 |
| Date listed: | 10 May 1974 |
| Date of last amendment: | 10 May 1974 |
| Grade | II |

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415 HIGH ROAD N17

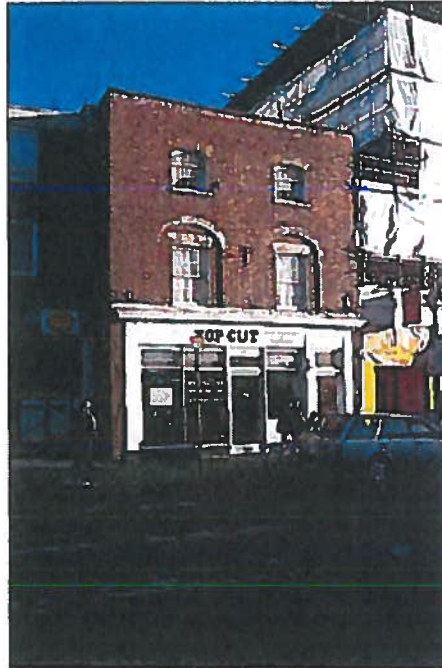
(East Side)
Tottenham

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- No 820 TQ 3391 7/106 II GV 2. 3 storey, 3 window early C18 house with 2 storey 1 window left bay over carriageway. Brown brick with red brick dressings, Moulded brick cornice and stone-coped parapet. Modern casements under segmental rubbed

17/12/2013

Images of England

[Back To Results Non Print Page](#)



© Quentin Ball

| | |
|-------------------------|--|
| IoE Number: | 201388 |
| Location: | 822 HIGH ROAD N17 (east side) TOTTENHAM, HARINGEY, GREATER LONDON |
| Photographer: | Quentin Ball |
| Date Photographed: | 07 January 2001 |
| Date listed: | 10 May 1974 |
| Date of last amendment: | 10 May 1974 |
| Grade | II |

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415 HIGH ROAD N17

(East Side)
Tottenham

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- No 822 TQ 5591 7/107 II GV 2. Early c19 building of 3 storeys, 3 windows. Stock brick with stone-coped parapet. Gauged brick window arches, and floor segmental, 1st floor flat, in elliptical-arched recesses. 2nd floor sash windows with glazing bars,

17/12/2013

List Entry Extracts: West Side, Grade II

Name: No name for this Entry

List Entry Number: 1079172

Location

7, WHITE HART LANE N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-May-1974

Details

1.
4415 WHITE HART LANE N17, (South Side), Tottenham -----
No 7, TQ 3391 7/264, II

2. Early C19 small villa of 2 storeys, 3 windows. Stucco with incised lines. Very low pitched hipped slate roof. Recessed sash windows with glazing bars. 4 stone steps, with wrought iron handrail, to door of 6 beaded panels, with patterned rectangular fanlight. Modern gabled hood over.

Name: No name for this Entry

List entry Number: 1079209

Location

797 AND 799, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County District Type Parish

Greater London

Authority Haringey London Borough

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-May-1974

Details

1. 4415 HIGH ROAD N17 (West Side) Tottenham ----- TQ 3391 7/124 Nos
797 & 799 II

2. 2 early C19 buildings, each 3 storeys, 2 windows. No 797 possibly conceals an older core. Red brick with stone-coped parapet. Gauged flat brick arches to sash windows, those on 2nd floor with glazing bars. Poor modern shop on ground floor. No 799 taller, of stock brick with stuccoed frieze, cornice and blocking course. Gauged flat brick arches to sash windows, those on 2nd floor with glazing bars. 1st floor windows in round-arched recesses. Modern shop on ground floor.

APPENDIX 2: LISTED BUILDINGS

Name: No name for this Entry

List entry Number: 1189026

Location

819 AND 821, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County District District Type Parish

Greater London

Authority Haringey London Borough

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 10-May-1974

Details

1. 4415 HIGH ROAD N17 (West Side) Tottenham ----- Nos 819 & 821 TQ
3391 7/126 II

2. Early C18 pair with alterations. Each 3 storeys, 3 windows. Symmetrical facade has segment-headed sash windows with glazing bars, in exposed box frames. Front, now rendered with incised lines, has tall, stone-coped parapet concealing roof. Late C19 shops on ground floor.

Name: No name for this Entry

List Entry Number: 1079211

Location

867 AND 869, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 22-Jul-1949

Details

1. 4415 HIGH ROAD N17 (West Side) Tottenham ----- Nos 867 & 869 TQ
3391 7/129 22.7.49. II

2. Early C18 with alterations. 3 storeys and basement plinth. 5 windows each. High pitched roofs, that of No 867 renewed in corrugated asbestos, that of No 869 in Welsh slate. Brawn brick with red brick dressings, including bands at 1st and 2nd floors, and at cornice level; and segmental window arches. Stone coped parapet partly renewed in stock brick. Early-mid c19 sash windows, some with glazing bars. Early C19 doors, that of No 867 with patterned fanlight, reeded pilasters with lion masks and hood on carved corbels, that of No 869 with plain rectangular fanlight.

Images of England

[Back To Results Non Print Page](#)



© Ms Liz Devonshire

| | |
|-------------------------|---|
| IoE Number: | 201505 |
| Location: | 7 WHITE HART LANE N17 (south side) TOTTENHAM, HARINGEY, GREATER LONDON |
| Photographer: | Ms Liz Devonshire |
| Date Photographed: | 22 January 2005 |
| Date listed: | 10 May 1974 |
| Date of last amendment: | 10 May 1974 |
| Grade | II |

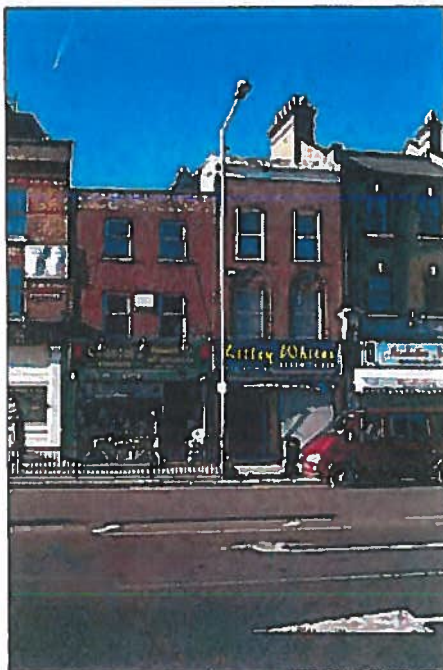
The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

1. 4415 WHITE HART LANE N17 (South Side) Tottenham ----- No 7 TQ 3391 7/264 II 2.
Early C19 small villa of 2 storeys, 3 windows. Stucco with incised lines. Very low pitched hipped slate roof. Recessed sash windows with glazing bars. 4 stone steps, with wrought iron handrail, to door of 6 beaded panels, with patterned rectangular fanlight. Modern gabled hood over.

Please note that the inclusion of a listed building on this website does not mean it is open to the public.

Images of England

[Back To Results Non Print Page](#)



© Quentin Ball

| | |
|-------------------------|--|
| IoE Number: | 201403 |
| Location: | 797 AND 799 HIGH ROAD N17 (west side) TOTTENHAM, HARINGEY, GREATER LONDON |
| Photographer: | Quentin Ball |
| Date Photographed: | 14 January 2001 |
| Date listed: | 10 May 1974 |
| Date of last amendment: | 10 May 1974 |
| Grade | II |

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415
(West Side)

HIGH ROAD N17

Tottenham

1. 4415 HIGH ROAD N17 (West Side) Tottenham ----- TQ 3391 7/124 Nos 797 & 799 II 2. 2 early C19 buildings, each 3 storeys, 2 windows. No 797 possibly conceals an older core. Red brick with stone-coped parapet. Gauged flat brick arches to sash windows, those on 2nd floor with glazing bars. Poor modern shop on ground floor. No 799 taller, of stock brick with stuccoed frieze, cornice and blocking

17/12/2013

Images of England

[Back To Results](#) [Non Print Page](#)



© Quentin Ball

| | |
|-------------------------|--|
| IoE Number: | 201404 |
| Location: | 819 AND 821 HIGH ROAD N17 (west side) TOTTENHAM, HARINGEY, GREATER LONDON |
| Photographer: | Quentin Ball |
| Date Photographed: | 14 January 2001 |
| Date listed: | 10 May 1974 |
| Date of last amendment: | 10 May 1974 |
| Grade | II |

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415 HIGH ROAD N17

(West Side)
Tottenham

1. 4415 HIGH ROAD N17 (West Side) Tottenham ----- Nos 819 & 821 TQ 3391 7/126 II 2. Early C18 pair with alterations. Each 3 storeys, 3 windows. Symmetrical facade has segment-headed sash windows with glazing bars, in exposed box frames. Front, now rendered with incised lines, has tall, stone-coped parapet concealing roof. Late C19 shops on ground floor.

17/12/2013

Images of England

[Back To Results](#) [Non Print Page](#)



© Quentin Ball

| | |
|-------------------------|--|
| IoE Number: | 201406 |
| Location: | 867 AND 869 HIGH ROAD N17 (west side) TOTTENHAM, HARINGEY, GREATER LONDON |
| Photographer: | Quentin Ball |
| Date Photographed: | 14 January 2001 |
| Date listed: | 22 July 1949 |
| Date of last amendment: | 22 July 2049 |
| Grade | II |

The Images of England website consists of images of listed buildings based on the statutory list as it was in 2001 and does not incorporate subsequent amendments to the list. For the statutory list and information on the current listed status of individual buildings please go to [The National Heritage List for England](#).

4415 HIGH ROAD N17

(West Side)
Tottenham

1. 4415 HIGH ROAD N17 (West Side) Tottenham ----- Nos 867 & 869 TQ 3391 7/129 22.7.49. II
 2. Early C18 with alterations. 3 storeys and basement plinth. 5 windows each. High pitched roofs, that of No 867 renewed in corrugated asbestos, that of No 869 in Welsh slate. Brawn brick with red brick dressings, including bands at 1st and 2nd floors, and at cornice level; and segmental window arches. Stone coped parapet partly renewed in stock brick. Early-mid c19 sash windows, some with glazing bars. Early C19 doors, that of No 867 with patterned fanlight, reeded pilasters with lion masks and hood on carved corbels, that of No 869 with plain rectangular fanlight.

Please note that the inclusion of a listed building on this website does not mean it is open to the public.

17/12/2013

APPENDIX 2: LISTED BUILDINGS

LIST ENTRY EXTRACTS: EAST SIDE, GRADE II*

Name: DIAL HOUSE

List entry Number: 1079241

Location

DIAL HOUSE, 790, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County District Type Parish

Greater London

Authority Haringey London Borough

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 22-Jul-1949

Details

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- No 790 (Dial House)
TQ 3391 798 22.7.49.
II* GV

2. Late C17 house of 3 storeys, 5 windows. High pitched hipped tiled roof with end chimneys built out from ridge. Sundial on the southern chimney above eaves level, with inscription not legible and date 1691. Coved stuccoed eaves cornice. Replaced plain sash windows in flush box frames under segmental brick arches. Dark red brick. Stuccoed 2nd and 1st floor bands, the latter stepped up over central doorcase of attached rusticated columns, with medallions and friezes above, and mutated side cornices and open pediment. 2 side flights of 3 stone steps to door terrace with cast iron railing. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

Name: PERCY HOUSE

List entry Number: 1079242

Location

PERCY HOUSE, 796, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County District Type Parish

Greater London

Authority Haringey London Borough

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 22-Jul-1949

Details

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- No 796 (Percy House)
TQ 3391 7101 22.7.49.
II* GV

2. Mid C18 house of 3 storeys and basement, 5 windows. Brown brick with red brick dressings, including gauged flat window arches, Tat floor string and moulded parapet cornice. Recessed replaced sash windows. Handsome Doric doorcase with frieze of triglyphs and metope, and mutated cornice and pediment. Nos 790 to 802 (even) and walls and railing to No 796 form a group.

APPENDIX 2: LISTED BUILDINGS

Name: No name for this Entry

List Entry Number: 1358835

Location

808 AND 810, HIGH ROAD N17

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Haringey

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 22-Jul-1949

Details

1. 4415 HIGH ROAD N17 (East Side) Tottenham ----- Nos 808 & 810 TQ
3391 7/104 22.7.49.
II*

2. Early C18 pair, each 3 storeys and basement, 3 windows; with 2 storey one window side extensions. Handsome "Queen Anne" facade. Half hipped tiled roof. Brown brick front with red brick dressings and stone coped parapet, some brickwork replaced. Gauged segmental brick arches with triple keystones to C19 sash windows, some with glazing bars. Brick moulded and dentilled parapet cornice. Central chimney with red brick quoins to deeply rebated angles. No 808 has flushed door, with patterned radial fanlight, and cornice hood on brackets over narrow panelled pilasters. No 810 has door of 6 fielded panels with plain rectangular fanlight under similar hood. Small modern shop projects in front.

AP3.1 HIGH ROAD (WEST SIDE) NOS. 761 TO 869 (MOVING SOUTH TO NORTH)



793 - 795 High Road



797 - 799 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



801 - 805 High Road



807 High Road



813 - 817 High Road



819 - 829 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



831 - 833 High Road



835 - 839 High Road

10.0 APPENDIX 3: RECORD PHOTOGRAPHS



841 - 843 High Road



845 - 849 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



847 - 853 High Road



Timber Yard

10.0 APPENDIX 3: RECORD PHOTOGRAPHS

APPENDIX 3: RECORD PHOTOGRAPHS



865 High Road

10.0 APPENDIX 3: RECORD PHOTOGRAPHS

AP3.2 HIGH ROAD (EAST SIDE) NOS. 790 TO 864 (MOVING NORTH TO SOUTH)



790 High Road 'Dial House'



792 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



794 High Road



794/796 High Road

10.0 APPENDIX 3: RECORD PHOTOGRAPHS



796 High Road 'Percy House'



798 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



798 - 802 High Road



804 - 806 High Road

10.0 APPENDIX 3: RECORD PHOTOGRAPHS



806 - 808 High Road



808 - 810 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



814 High Road



816 - 818 High Road

10.0 APPENDIX 3: RECORD PHOTOGRAPHS



816 - 822 High Road



824 - 828 High Road

APPENDIX 3: RECORD PHOTOGRAPHS



830 - 832 High Road



832 - 836 High Road

10.0 APPENDIX 3: RECORD PHOTOGRAPHS



840 - 846 High Road



846 -852 High Road

APPENDIX 4: ENGLISH HERITAGE CHECKLIST

English Heritage checklist to identify elements in a Conservation Area which contribute to the special interest.

(from Understanding Place: Conservation Area Designation, Appraisal and Management, English Heritage, March 2011)

A positive response to one or more of the following may indicate that a particular element within a Conservation Area makes a positive contribution provided that its historic form and values have not been eroded.

- *Is the building the work of a particular architect or designer of regional or local note?*
- *Does it have landmark quality?*
- *Does it reflect a substantial number of other elements in the Conservation Area in age, style, materials, form or other characteristics?*
- *Does it relate to adjacent designated heritage assets in age, materials, or in any other historically significant way?*
- *Does it contribute positively to the setting of adjacent designated heritage assets?*
- *Does it contribute to the quality of recognizable spaces, including exteriors or open spaces with a complex of public buildings?*
- *Is it associated with a designed landscape eg. a significant wall, terracing or a garden building?*
- *Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?*
- *Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?*
- *Does it have historic associations with local people or past events?*
- *Does it reflect the traditional functional character or former uses in the area?*
- *Does its use contribute to the character or appearance of the area?*

APPENDIX 5: PLANNING POLICY FRAMEWORK

A5.0 PLANNING POLICY CONTEXT

A5.1 National Policy

A5.1.1 Localism Act 2011

The Localism Act decentralizes a wide range of decision-making responsibilities to give communities and local government greater powers and freedoms. The Act places greater emphasis on public and third sector involvement in assets and decision-making. The Act makes provision for the preparation of Neighbourhood Plans, which will encourage people to have a say in influencing the places where they live.

A5.1.2 National Planning Policy Framework, 2012

Implementing the spirit of the Localism Act, in March 2012, the Government published the National Planning Policy Framework (NPPF). This superseded Planning Policy Statement 5 (PPS5) as Government Policy on the management of change to the historic environment in England. The NPPF replaces all previous Planning Policy Statements, and aims to streamline and integrate all planning guidance in England.

A5.1.3 The central theme of the NPPF is the '*presumption in favour of sustainable development*'. A key dimension of sustainability is set out as protecting and enhancing the historic environment.

A5.1.4 English Heritage

English Heritage offers guidance through their document "*Understanding Place: Conservation Area Designation, Appraisal and Management*". This document was published in March 2011, since when there have been significant legislative and policy development

as set out above. This document is under revision to reflect:

- Changes resulting from NPPF, Localism and other government initiatives
- Reforms in the Local Authority Planning System.

A5.1.5 Implications for Local Authorities

In response to the NPPF, local authorities are required to have a flexible Local Development Framework (LDF). In recognition of the NPPF, the Council has redefined its submitted Core Strategy as Haringey's Local Plan: Strategic Policies 2013 – 2016. The Proposals Map has been redefined as the Policies Map.

A5.2 Regional Policy - The London Plan

Haringey's planning policies operate within the broad framework of The London Plan, produced by the Mayor of London (published 2011). The broad objectives of the plan are¹:

- To ensure that London is a city that meets the challenges of economic and population growth.
- To ensure that London becomes a world leader in improving the environment.

A5.2.1 Chapter 2 of The London Plan, 'London's Places', sets out specific policies for areas of London which have distinctive parts to play in the capital's development. Tottenham High Road's location within the

¹ London Plan Chapter 2, London's Places, item 2.1

London-Stansted-Cambridge-Peterborough corridor, and its proximity to the Olympic Park are addressed in item 2.18:

"The Olympic investment in east London, and the recognition arising from association with the Games should be used to effect a positive, sustainable and fully accessible economic, social and environmental transformation for one of the most diverse and most deprived parts of the capital. It is likely to provide lessons and approaches that can be applied to other strategic regeneration projects in the future".²

A5.2.2 Chapter 7 of The London Plan, sets out policies about the places and spaces where Londoners live work and visit, aiming for London to be:

- A city of diverse, strong secure and accessible neighbourhoods.
- A city that delights the senses³

A5.2.3 A range of policies within Chapter 7 of The London Plan apply to the North Tottenham Conservation Area (THI sub area). These are: Policy 7.4 Local Character, Policy 7.6 Architecture, Policy 7.8 Heritage Assets and Archaeology, Policy 7.9 Heritage Led Regeneration, have relevance to the North Tottenham Conservation Area (THI sub area).

A5.2.4 Policy 7.4 Local Character, sets out how the physical character of a place should be identified, and the positive elements built upon to foster "a sense of meaning and civility".⁴

'Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings'.⁵

A5.2.5 Policy 7.6 Architecture, sets out the positive contribution which architecture should make to the public realm and streetscape:

"Architecture should contribute to the creation of a cohesive built environment that enhances the experience of living, working or visiting in the city. This is often best achieved by ensuring new buildings reference, but not necessarily replicate, the scale, mass and detail of the predominant built form surrounding them, and by using the highest quality materials. Contemporary architecture is encouraged, but it should be respectful and sympathetic to the other architectural styles that have preceded it in the locality. All buildings should help create streets and places that are human in scale so that their proportion and composition enhances, activates and appropriately encloses the public realm, as well as allowing them to be easily understood, enjoyed and kept secured. The building form and layout should have regard to the density and character of the surrounding development and should not prejudice the development opportunities of surrounding sites".⁶

A5.2.6 Policy 7.8 Heritage Assets and Archaeology, describes the importance of caring for and highlighting historic assets due to their intrinsic value, and promotes the process of "identify, record, interpret, protect"⁷ where historic assets are concerned in new development. It notes that, 'Ensuring the identification and sensitive management of London's heritage assets in tandem with promotion of the highest standards of modern architecture will be key to maintaining the blend of old and new that gives the capital its unique character'.⁸

A5.2.7 Policy 7.9 (Heritage Led Regeneration) focuses on the potential for historic assets to positively affect their surrounding area and act as

-
- 2 London Plan, Chapter 2, item 2.18
 - 3 London Plan Chapter 7, London's Living places and spaces, item 7.1
 - 4 London Plan, Policy 7.4, item 7.14
 - 5 London Plan, Policy 7.4A
 - 6 London Plan, Policy 7.6, item 7.21
 - 7 London Plan, Policy 7.8 B
 - 8 London Plan, Policy 7.8, item 7.29

APPENDIX 5: PLANNING POLICY FRAMEWORK

catalysts for regeneration.

*'Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality.'*⁹

A5.2.8 The Tottenham Corridor is identified as part of the Upper Lee Valley 'Opportunity and Intensification Corridors (Annex One, London Plan)

A5.3 Haringey: Policy and Guidelines

A5.3.1 Haringey's Local Plan (Strategic Policies 2013 – 2026) was introduced in 2013. This is the central document in the Local Development Framework, which also holds Development Plan Documents (DPD), Supplementary Planning Documents (SPD), and other documents such as Statement of community involvement (SCI).

A5.3.2 Haringey's Local Plan and The London Plan

Haringey's Local Plan summarises commitments in The London Plan which are of particular relevance to Haringey LDF (page 11, items 2.2.16 and 1.2.17)

A5.3.3 Changes to Haringey's Policies

Haringey's Local Plan has been through a number of stages of consultation and amendment before its adoption in 2013. Amendments from previous strategic policy are set out below:

A5.3.4 Policies SP4, SP5, SP6, SP7 have replaced the former Policy G1: Environment. (All policy references are in Haringey's Local Plan)

Policy SP4: Working Towards a Low Carbon Haringey

"Over the lifetime of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey."

Policy SP5: Water Management and Flooding

"The Council will require all development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk."

Policy SP6: Waste and Recycling

"The Council supports the objectives of sustainable waste management set out by the Government in PPS10, Planning for Waste Management and the Mayor's London Plan'."

Policy SP7: Transport

"SP7 focuses on promoting sustainable travel and making sure all development is properly integrated with all forms of transport, in line with the Government's transport objectives set out in section 4 of the NPPF and the Mayor of London's strategic transport approach in the London Plan."

Policies SP1 and SP11 have replaced Policy G2: Development and Urban Design.

⁹ London Plan, Policy 7.9 item 7.32B

Policy SP1: Managing Growth

"The Council will focus Haringey's growth in the most suitable locations, and manage it to make sure that the Council delivers the opportunities and benefits and achieves strong, healthy and sustainable communities for the whole of the borough."

Policy SP11: Design

"All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use."

A5.3.5 Policy SP11 has replaced Policy UD4: Quality Design.

In addition to the quote above (3.3.1.2), SP11 also states

"..all development shall:

Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity."

A5.3.6 Policy SP12 has replaced Policy G10: Conservation:

SP12: Conservation

"The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment."

"The Historic Environment should be used as the basis for heritage-led

regeneration and as the basis for good design and positive change".

A5.3.7 Policy SP12 has also replaced **Policy CSV1: Development in Conservation Areas**, **Policy CSV2: Listed Buildings**, and **Policy CSV3: Locally Listed buildings and Designated Sites of Industrial Heritage Interest**. In addition to the quote above (3.3.1.3), SP12 states:

" 6.2.2 The borough's built heritage, which includes locally distinctive landmarks, creates a sense of place and stability. It also supports local economic competitiveness by providing places for people to live and work), and promotes community cohesion through shared culture and identity."

A5.3.8 Saved Policies

The following policies have been saved following the Local Plan adoption in March 2013:

Policy CSV4: Alterations & Extensions to Listed Buildings:

- "The Council will require that alterations or extensions to listed buildings:
- a) are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;
 - b) relate sensitively to the original building;
 - c) do not adversely affect the setting of a listed building."

Policy CSV5: Alterations & Extensions in Conservation Areas:

"The Council will require that alterations or extensions to buildings in Conservation Areas:

APPENDIX 5: PLANNING POLICY FRAMEWORK

a) preserve or enhance the character of the Conservation Area;

b) retain or reinstate characteristic features such as doors, windows or materials of buildings.

Policy CSV6: Demolition of Listed Buildings:

“The Council will protect Haringey’s listed buildings by refusing applications for their demolition. In the case of internal demolition work the Council will refuse applications that harm the architectural and historical integrity and detailing of a listed building’s interior.”

Policy CSV7: Demolition in Conservation Areas:

“The Council will seek to protect buildings within Conservation Areas by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area.”

Policy CSV8: Archaeology:

“Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:

a) applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development;

b) development proposals will preserve in situ, protect and safeguard important archaeological remains and their settings, and where appropriate, provide for the permanent display and interpretation of the remains.

The Council will ensure the proper investigation, recording of sites and publication of the results is conducted by a suitably qualified archaeological contractor as an integral part of a development programme where it is considered that preservation in situ is not appropriate.”

A5.3.9 The Supplementary Planning Guidance documents below are available, though updating is eventually planned:

Adopted SPG 1a ‘Design Guidance and Design Statements’ (2006)

Draft SPG 2 Conservation and Archaeology (2006)

Draft SPG 6a Shopfronts, Signage and Security (2003)

A5.3.10 Strategic Planning in the Tottenham Area

Haringey Council considers development in Tottenham to be highly significant. The Strategic Regeneration Framework and the Physical Development Framework for Tottenham provide a strategic overview of the Council’s and Mayor’s ambitions for the area. Specific area proposals are also contained within documents currently under preparation - the High Road West Masterplan, and the Tottenham Area Action Plan.

AP 6 DEVELOPMENT CONTROL: POLICY AND GUIDANCE

AP 6.1 Design Guidance

Haringey provides the following design guidance:

Adopted SPG 1a 'Design Guidance and Design Statements' (2006)

Draft SPG 2 Conservation and Archaeology (2006)

Draft SPG 6a Shopfronts, Signage and Security (2003)

Tottenham High Road Shopfront Design Guide (1989).

AP 6.1.2 This design guidance should be taken into account when devising and agreeing proposals for development in the North Tottenham Conservation Area (THI sub area). These guidelines generally set out the principles by which the London Borough of Haringey will assess applications for Planning Permission and Conservation Area Consent.

AP 6.1.3 Haringey Council, through its Local Plan policies and planning guidance, seeks to encourage high quality development to preserve and enhance the character and appearance of the North Tottenham Conservation Area.

AP 6.1.4 Haringey Council, through its policies and planning guidance, encourages the retention of original architectural features, their proper repair where damaged, and their restoration, if they are lost. Their significance is important where they are either a specific townscape element or contribute to the architectural integrity or proportions of a building or group of buildings. Regrettably, loss of original architectural

APPENDIX 6: DEVELOPMENT CONTROL POLICY AND GUIDANCE

features, materials and details is evident throughout the North Tottenham Conservation Area (THI sub area).

AP 6.1.5 These guidelines are not an attempt to limit the creativity of architects and designers: on the contrary, the THI sub area would benefit from high quality and landmark individual buildings and elements of contemporary design and of appropriate form and use, as well as less spectacular but equally well designed contemporary interventions which respond to their context.

AP 6.6 Shopfronts

AP 6.6.1 The council believes that good quality shopfronts can contribute to the interest of the street scene at ground level, and contribute to the economic vitality of the THI sub area.

AP 6.6.2 Planning permission is required for the alteration of shopfronts, and the Council, through its policies and planning guidance, encourages the retention of traditional shopfronts in conservation areas. Traditional shopfronts are a townscape feature that should be protected, maintained in good repair and restored if damaged.

AP 6.6.3 Haringey Council, through its policies and planning guidance, seeks to ensure that new shopfronts and fascias should be sympathetic to the proportions and balance of the overall front elevation of the host building. To preserve and enhance the character and appearance of the North Tottenham Conservation Area (THI sub area), the shopfronts of merit and other elements of interest should be retained wherever possible

AP 6.7 Replacement shopfronts

Many replacement shopfronts detract from the overall quality of their frontages because 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);
- a visual clutter of advertisements
- prominent shopfront security (externally fixed roller shutters)
- fixed plastic canopies

AP 6.8 Traditional Facing Materials, Painting, Render and Cladding

The loss or replacement of traditional facing materials, such as stonework or red and yellow stock facing brickwork, and the painting, rendering and cladding of these elevations, has adversely affected buildings within the originally consistent streetscape. Other changes which have affected the consistent appearance of the frontages include the re-cladding of roofs in non-original materials. The cumulative effect of these alterations diminishes the visual cohesion of buildings, groups of buildings and terraces within the North Tottenham Conservation Area (THI sub area).

This document has been based on:

London Borough of Haringey, Tottenham High Road Historic Corridor, Conservation Areas No. 2, No. 9, No.18, No. 22, No. 26, No. 27, Conservation Area Appraisal, Adopted March 2009 (produced for Haringey by Nathaniel Lichfield and Partners Ltd, Planning Design Economics, 14 Regent's Wharf, All Saints Street, London N1 9RL)

REFERENCES

National Policy

National Planning Policy Framework, 2012, Department for Communities and Local Government

Regional Policy

The London Plan, Spatial Development Strategy for Greater London, 2011, with later revisions

Borough Policy

Haringey's Local Plan, Strategic Policies, 2013 – 2026

High Road West – Creating a Plan for Change, Haringey Council, 2013

Tottenham High Road Shopfront Design Guide, 1989

Local History

The Victoria History of the Counties of England, Volumes I and V, 1976

Local Herstory, Lives of Women in Haringey, London Borough of Haringey, 1987

APPENDIX 7: BIBLIOGRAPHY

- Wood Green Past*, Albert Pinching, 2000
- Tottenham and Wood Green, Past and Present*, Christine Protz and Deborah Hedgecock, 2003
- Tottenham Revisited*, No. 63 EHHS Occasional Papers Reprinted, Edmonton Hundred Historical Society, 2006
- The Quakers of Tottenham 1775 – 1825*, Edmonton Hundred Historical Society, Occasional Papers Series No.37, by R. Collie, 2007
- Tottenham, A History, Christine Protz, 2009
- English Heritage publications**
- Guidance on the Management of Conservation Areas*, 2006
- Guidance on Conservation Area Appraisals*, 2006
- News Release 2009*, page 2, www.english-heritage.org.uk/conservationareas
- Conservation Bulletin* 62, 2009, p8, Celebrating Special Areas, by Ptolemy Dean
- Understanding Place: Conservation Area Designation, Appraisal, and Management*, 2011
- Valuing Places: Good Practice in Conservation Areas*, January 2011
- Slavery and the British Country House*, Maggie Dresser and Andrew Hamms (eds.), 2013
- Institute of Historic Building Conservation**
- Context, IHBC, Article 4 *Directions in Conservation Areas*, by Andrew Dick, March 2009
- General**
- Uncovering Britain's Multicultural Heritage*, by Tristram Hunt, The Guardian, 06 June 2002
- Welcome to Holloway Road*, Butler Hegarty Architects, 2008
- Reimagining the High Street*, New Economics Foundation, 2010