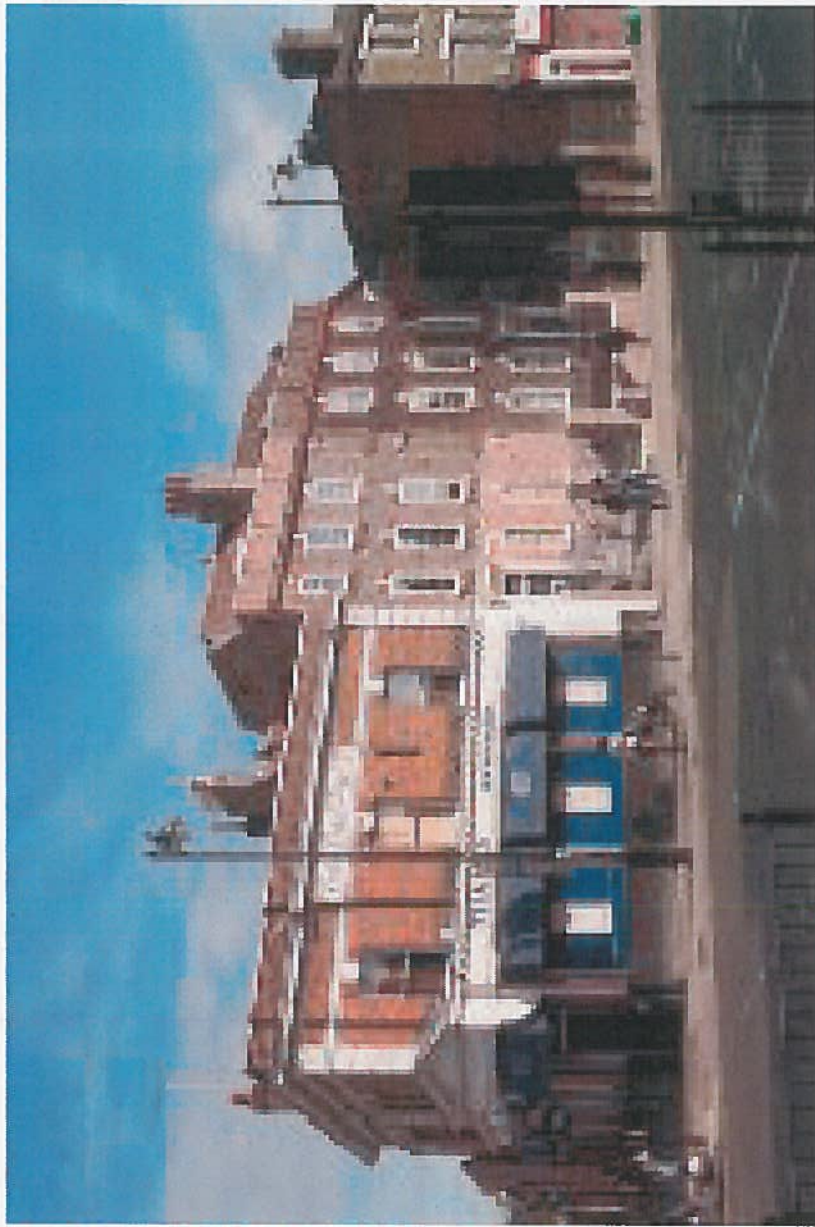


CONSERVATION AREA
MANAGEMENT PLAN
NORTH TOTTENHAM THI SUB AREA



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

CONTENTS

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CONTENTS

- 1.0 INTRODUCTION
- 2.0 CONSERVATION AREA MANAGEMENT PROPOSALS
- 3.0 PLANNING GUIDANCE
- 4.0 ENFORCEMENT AND REMEDIATION STRATEGIES
- 5.0 ENHANCEMENT SCHEMES
- 6.0 REGENERATION STRATEGIES
- 7.0 EDUCATION AND TRAINING
- 8.0 RESOURCES NEEDED TO MANAGE AND MAINTAIN
THE THI SUB AREA

1.0 INTRODUCTION

1.0 INTRODUCTION

The London Borough of Haringey has commissioned this Conservation Area Management Plan, to be read alongside the Conservation Area Appraisal, as project documentation for a Heritage Lottery Fund (HLF) Townscape Heritage Initiative (THI) second round submission.

This Conservation Area Management Plan provides management proposals for the Tottenham High Road THI sub area, which is a fragment of the North Tottenham Conservation Area.

This document has been closely informed by the Conservation Area Appraisal carried out on the THI sub area, and the two documents should be understood alongside one another. Together, the Conservation Area Appraisal and Conservation Area Management Plan aim to set out a sustainable foundation for the lasting legacy of the THI scheme.

This Conservation Area Management Plan will be in place for 10 years after completion of the THI scheme, and will be regularly reviewed.



2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

SECTION 2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

No.	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
2.1	BOUNDARY OF CONSERVATION AREA Map of Conservation Area to be updated	2.8 Boundaries to the Conservation Area Buildings included which are no longer extant	Currently, within the boundaries of the North Tottenham Conservation Area, and the THI sub area, the following buildings are included, which are no longer extant: 2.4.6 Northumberland Park 784, 786, 788 High Road The boundaries should be reviewed and redrawn accordingly.	Boundary review to be programmed within 1 year and then every 5 years
2.2	IMPROVEMENT SITES Existing buildings / sites that need repair, enhancement, major intervention			
2.2.1	Improvement sites - protection and enhancement of statutorily listed buildings	Section 5.0 Detailed Building Condition (see individual sheets for information on buildings). 4.9 General condition of the historic buildings	Within the THI sub area, there are high quality statutorily listed buildings (see page 84, Conservation Area Appraisal). If these are not addressed through the THI scheme then all powers should be used to ensure that these high quality buildings are protected, including Planning Enforcement measures and Repair Notices as part of the threat of Compulsory Purchase.	Ongoing
2.2.2	Improvement sites - setting of Heritage Assets	4.5.2 Urban grain 4.7.1 Streetscape - east side of the High Road 4.9 General condition of the historic buildings	The setting of Heritage Assets should be preserved and enhanced. Particular attention should be given to the situations where Georgian buildings are set back from the pavement edge (No.808), or behind railings and walls. (Nos. 818, 792 - 802, 808 - 810). All appropriate efforts should be made to ensure that repairs to railings and walls are carried out to a high standard. Samples of materials to be used should be agreed, and fully detailed drawings of all repair proposals should be required. Signage on brick piers (e.g. at No.808) should be removed.	Ongoing

2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

SECTION 2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

No.	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
2.2.3	Improvement sites - improving lower status buildings which contribute to the character of the THI sub area.	Section 4.4 Historic development 4.5.2 Urban grain 4.6.1 Townscape	Some 'lower status' (ie. not listed or locally listed) groups of buildings along the High Road should be targeted for improvement, as they enhance the historic character of the THI sub area. The groups of 19th century buildings at the southern side of the junction of the High Road with White Hart Lane are significant as they demarcate the junction of these ancient routes. These buildings could be improved by improvements to shopfronts, removal of inappropriate signage, replacement of inappropriate uPVC windows, and removal of satellite dishes.	5 years
2.2.4	Improvement sites - 'negative contribution' buildings	Section 6.0 of the CAA identifies the contribution which buildings make to the THI sub area.	Buildings / sites identified as 'negative' are as follows, and are sites where high quality improvements are to be encouraged: Nos. 831 - 833, Nos. 852 - 858, No. 864	5 years
2.3	OPPORTUNITY SITES Major sites where redevelopment is likely/desirable: may need development or design brief			
2.3.1	Opportunity Site - The former timber yard, Nos. 855 - 863 High Road is currently a significant gap in the streetscape of the THI sub area.	Negative buildings/sites are identified in section 6.0 How the Buildings Contribute to the North Tottenham Conservation Area 4.7.2 Streetscape - west side of the High Road 4.6.5.1 Key view 03 - threshold view at the Northumberland Park boundary of the THI sub area.	Ensure that the design of any future development is in accordance with the design principles contained within the High Road West Master Plan and the emerging Tottenham Area Action Plan. In particular, design, form and layout should be sympathetic to the historic fabric of the High Road and respect the scale and rhythm of the adjoining buildings.	1 year

2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

SECTION 2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

No.	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
2.3.1 cont.	(continued from page 5)	(continued from page 5)	(continued from page 5) Proposals should have a frontage onto the High Road, and should not "turn the corner" (as at junction with White Hart Lane). Proposals should maintain the rhythm and grain of the west side of the High Road, and avoid an excessively large monolithic elevation, as has been created by surface treatment at 819 - 829.	1 year
2.3.2	Opportunity Site - impact of High Road West development.	8.1 High Road West - future change	High Road West is partly within the boundary of the THI sub area, and its impact must be considered. The principles set out in the High Road West Master Plan and the emerging Tottenham Area Action Plan should be referred to and future development (as stated in section 2.3.1 above) should be sympathetic to the historic fabric of the THI sub area as well as the wider conservation area.	1 year
2.3.3	Opportunity Site - impact of new stadium for Tottenham Hotspur football club	1.7 State of transformation	The development of Tottenham Hotspur Football Club's new stadium is outside the boundary of the THI sub area, but its impact must be considered. While planning consent has already been granted, there should be ongoing dialogue between the Conservation and Regeneration teams to ensure that detailed design proposals along the boundary between new stadium development and the THI Sub Area (eg. lighting, signage, hard and soft landscaping), are sensitive to the context and appropriate in scale.	1 year

SECTION 2.0 CONSERVATION AREA MANAGEMENT PROPOSALS

No.	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
2.4	PROTECTION OF VIEWS			
2.4.1	Protection of views - consolidating the threshold views into the THI sub area and strengthening the sense of character and place	4.6.3 Key view 01 threshold view at the northern boundary of the THI sub area (see Map 09, page 24)	The view south, into the THI sub area, at this point, is important. Within the THI sub area, the streetscape is fragmented partially due to the lack of coherent relationships between the buildings on the east side of the High Road (Nos. 852 - 858, 860 - 862, 864). An achievable short term improvement would be to remove the unsightly advertisement and associated gantry fixed on the north flank elevation of No. 860 - 862 ('The Coach and Horses').	1 year
2.4.2	Protection of views - consolidating the threshold views into the THI sub area and strengthening the sense of character and place	4.6.4 Key View 02 threshold view at the southern boundary of the THI sub area (See Map 09, page 24)	The view north, into the THI sub area, would be enhanced by supporting and improving the modest 19th century terraces south of the junction with White Hart Lane. Any future development should refer to the principles contained in the High Road West Master Plan and the emerging Tottenham Area Action Plan and should enhance this view. The view north, into the THI sub area, would be enhanced by improving the setting (railings, walls, hard landscaping) of the Northumberland Terrace group of buildings.	3 years 5 years
2.4.3	Protection of views - consolidating the threshold views into the THI sub area and strengthening the sense of character and place	4.6.5 Key view 03 threshold view at the Northumberland Park boundary of the THI sub area (See Map 09, page 24)	This view, and sense of arrival from Northumberland Park is of arriving via a 'secondary route' to a 'primary route'. Improvements to the flank elevations of Nos. 814 and 816 High Road would support and enhance this relationship.	3 years
2.4.4	Protection of views - consolidating the threshold views into the THI sub area and strengthening the sense of character and place	4.6.6 Key view 04 threshold view at the White Hart Lane boundary of the THI sub area (See Map 09, page 24)	This view would be enhanced by supporting and improving the modest 19th century terraces which curve around the corner at the junctions of High Road and White Hart Lane. Any future development should refer to the principles contained in the High Road West masterplan and the emerging Tottenham Area Action Plan and should enhance this view.	3 years

3.0 PLANNING GUIDANCE

SECTION 3.0 PLANNING GUIDANCE

No.	Issue	How identified in Conservation Area Appraisal	Management Proposals	Timescale
3.1	SPECIFIC ISSUES SUCH AS REPLACEMENT WINDOWS AND DOORS	For specific examples, see Section 5.0 Detailed Building Condition	Generally, replacement windows should be resisted, and existing joinery repaired. Where replacement windows are necessary, traditional single glazed box sash windows will generally be most appropriate. Care should be taken to ensure that glazing bar sections and details generally match existing. Fully detailed workshop drawings of replacement windows should be required. Carefully detailed internal secondary glazing could be considered.	Ongoing
3.2	PARAMETERS FOR EXTENSIONS	1.9 Radical Steps Needed 4.6.3 - 4.6.5 Key Views	Generally, extensions other than ground floor, in exceptional circumstances should not be approved. Key views into and within the THI sub area would be damaged by inappropriately large rear extensions.	1 - 5 years
3.3	DESIGN OF SHOPFRONTS	For specific examples, see Section 5.0 Detailed Building Condition	The repair of original shopfronts will be encouraged, or the repair or re-establishment of the traditional architectural frame of the shopfront. Haringey's "Tottenham High Road Shopfront Design Guide" (1989) should still be referred to. In some circumstances, carefully proportioned and high quality contemporary design will be permitted, if it refers to the proportions and form of adjacent shopfronts, and is well designed in high quality materials from the traditional palette of materials - painted timber, glass, steel, render, stone, glazed tiles.	1 - 5 years
3.4	OUTDOOR ADVERTISEMENTS	See 5.2.19 No 860 - 862 High Road ('The Coach and Horses')	Outdoor advertisements are detrimental to the character of the THI sub area and should not be permitted. Item 2.4.1 of this document refers to a particularly problematic advertisement on the north flank wall of Nos. 860 - 862, 'The Coach and Horses'. The advertisement, and associated gantry should be removed.	1 year

3.0 PLANNING GUIDANCE

SECTION 3.0 PLANNING GUIDANCE

	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
3.5	ROLLER SHUTTERS	For specific examples, see Section 5.0 Detailed Building Condition	Solid Roller shutters are detrimental to the streetscene and should not be permitted. They create a threatening environment, and are destructive to the nighttime economy. Acceptable alternatives are internal open grille type shutters, which sit behind the shopfront, and, if used alongside security glass in the shopfront, provide high levels of security. External roller shutters are less appropriate but may be acceptable if they are of the open grille type allowing vision through, and the housing and runners are carefully integrated into the design of the shopfront.	5 years
3.6	SATELLITE DISHES	For specific examples, see Section 5.0 Detailed Building Condition	Satellite dishes are detrimental to the character of the THI sub area and should not be permitted. Enforcement action should be taken against existing satellite dishes.	3 years

4.0 ENFORCEMENT AND REMEDIATION STRATEGIES

SECTION 4.0 ENFORCEMENT AND REMEDIATION STRATEGIES

Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
4.1 URGENT AND IMMEDIATE MEASURES needed to protect historic assets in the short term	<p>1.8 Short term protection generally</p> <p>1.9 Radical steps needed immediate and urgent steps are needed to protect historic fabric.</p> <p>8.2 Stop the rot - necessary and immediate actions to prevent the loss of historic fabric through poor conservation, or neglect.</p>	<p>An Immediate comprehensive full measured survey of all buildings in the THI sub area should be carried out to create a best practice exemplar of historic asset protection. This will provide a complete and comprehensive database for ongoing monitoring.</p> <p>Immediate detailed photographic survey of the exterior of all buildings in the THI sub area. This would record extant detail and fabric and would complete the photographic survey begun in the Conservation Area Appraisal. This will provide a complete and comprehensive database for ongoing monitoring.</p>	<p>1 year</p> <p>1 year</p>
4.2 SATELLITE DISHES	<p>Intrusive satellite dishes are installed in several properties (see Chapter 5: Detailed Building Condition, pages 29 - 77, Conservation Area Appraisal)</p>	<p>Publicise the fact that the installation of satellite dishes requires planning permission in the North Tottenham Conservation Area. This could be implemented through the production of posters, leaflets, and advertisements in local press. This should be integrated with proposals for 6.2 Rebranding exercise.</p> <p>Use negotiation to remove existing satellite dishes.</p>	<p>1 year</p> <p>1 - 3 years</p>
4.3 DETRIMENTAL SHOPFRONTS GENERALLY WITHIN THI SUB AREA	<p>Detrimental shopfronts are installed in several properties (see Chapter 5: Detailed building Condition, pages 29 - 77, Conservation Area Appraisal).</p>	<p>Identify shopfronts which would benefit from shopfront improvements, and draw up priority list for THI grant.</p> <p>Engage with shopkeepers. Publicise the fact that alterations to shopfronts in the North Tottenham Conservation Area require planning permission. Publicise the opportunity presented by the THI grant scheme.</p> <p>Ensure awareness of existing shopfront Design Guide. Update existing Shopfront Design Guide</p>	<p>1 year</p> <p>1 year</p> <p>1 year 1-3 years</p>

4.0 ENFORCEMENT AND REMEDIATION STRATEGIES

SECTION 4.0 ENFORCEMENT AND REMEDIATION STRATEGIES

No.	Issue	How identified in Conservation Area Appraisal	Management Proposals	Action by
4.4	DETRIMENTAL SHOPFRONTS GENERALLY WITHIN THI SUB AREA	Detrimental shopfronts are installed in several properties (see Chapter 5: Detailed Building Condition, pages 29 - 77, Conservation Area Appraisal).	Commitment of adequate resources to implement short term measures set out above, in order to alter the prevailing culture of neglect.	5 years

5.0 ENHANCEMENT SCHEMES

SECTION 5.0 ENHANCEMENT SCHEMES

No.	Issue	How identified in Conservation Area Appraisal	Management Proposals	Action by
5.1	SCHEMES WHICH ADDRESS NEGATIVE FACTORS	4.8.3 Threats to the Condition of the Conservation Area - plastic windows and doors - unsightly satellite dishes - alterations to fronts, roofs and chimneys - unsympathetic shopfronts	The THI scheme offers the opportunity to address these problems. If early examples are 'front loaded' and completed quickly and to a high standard, these can be used as exemplars for other buildings. In order to plan for implementation of the THI scheme, identify 'Priority' and 'Reserve' projects.	1 year 1 year

6.0 REGENERATION STRATEGIES

SECTION 6.0 REGENERATION STRATEGIES

No.	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
6.1	REGENERATION: develop and strengthen the strategies for conservation of the historic environment as set out in the Tottenham Strategic Regeneration Framework	8.1 'High Road West' - future change Awareness of immediate future and the proposals contained within the agreed High Road West Master Plan. 4.4.18 2014 - Regenerating North Tottenham 1.9 Radical steps needed	Policies contained within the High Road West Master Plan and the emerging Tottenham Area Action Plan strengthen the need for understanding the significance of Heritage Assets and their potential to add value to regeneration. This needs to be integrated holistically so that Tottenham's historic buildings are perceived as adding unique value to the regeneration of the wider area.	1 year
6.2	REGENERATION: MARKETING STRATEGY emphasise the character of the THI sub area while making the broader argument for the cultural, economic and social benefits of built heritage.	1.7 State of transformation It is important that the value of the historic fabric of the THI sub area is embedded in regeneration proposals	Aligning the marketing to reflect the unique character of the THI sub area which could include: <ul style="list-style-type: none"> giving it a clear identity communications to raise its profile publicise the commercial life, and education, outreach and cultural events and activities in the area. promoting the THI sub area as a key component of the regeneration of the broader area (See Appendix 1: 'You Wont Find This Anywhere Else!')	5 years
6.3	REGENERATION: OUTREACH STRATEGY develop broad community engagement	1.5 Cultural diversity and built heritage	Commission an inclusive arts and activities programme, in partnership with other organisations and stakeholders, which explores the relationships between local communities and the history and heritage assets of the THI sub area.	5 year

6.0 REGENERATION STRATEGIES

SECTION 6.0 REGENERATION STRATEGIES

	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
6.4	REGENERATION: precisely target candidates for THI grants	Section 4.0 Character Analysis	Identify groups of buildings which, if repaired and enhanced, would benefit and support conservation of the THI sub area in a coherent manner.	1 year
6.5	REGENERATION: address the interface between specific regeneration pressures and historic fabric.	1.9 Radical steps needed immediate and urgent steps are needed to protect historic fabric.	In order to protect its character and urban grain, it is important that large openings and unsympathetically designed interventions are avoided throughout the historic fabric of the THI Sub Area. Future proposals for large scale developments should refer to design guidelines within the emerging Tottenham Area Action Plan. (See also item 2.3.1, page 5 of this document)	1 year

7.0 EDUCATION AND TRAINING

SECTION 7.0 EDUCATION AND TRAINING

Category	issues identified in Conservation Area Appraisal	Management Proposals	Timescale
7.1 VALUING AND UNDERSTANDING THE THI SUB AREA	1.5 Cultural Diversity and Built Heritage 1.8 Short term protection	High quality and accessible educational material on the THI sub area (postcards, printed material, digital media) to be made available at libraries, public spaces, Bruce Castle Museum etc. Generate teaching resources for National Curriculum Key Stages 1 - 5, which explores the history, heritage and contemporary experience of the THI sub area.	1 - 5 years 1 - 5 years
7.2 UNDERSTANDING THE RESPONSIBILITIES AS OWNERS AND TENANTS OF HISTORIC ASSETS	8.2 Stopping the Rot 8.3 Changes	Provide high quality information and support for owners, tenants and businesses within THI sub area	1 - 5 years
7.3 VALUING AND UNDERSTANDING THE THI SUB AREA	1.5 Cultural Diversity and Built Heritage	Develop an education and interpretation programme, which focusses on the relationships between built heritage and multicultural communities.	5 years
7.4 TRAINING AND APPRENTICESHIPS	1.5 Cultural Diversity and Built Heritage	In all conservation projects in the THI sub area, employ skilled and experienced contractors, who can commit to incorporating high quality skills training, and the creation of apprenticeships within their project organisation.	5 years

8.0 RESOURCES NEEDED TO MANAGE AND MAINTAIN THE THI SUB AREA

SECTION 8.0 RESOURCES NEEDED TO MANAGE AND MAINTAIN THE THI SUB AREA

No.	Issue	Where identified in Conservation Area Appraisal	Management Proposals	Timescale
8.1	RESOURCING: INTEGRATING HERITAGE AND REGENERATION	1.9 Radical steps needed	Additional resourcing to enable good communication and exchange of information integrating heritage and regeneration in the THI sub area.	5 years
8.2	RESOURCING: 'HERITAGE CHAMPIONS'	1.5 Cultural diversity and built heritage	Resourcing to train and support for 'Heritage Champions' - Local Councillors, local people, arts, built environment, and education professionals	3 years
8.3	RESOURCING: INFORMATION AND SUPPORT FOR LOCAL BUSINESSES	8.3 Changes	Resourcing to provide information and support for local businesses, in parallel with updated guidelines on how to conserve their historic buildings.	5 years
8.4	RESOURCING: REGENERATION PROPOSALS	1.9 Radical steps needed	Funding for regeneration proposals identified in , see Section 6.0 Regeneration, items 6.1 - 6.6, above.	5 years
8.5	RESOURCING: EDUCATION AND TRAINING PROPOSALS	1.5 Cultural diversity and built heritage	Funding for education and training see Section 7.0 Education and Training, items 7.1 - 7.6, above.	5 years

APPENDIX 1

You Won't Find This Anywhere Else!

references for rebranding the North Tottenham THI Sub Area
references for interpretative media

1. LOGO - BRAND IDENTITY

Harry Barlow

(www.harrybarlow.com)

Issue based communication in advertising, design, events and lobbying.

Has experience with the GLC, GLA, Local Authorities, Trade Unions, Charities and Pressures Groups.

Could develop graphic identity, set up a website etc.

2. ENGAGING PEOPLE

Discover Hackney

(www.discoverhackney.co.uk)

A group of 10 partner organisations who "share common goals around increasing the use and knowledge of the borough's rich heritage and its built environment"

One of the partners is The Building Exploratory - see Listed

Haggerston Project (working with volunteers to record built heritage).

3. BOOK

Welcome To Holloway Road (2005)

(www.butlerhegartyarchitect.co.uk)

Butler Hegarty Architects produced a book, designed for the general public, about the history and culture of Holloway Road. This was funded by Islington Council and English Heritage within the Holloway Road HERS Scheme. The book was successful in raising interest in the heritage of Holloway Road and the HERS scheme.

4. DIGITAL MEDIA

Interactive Places

(www.interactiveplaces.co.uk)

Ideas agency making apps and other digital and analogue forms of interaction. Perhaps an App for "Historic Tottenham?"

5. WEBSITE

SKINN

(www.skinn.org.uk)

A development agency for Shalesmoor, Kelham Island & Neepsend in Sheffield.

Very different from North Tottenham (a much bigger area), but draws together the relevant information in an engaging and inclusive way.