

TOTTENHAM CONSERVATION

Haringey Council
Planning Team
River Park House
Wood Green N22 8HQ

15 October 2015

c/o Neil McClellan

Dear Neil

OBJECTION - Tottenham Hotspur Stadium Proposal : HGY2015/3000

Please may I formally submit to Haringey Council my objections to the proposed demolition of three Tottenham iconic listed buildings, The Red House – White Hart Pub and Tottenham and Edmonton Dispensary. These buildings coupled with nearby Warmington house are a quartet and reminder of the growth of Tottenham over the last 150 years and the service that they have provided for the community.

The buildings are locally listed and are part of the North Tottenham High Road Conservation area.

I have highlighted below the reasons why these buildings are loved and respected by the community. Therefore they should be reused and not demolished.

The Red House Coffee Palace

One of Tottenham great benefactors Joshua Pedley provided this building in 1877. It was to be used for the sale of non-intoxicants and to reduce the usage of public houses by the people. This building was a gift to the people of Tottenham. Interesting that THFC did not move to this site till 1899, thus the building was here some 22 years before.

Tottenham Hotspurs however purchased this building in 1922, and it has been under their guidance now for 93 years. This building has housed the early management board in its time. It is therefore some surprise that THFC architects Insall Associates state “the building currently has no meaningful setting” **This building still has lots to offer and can continue to be used for Spurs ventures or community usage.**

White Hart Pub

This pub owes its name to the original White Hart on the corner of White Hart Lane. When the present pub was built outside the present ground c 1866 its licence was transferred from the closed original. Hence the spurs “address” as White Hart Lane. This pub is important to the folklore of THFC. The premises has been in limbo and in ownership of THFC for some years. **This building still has lots to offer and can be used for Spurs ventures or community usage.**

Tottenham and Edmonton Dispensary

The original building was a charity set up, which opened its doors to the public on 1 August 1864. It was formed by local Tottenham people, whom endeavoured to provide a surgery and consulting rooms for the treatment of illness. The community from Tottenham and Edmonton were catered for. The new confident build was 1910.

It is pure nonsense from THFC to state that “the building currently has no meaningful setting” .This building is still a standout and welcome feature of this part of Tottenham High Road. **This building still has lots to offer and can be used for Spurs ventures or community usage.**

Retention Summary

It is very disquieting to hear from THFC architects that the three important buildings should be demolished just for the setting up of access routes at this site. This is indeed over the top. The retention of Warmington House, another historic building is warmly applauded, but it must be recorded that in 1984, THFC wished to demolish this building as well.

I believe that exit / access routes could easily be managed by moveable barriers and stewards on Matchdays. Bus routes and vehicle movement are not allowed between certain time scales on match days. This coupled with the fact that there has never been evidence or a recorded accident around this area, suggests that current health practices must be working fine.

It is important to note that THFC only have around 25/30 home games a year. It is therefore a drastic decision to demolish these fine buildings on this count.

The 1984 Application

THFC submitted a demolition application for the 4 listed buildings in 1984. This received strong objections from the **Community, English Heritage and Haringey Council’s planning committee, who stated at the time, that the listed buildings on this site should be integrated into any new build in the future.**

This is still the view of the Tottenham community who care about the their High Road and the protection of its buildings.

I therefore submit my objections to the loss of the three named buildings. I trust this will be supported by Haringey Council, English Heritage and the Community.

Yours sincerely

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