SEVEN SISTERS/PAGE GREEN CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Haringey
LONDON

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FOREWORD

(Draft to be approved by Cllr Strickland)

It is with great pleasure that I am able to present the draft Seven Sisters/Page Green Conservation Area Appraisal and Management Plan. It is hoped that this document will play a significant role in the positive future management of Seven Sisters/Page Green Conservation Area and be a guide for developers, residents, planners and the Planning Inspectorate in any future planning decisions.

The Conservation Area is part of the Tottenham High Road Historic Corridor, which represents a valuable part of the borough's heritage, makes a central contribution to Tottenham's unique local character. The High Road is an important historic route, in existence since roman times. As well as being at the heart of the local community, the townscape is illustrative of the historic development of the area and boasts a great many buildings of historical and architectural interest of a variety of ages and styles, including many listed and locally listed examples.

As a Council, we are committed to the preservation and enhancement of this valuable asset for the local community and future generations. The new Appraisal and Management plan will be an important tool in the future management of the area and a valuable resource for local residents, businesses and the Council.

Good heritage management is only possible with the support and involvement of the local community. I would strongly encourage residents and local businesses to participate in the consultation process, and have their say on these important new documents.

Councillor Alan Strickland

Cabinet Member for Planning

GENERAL INTRODUCTION

Conservation areas, introduced in 1967, now number over 9,000 in England. They are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which defines a conservation area as an "area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance". Local authorities have a statutory duty to determine those areas that fulfil these criteria, to designate them as conservation areas, and to review these procedures from time to time.

Section 71 of the Act requires local authorities to formulate and publish proposals for the preservation and enhancement of conservation areas. Current best practice, in accordance with published guidance by Historic England, is to prepare Conservation Area Appraisals and Conservation Area Management Plans, usually as a consolidated document.

Conservation areas are identified as 'designated heritage assets' in the National Planning Policy Framework (NPPF).

The London Borough of Haringey has 29 conservation areas. The Seven Sisters / Page Green Conservation Area was designated in 1998. No subsequent amendments have been made to the boundary.

This document comprises two parts: Part I Seven Sisters / Page Green Conservation Area Appraisal which sets out the conservation area's special interest, highlighting those elements which contribute to, or detract from, its character, and Part II Seven Sisters / Page Green Conservation Area Management Plan, a strategy for managing change in the conservation area to ensure that its character is preserved or enhanced.

The methodology of this Appraisal and Management Plan follows best practice guidance in Historic England's Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).

This document will be treated as a material consideration in assessing planning applications affecting the Seven Sister / Page Green Conservation Area.

1. CONSERVATION AREA APPRAISAL

1.1 THE PURPOSE OF CONSERVATION AREA APPRAISALS

1.1.1 Understanding significance is the key to ensuring that changes to our historic environment can be managed in an informed and positive way. Conservation area appraisals are vital tools in this process. Their principal functions are:

- To articulate why the conservation area is special, highlighting those elements which contribute to, and those which detract from, its character
- To support a robust policy framework for planning decisions
- To inform and guide the associated Conservation Area Management Plan

1.1.2 Conservation area appraisals are not intended to provide an exhaustive account of the conservation area. The omission of any specific building, feature, space or view should not be taken to imply that it lacks significance.

1.2 SUMMARY OF SPECIAL INTEREST

1.2.1 The special interest of the Seven Sisters/ Page Green Conservation Area derives from two factors. Firstly, the extraordinary rapid residential development of the area in the late-19th century, varying from the larger scale terraces forming a frontage to the High Road to smaller scale terraces more suburban in character lining the network of streets behind. Starting in about 1880, this development was largely complete by the time of the 1894 Ordnance Survey edition. The second factor was the existence of historic open spaces in the form of the common at Seven Sisters (Page Green Common) and the wide verges to the east and west of the former High Road that were retained in order to set back the new houses from the increasingly trafficked High Road.

1.2.2 As a consequence this section of the High Road has a very different character to the other stretches of the road to the north. The buildings are generally set well back from the road, contributing to a more spacious character than other parts of the High Road, enhanced by the mature plane trees and, to the south of Seven Sisters Road, by the linear green space fronting Page Green Terrace.

1.2.3 Page Green Common is the area's visual and historic focus, although the surrounding buildings, which are of modest architectural quality, date almost exclusively from c1890/1900 with little modern redevelopment or infill.

1.2.4 West Green Road (outside the conservation area) was, and still remains, the principal shopping street serving the local area and little now remains of the former Ward's Stores and its once impressive length of shopping frontage facing the High Road. Page Green Terrace, with the linear open space fronting the High Road, retains some interesting examples of the larger scale residential development typical of the late 19th century expansion alongside main roads, which contrasts with the smaller scale of housing in the streets behind.

1.2.5 In summary, the special interest of the Seven Sisters/Page Green Conservation Area derives mainly from the historic open spaces of Page Green Common and the set back building line, including wide pavements and grass verges, that give the

conservation area a more spacious and open character emphasised by the mature plane trees that line the road. This is coupled with the mainly residential scale and character of the late 19th century development that is still prevalent today.

1.3 LOCATION AND SETTING

LOCATION

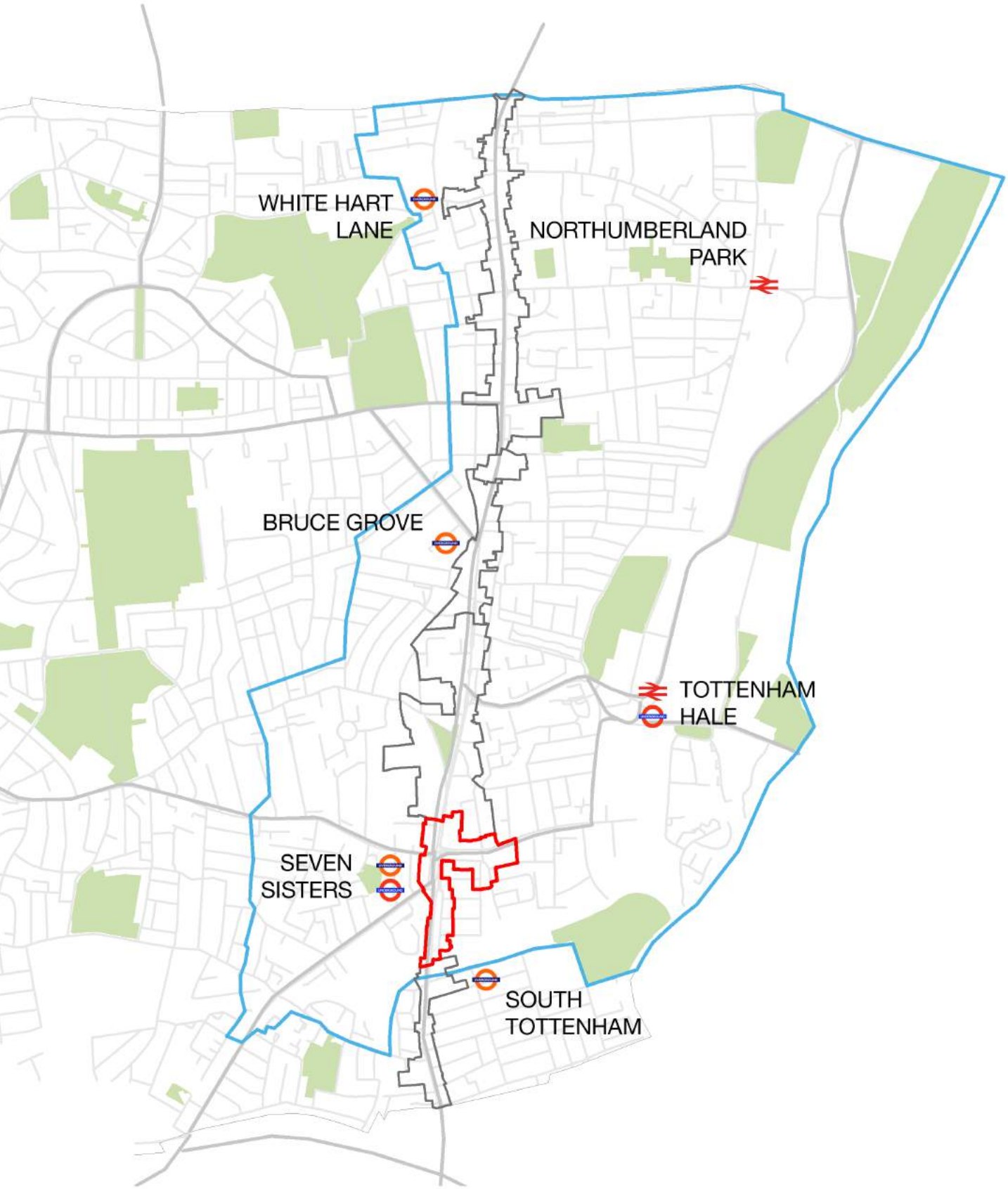
1.3.1 The historic parish of Tottenham is located to the north east of the former County of Middlesex, and to the east of the present London Borough of Haringey. It is bordered by Edmonton (London Borough of Enfield) to the north, the River Lea and Walthamstow (London Borough of Waltham Forest) to the east, Stoke Newington (London Borough of Hackney) to the south, Hornsey (London Borough of Haringey) to the west and Friern Barnet (London Borough of Barnet) to the north-west. The High Road is almost three miles long, running north south in an almost straight line from Fore Street, Edmonton at the north and continuing as far as Stamford Hill to the south.

TOPOGRAPHY AND GEOLOGY

1.3.2 The High Road is virtually flat until it approaches Tottenham Green where it rises slightly, descends gradually to South Tottenham, and rises again towards Stamford Hill. The land to the east descends towards the Lea Valley, while the area to the west is essentially flat.

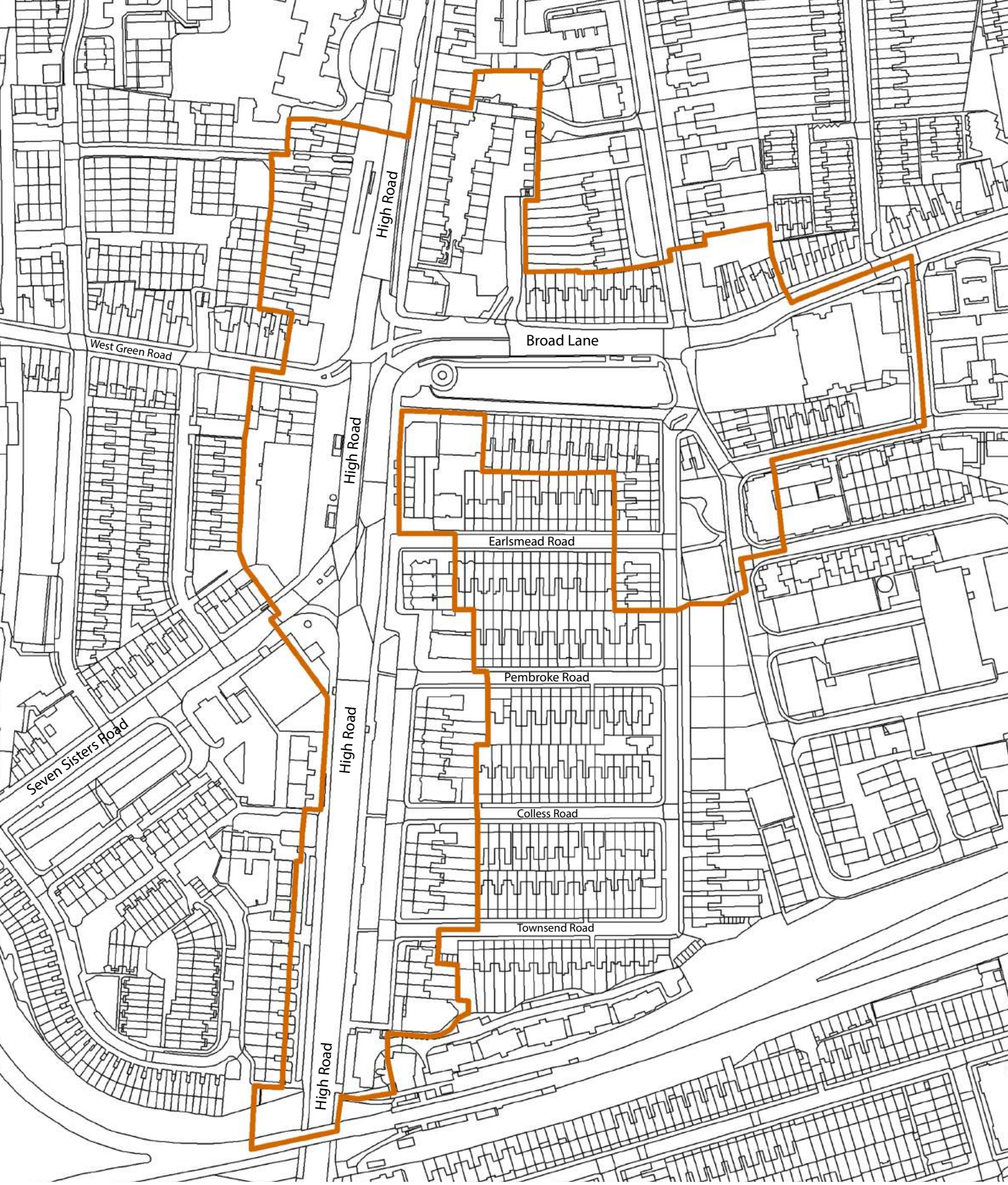
1.3.3 The Moselle stream, whose names derives from 'Mosse-Hill' (Muswell Hill), the location of one of the stream's sources, ran its meandering course north-eastwards from Hornsey, bending due south at the present junction of the High Road and White Hart Lane and continuing along the west side of the High Road to Scotland Green. Here it turned eastwards as Garbell Ditch, later known as Carbuncle Ditch whose course is commemorated by Carbuncle Passage, with a further ditch forking south-eastwards to the Hale. The stream was incrementally culverted in the 18th and 19th centuries, and by 1864 only short sections remained open along the High Road.

1.3.4 The abundance of brick-earth in Tottenham meant that brick and tile-making was a key local industry from the middle-ages to the 19th century,



Map 1. **Location map: Seven Sisters/Page Green Conservation Area**

- Conservation Area Boundary
- Tottenham High Road Historic Corridor
- Area covered by the emerging Tottenham Area Action Plan



Map 2. **The boundary of the Seven Sisters/Page Green Conservation Area**

Conservation Area Boundary

while the rich alluvial soil along the banks of the River Lea gave rise to many farms and market gardens producing fruit and vegetables for the London market.

THE SETTING OF SEVEN SISTERS / PAGE GREEN CONSERVATION AREA

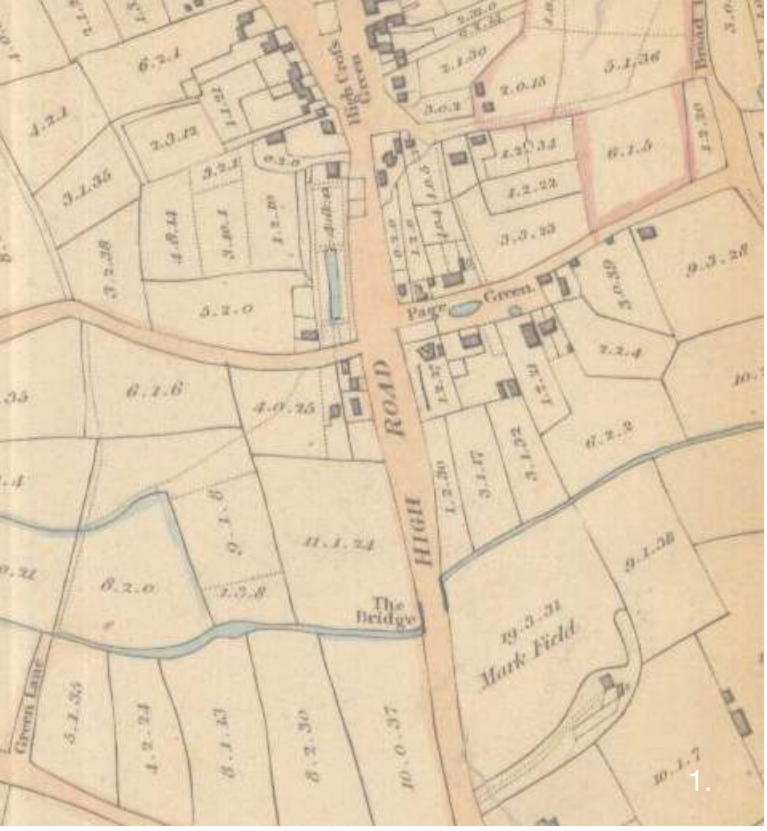
1.3.5 The land adjacent to the western side of the High Road, once occupied by a network of Victorian and Edwardian streets, has been successively redeveloped as housing with the exception of the area between West Green Road and Seven Sisters Road. Modern housing is low rise and largely contained behind the High Road frontage, or in the case of the Stonebridge Estate, set back behind a tree-planted verge that softens the contrast between old and new. The streets to the east survive largely intact, and share a seamless Victorian residential character with the frontage buildings in the High Road.

TREES AND OPEN SPACES

1.3.6 The conservation area is generously endowed with mature trees, with Page Green Common as the focus of the conservation area and principal open space. There are street trees on the west side of the High Road north of Seven Sisters where the building line is set back. South of Seven Sisters Road the High Road is bordered on both sides by tree-planted verges providing an impressive boulevard-like effect framing the view of St Ignatius' church tower in the distance looking south. These are complemented by trees and planting in some private front gardens, and notably in the playground of Earlsmead School.

VIEWS

1.3.7 Generally views are contained within the linear form of the High Street, with limited views in and out of the conservation area occurring at junctions with side roads. However, at the junction with Broad Lane there is a long, open vista along Page Green Common, terminating in the view of Earlsmead School. There are other attractive views of the Common looking north from Rangemoor Road and south from Talbot Road.



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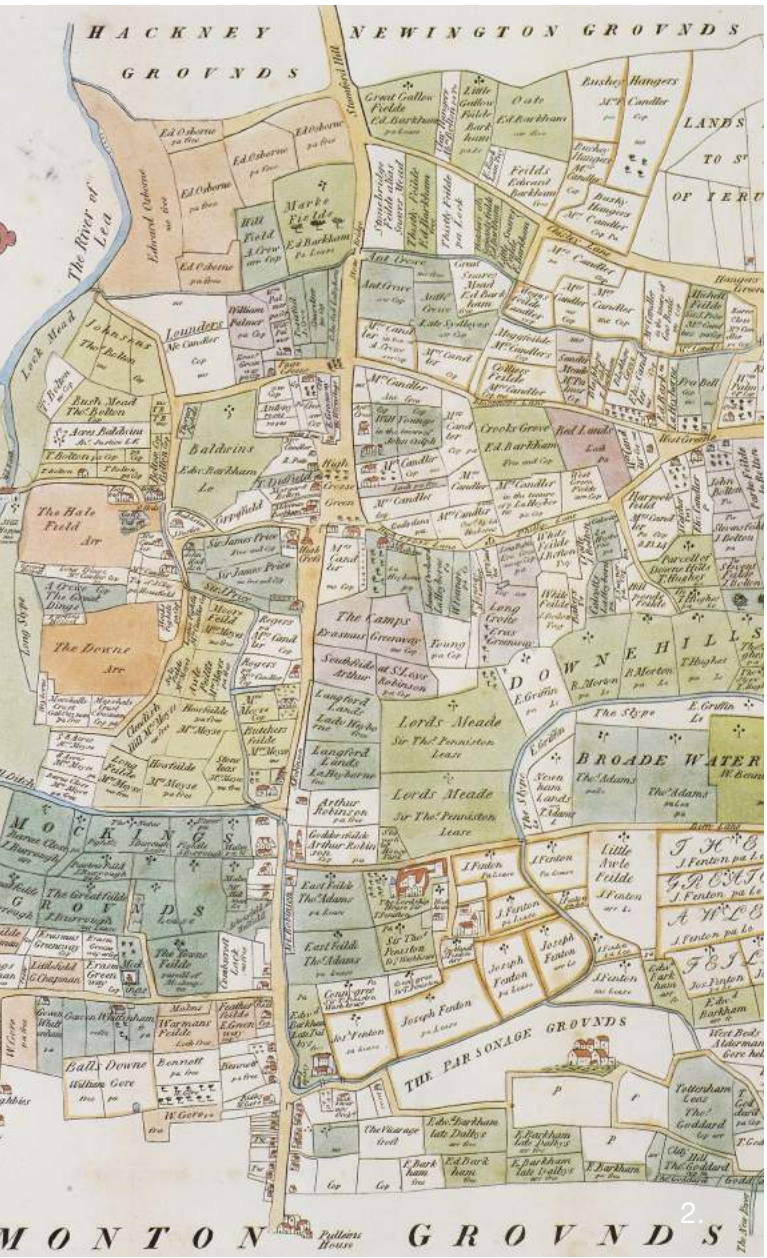


2.

1.4 HISTORICAL DEVELOPMENT AND ARCHAEOLOGY

THE DEVELOPMENT OF TOTTENHAM HIGH ROAD

1.4.1 The High Road is the successor to Ermine Street, the Roman road from London to Lincoln and York. A settlement is recorded at Tottenham in the Domesday Survey of 1086, and a manor house existed by 1254, on or near the site of Bruce Castle. Known historically as Tottenham Street, the High Road was an important northern route into London, reflected in the number of inns that existed to service travellers. The linear settlement grew along the High Road and the village centre, as such, was marked by the adjacent Green and the High Cross, commemorating the medieval wayside cross that once stood there.

1.4.2 By the 16th century Tottenham was a favoured rural retreat for city merchants, a number of whom had mansions along the High Road. The High Road's development over the next two centuries reflects Tottenham's continuing attraction as a place of residence for wealthy Londoners. It also became noted for its schools, including several private boarding schools, and numerous charitable and religious foundations.

Picture 1. Wyburd's parish map 1798

Picture 2. Thomas Clay's map of Tottenham 1619 (the map is oriented south)

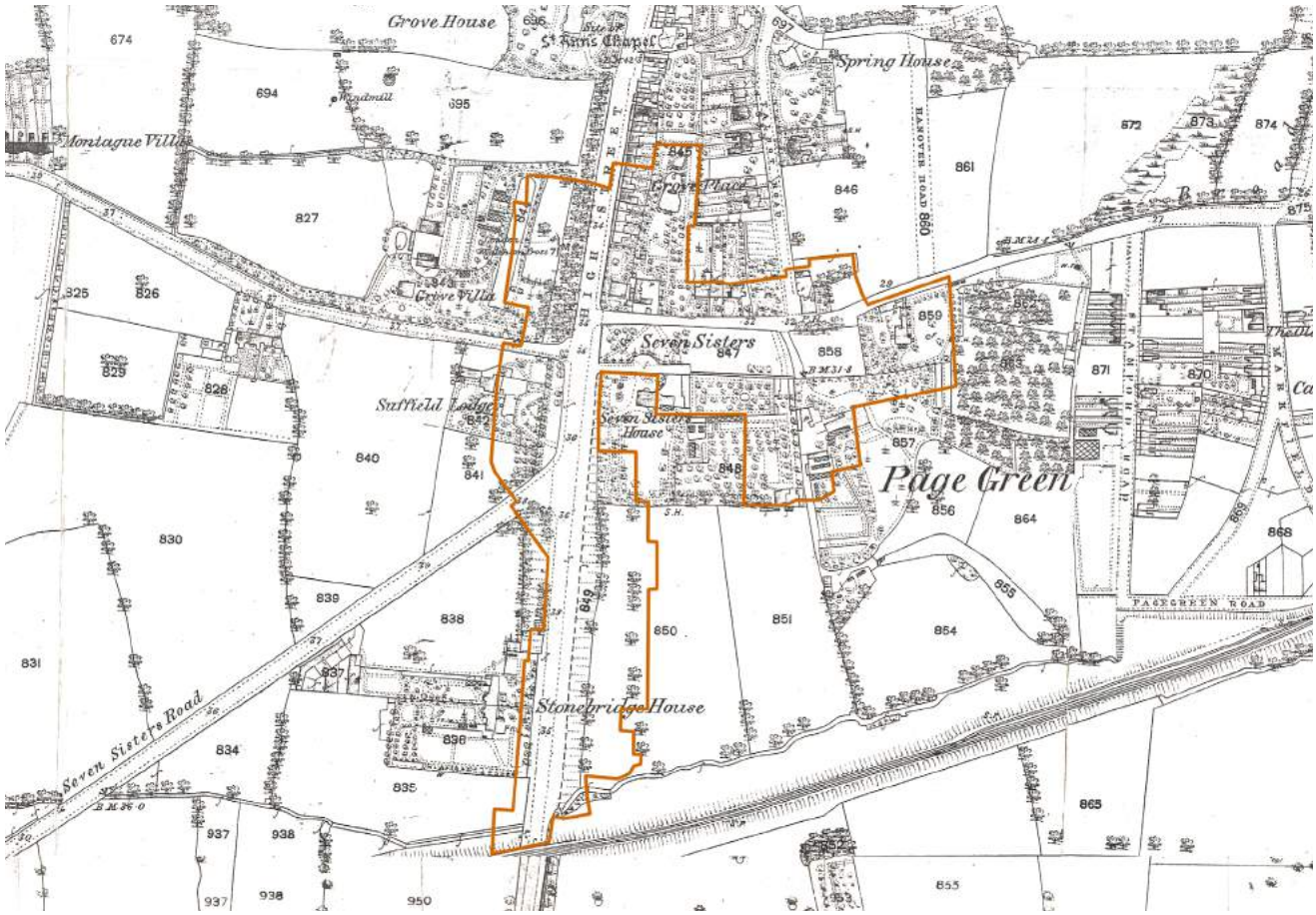
1.4.3 Thomas Clay's map of Tottenham (1619) for the Earl of Dorset, owner of Tottenham Manor, depicts the High Road with intermittent buildings along its frontage, others set back within enclosed grounds, and concentrations around High Cross and near the northern parish boundary. Farmland or private grounds bordered much of the road, with no buildings between Stamford Hill and Tottenham Green. The main east-west thoroughfares linking Tottenham with Hornsey and Wood Green were established: the present White Hart Lane, Philip Lane, Berry Lane (Lordship Lane); Blackhope Lane (West Green Road) and Chisley Lane (St Ann's Road). Eastwards, as-yet un-named, Marsh Lane (Park Lane) ran along the course of the Garbell Ditch, and High Cross Lane (Monument Way) and Broad Lane respectively linked High Cross and Page Green with The Hale.

1.4.4 Wyburd's parish map shows that by 1798 much of the High Road north of High Cross was bordered by buildings, many within spacious grounds. The present Church Road now linked the High Road with All Hallows Church, and Love Lane, running south from Edmonton, had been created, joining the High Road at Bruce Grove.

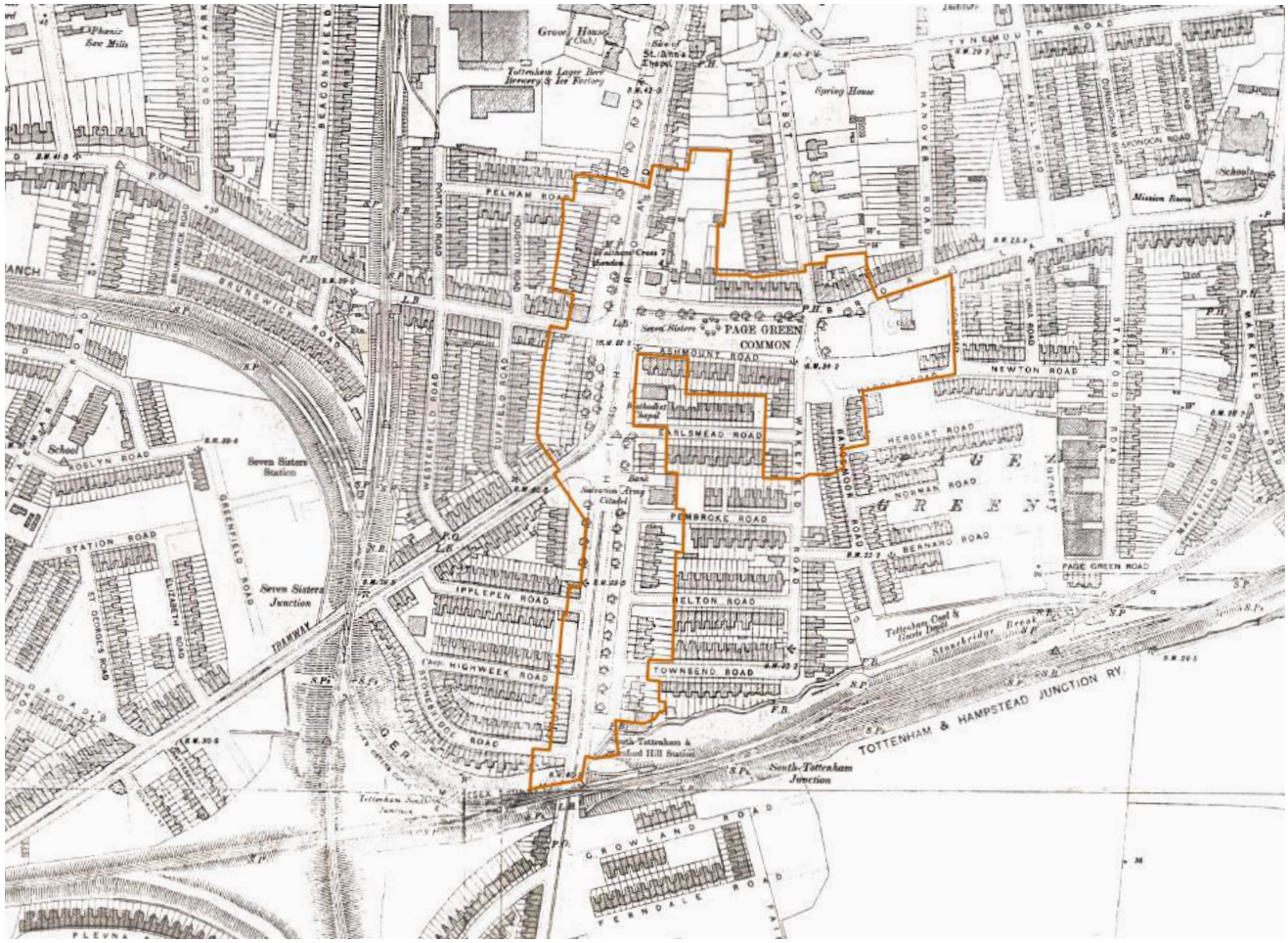
1.4.5 The advent of daily coach services to London in 1823, and omnibuses in 1839, made Tottenham attainable for less-affluent sectors of the middle class. artisans would have lived in proximity to wealthier residents, while the dwellings of the poor, often unmapped, have vanished without record. As Peter Guillery comments in The Small House in Eighteenth Century London (2004) 'some affluent commuters had very big houses... but there were other kinds of houses here too.

Picture 3. The Tottenham Parish Tithe Map 1844, Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

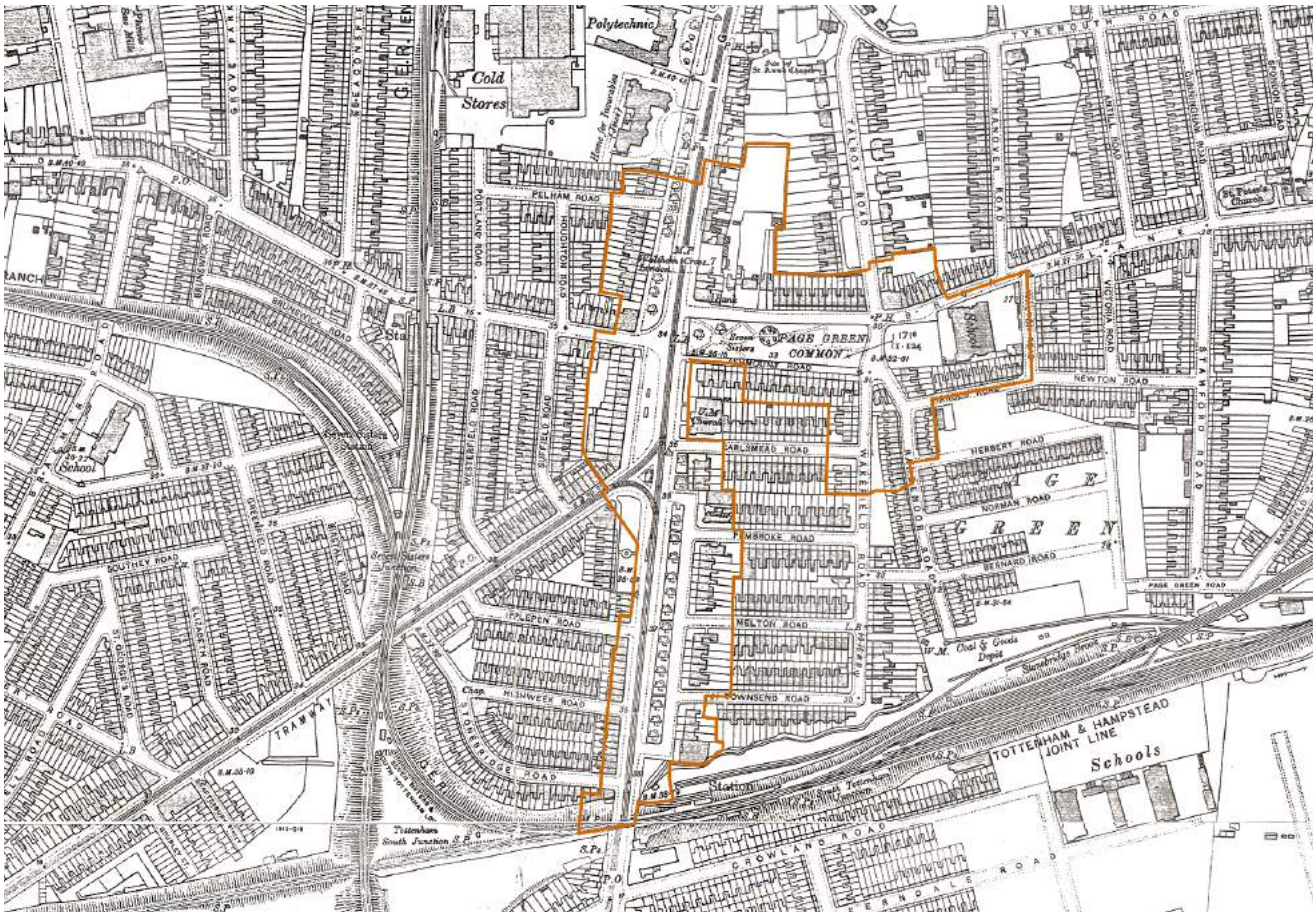
1.4.6 Tottenham parish tithe map (1844) depicts the area on the brink of transition: Seven Sisters Road, created in 1830, now linked Tottenham with Islington, and few fields bordered the High



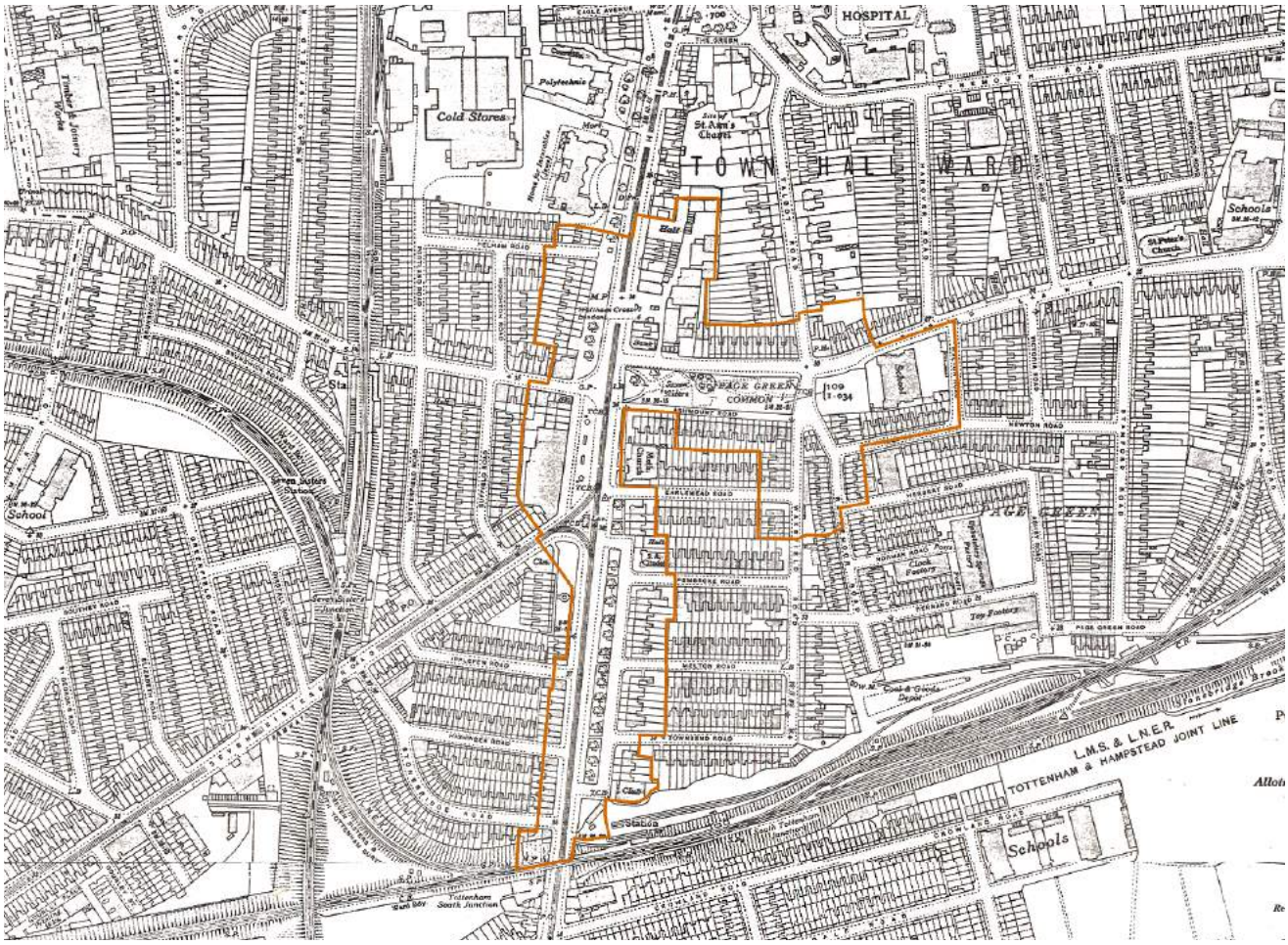
Map 3. **The area in 1864**



Map 4. **The area in 1894**



Map 5. **The area in 1913**



Map 6. **The area in 1935**

Maps courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

Road north of Seven Sisters. The Northern & Eastern Railway, opened in 1840, promoted some eastward spread from the High Road, most notably Northumberland Park; by 1864 no fields bordered the High Road north of Tottenham Green. The opening of the Liverpool Street-Edmonton branch of the Great Eastern Railway in 1872, with reduced workmen's fares, instigated a development boom in Tottenham, targeted mainly at the lower-middle and skilled working classes. By 1894 much of the hinterland of the High Road, particularly the west side, was developed with terraced housing, and by 1913 the land between the High Road and Tottenham Hale was extensively developed. In 1894 Tottenham, now separated from Wood Green, became an Urban District, and a new civic hub was created in the Green. Between 1861-1891 the population rose from 13,240 to 97,174; by 1931 (now excluding Wood Green) it had risen to 157,752. The outward spread of housing continued apace in the inter-war years; by the 1930s the fields, orchards and gardens between Tottenham and Wood Green had all but disappeared.

Picture 4. An aerial view of the area in 1961, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

THE DEVELOPMENT OF THE HIGH ROAD AT SEVEN SISTERS AND PAGE GREEN

1.4.7 Seven Sisters derives its name from the circle of seven elm trees that had stood in Page Green Common possibly originating in the medieval period. They were replaced at various intervals and their site is now planted with seven hornbeam trees. Page Green Common, former common land, was gifted to Tottenham Urban District Council by the Townsend Trust, the owner of the last manorial land in Tottenham, and laid out c1897 by the Council as a public garden.

1.4.8 Just to the north of the present railway line, the High Road crossed Stonebridge Brook, a tributary of the River Lea, by a bridge of ancient origins known as Stone Bridge, which was enlarged in 1840. The brook had largely been culverted by 1936.

Picture 5. Broad Lane 1953, courtesy of Bruce Castle Museum, Haringey Libraries, Archives and Museums Service

1.4.9 The 1844 tithe map shows that the west side of the High Road from the northern conservation area boundary, and the east side south of Page Green, was fronted by open land with the exception of three detached houses set back within large grounds. These comprised (as named on the 1864 OS map) Seven Sisters House, an exceptionally large property to the south of Page Green on the east side; Suffield Lodge at the south-west of the junction with West Green Road, and Stonebridge House, further south on the west side.

1.4.10 The Tottenham & Hampstead Junction Railway was opened in 1868 with a station at South Tottenham following in 1871.

1.4.11 By 1894 most of the High Road was lined with buildings, and the land to either side, including the sites of the older mansions and their grounds, developed with a network of residential streets. A Methodist chapel stood to the north of the junction with Earlsmead Road, and further south a Salvation Army Citadel, to which a hall had been added by 1915.

1.4.12 The inter-war period left little mark on this section of the High Road. Some significant changes occurred in the later C20, notably the redevelopment of the triangular area enclosed by the High Road, Seven Sisters Road and the railway line, which is now occupied by the Stonebridge Estate.

ARCHAEOLOGY

1.4.13 Roman features and artefacts have been recovered in the vicinity of the High Road, which was also flanked by a substantial medieval settlement with possible Saxon origins. Three Areas of Archaeological Importance (AAIs) have been designated on the High Road: from the Borough boundary to Moselle Place is the 'Roman Road and Medieval Settlement' AAI; from Lansdowne Road to Scotland Green is the 'Saxon Settlement and Medieval Manor House' AAI; and from Chesnut Road south to Talbot Close is the 'Historic Core of Tottenham' AAI.

1.5 ARCHITECTURAL QUALITY AND BUILT FORM

CHARACTER SUB-AREAS

1.5.1 Character sub-areas are a helpful way of understanding conservation areas that contain development of more than one period. Georgian, Victorian and later development, combined with industrial and commercial activities, create discernible sub-areas of relatively consistent character.

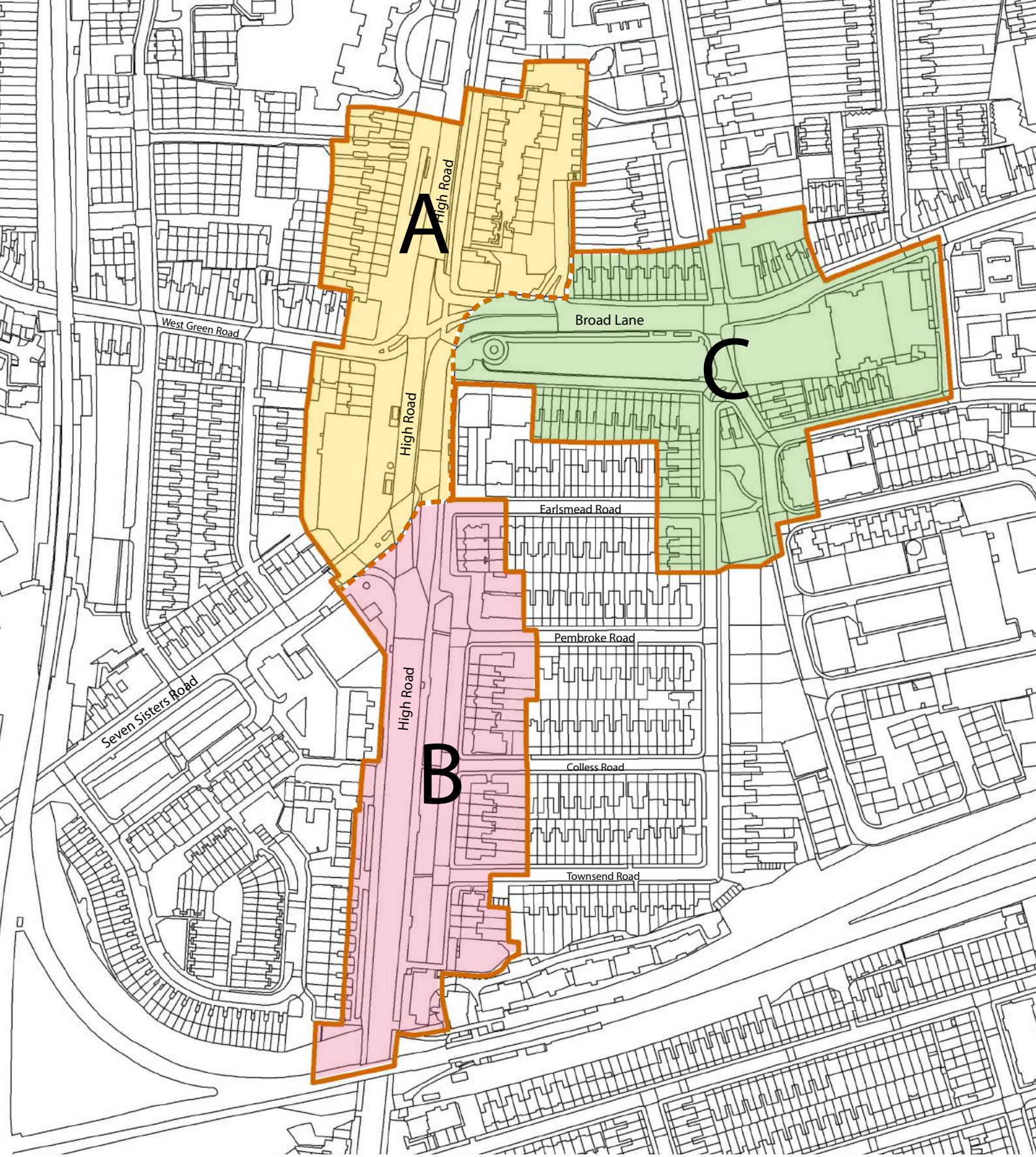
1.5.2 Sub-areas are also a useful means of identifying the differences in townscape character of parts of the conservation area.

1.5.3 Seven Sisters / Page Green Conservation Area can be considered as consisting of the following character sub-areas:

A The High Road from the northern conservation area boundary to Seven Sisters Road

B The High Road from Seven Sisters Road to the southern conservation area boundary

C Page Green Common and adjacent streets



Map 7. **Character sub-areas**

Conservation Area Boundary

Character Area Boundary

SUB AREA A: TOTTENHAM HIGH ROAD (NORTH)

1.5.4 Sub area A includes that part of the High Road from the northern boundary of the conservation area as far as the Seven Sisters Road junction, including the junction with Broad Lane. Most of the buildings of note are on the west side of the High Road, which also features a wide pavement as a significant part of the public realm.

High Road (west side)

1.5.5 The sub area commences with two terraces of late Victorian houses (Nos. 263-287 and 289-293 High Road). No. 275 bears a plaque with the name 'Grove Terrace' dated 1880 and with the name of the builder as J. Warbey. The houses are identical each having canted two storey bay windows, with a typically eclectic Victorian speculative builder mix of decorative architectural motifs. Some of the houses retain their sash windows and front

Picture 6. 263-287 High Road

Picture 7. 261 High Road, on the corner of West Green Road

Picture 8. 255 to 258 HIgh Road, retaining bay windows and dormers

Picture 9. 227 HIgh Road with cast iron window frames

doors but a high proportion have been changed by the introduction of replacement windows that have altered the appearance and continuity of the elevation. Two of the houses have also had the London stock brickwork painted white, and some red brick boundary walls with paved gardens have replaced the traditional frontage of railings and hedges. Overall, it is unfortunate that the changes have cumulatively undermined the once-unified architectural appearance and integrity of the terrace.

1.5.6 No. 261 High Road, on the corner with West Green Road, is the eastern end of a late-19th century shopping parade in stock brick with elements of Italianate detailing. The projecting modern ground-floor shop fronts bear little relation to this historic character.

1.5.7 On the south side of West Green Road, Nos. 1A and 1B is a two-storey building of interest for the first-floor elevation consisting of a cast-iron window frame originally supporting large plate- glass windows now replaced with advertising panels.

Picture 10. 229-259 High Road, with missing building at 251-3 just visible. Many of the buildings in the terrace have lost the bay windows an dormers.

1.5.8 Resuming the High Road frontage, Nos. 229-259 was originally a continuous terrace in red brick with projecting ground-floor shop fronts. Each building in the terrace had a first-floor bay window above the shop front and a square, gabled dormer set in the slate roof. In place of a shop front Nos. 257-259 at the north end of the terrace has the red brick frontage of a former bank with its entrance on the corner.

1.5.9 Nos. 251- 253 are missing completely due to fire damage. Whilst Nos. 247-249 and 255-259 retain their bay windows and dormers, these features have been removed from the rest of the terrace together with the chimney stacks, the bay windows being replaced by a single sash window with patched-in red brick and a brick soldier course. Old photographs show that this terrace was a prominent feature of the area especially after it formed the frontage of the local department store that gave its name to Ward's Corner. In its current

condition however the terrace has lost any sense of its former architectural interest, compounded by the poor visual impact of the different shop fronts now facing the High Road.

Picture 11. The former bank in the Jacobethan style

Picture 12. The Tesco building, with car park and residential units above

1.5.10 At the corner is No. 227 High Road, a three-storey building with large windows with cast-iron frames on the upper floors very similar to the building at 1A and 1B West Green Road. The building was a later addition to the Ward's Stores frontage, forming a prominent corner with Seven Sisters Road. The building is currently vacant with a boarded up ground-floor shop front.

High Road (east side)

1.5.11 To the north of Broad Lane there are just two buildings forming the frontage to the High Road. The east side is dominated by No. 230, a large building dating from c1980 and housing a Tesco store at ground level with multi-storey car parking above surmounted by two floors of residential flats set back from the frontage. It is constructed of red brick and concrete expressed as shallow but heavy concrete arches above the ground-floor shop fronts, spanning between red-brick piers which project forward and rise the full height of the multi-storey car park, each with a concrete capping. The spandrel panels spanning between the brick piers are clad in stacked red brickwork, a decorative artifice that denies any structural intention. The building lacks sufficient honesty and ruggedness to be a truly 'brutalist' building, although it is representative of its period in its use of materials and over-scaled elements.

1.5.12 No. 220-240 High Road on the north east corner of High Road and Broad Lane is a former bank dating from 1902. It is a three-storey corner building in banker's 'Jacobethan' style in red brick and sandstone. The ground-floor stonework has banded rustication, arched windows and the main entrance is on the splayed corner. The upper floors have full-height rusticated stone pilasters supporting an entablature with a partly balustraded parapet; a tall stone pediment flanked by 'pepper pot' turrets accentuates the corner. The building is currently under-occupied and eminently capable of restoration on this prominent corner.

SUB AREA B: TOTTENHAM HIGH ROAD (SOUTH)

1.5.13 Sub Area B runs from the Seven Sisters Road junction as far as the railway bridge at South Tottenham station.

High Road (west side)

1.5.14 The western side of this section of the High Road up to the railway line comprises the Stonebridge Estate and is excluded from the conservation area, with the exception of the long tree-planted verge fronting the highway and the clock tower (with public conveniences at its base) on the south- west corner of Seven Sisters Road junction.

High Road (east side)

1.5.15 The late-20th century building on the south-east corner of the High Road/Broad Lane junction is excluded from the conservation area. The sub-area commences with four houses, Nos. 206 -212 High Road forming a typical late-Victorian terrace of two storeys above a semi-basement with full-height canted bays with hipped pyramidal roofs (one is missing) and painted stucco. The front garden wall of No. 206 has been removed and the area paved to form a vehicle hard standing, which has a negative impact on the street.

Picture 13. 206-212 High Road with full height cabted bays

Picture 14. The former Salvation Army building

1.5.16 Next, set back from the High Road on Page Green Terrace the former Salvation Army buildings that are now the Christ Apostolic Church. The tall red brick building and the hall to its north form a characterful element in the street scene. The church is two storeys high with prominent twin castellated turrets and the single-storey hall has a stepped gable.

1.5.17 South of Earlsmead Road is a long residential frontage with its own access road (Page Green Terrace) set back from the High Road behind a tree-planted verge.

1.5.18 At the corner of Page Green Terrace and Pembroke Road is No. 200 High Road, an imposing three-storey late-19th century house in the Italianate style. Built in grey brick, the building has ornate stucco dressings and a prominent bracketed cornice. The ground floor has canted bay windows with dentilled cornices and the upper floors paired round-arched windows linked by a string-course; all have columns with foliate capitals. The columned porch, similarly detailed, faces Pembroke Road. A rather ugly addition in dark grey brick, projecting forward of the original house, unfortunately mars this elevation.

1.5.19 Next is No. 196, a house of three storeys in yellow stock brick with a bay window extending up to first floor featuring cream painted stucco detailing to the bay, a moulded door hood and window lintels. Then Nos. 192 -194, a pair of houses with canted bays windows to the ground and first floors. The shallow-arched windows have prominent keystones. Nos. 188-190 is another pair of houses, again quite different with two-storey square bays and recessed porches. These four houses have been variously rendered and/or painted and Nos. 188-190 has lost some of the original sash windows. Finally on this stretch is No.184 -186, a large building that has been extended with a mansard roof and dormers,

Picture 15. 200 High Road

Picture 16. The residential frontage access from Page Green Terrace

and largely shorn of all features by a dull grey textured rendering.

1.5.20 On the corner of Colless Road, No. 182 High Road is an early-20th century three-storey block of flats constructed in London stock brick with red brick dressings. It has a simply proportioned elevation with a prominent central two storey entrance bay containing a recessed porch with a round-headed archway. With its plain detailing it makes a good contrast with the adjacent buildings on Page Green Terrace.

1.5.21 To the south are Nos. 174 to 180 and Nos. 170 and 172, two consistent groups of late-19th century three-storey terraced houses with prominent bracketed eaves and stucco dressings. Nos. 174 to 180 are built in stock brick and have ground and first-floor canted bay windows with hipped roofs, but Nos. 170 and 172 are red-brick houses with ground and first-floor square bay windows with parapets. Apart from the loss of a few original windows these houses all remain essentially intact and represent the most complete stretch of the late-

19th century residential development typical of this part of the High Road.

1.5.22 The last group of buildings on the Page Green Terrace frontage are again quite different. No. 168 High Road, on the corner of Townsend Road, is a functional looking four-storey late-20th century block of flats contrasting strongly with Nos. 162-166 High Road, a late-19th century terrace of three houses with prominent gables. They are three storeys high with a semi-basement, built in stock brick with red brick band courses, stucco dressings and canted bay windows at ground and basement level. The entrances are access by a flight of steps and have columned porches with foliate decoration to the capitals and arches. The brickwork of No. 166 has been painted over, concealing the red brick band courses and spoiling the completeness of the group.

Picture 17. 192 and 194 High Road

Picture 18. 184-6 High Road, with grey render and roof extension

Picture 19. Early 20th century flats at 182 High Road

Picture 20. 162-166 High Road, and the former Tottenham Enterprise Club with Venetian window

1.5.23 Finally, No. 160 High Road, at the southern end of Page Green Terrace, is a two-storey early-20th century building in brick, now overpainted in red, with a moulded eaves cornice and a concrete-tile roof. The northern bay has a full-height canted bay window with a pyramidal roof, and the central bay a Tuscan porch. Most of the original sashes with glazing bars to the upper lights remain. Adjacent to this is a larger building forming a prominent gable end to the group. It is built in fine quality red

brickwork with rusticated brick quoins, and has a large and well-detailed Venetian window beneath which is scrolled, cut-brick apron. This building was formerly the Tottenham Enterprise Club and Institute. The appearance of these two buildings is marred by the concrete hardstanding for car parking.

1.5.24 The forecourt of the adjoining new development is currently in the conservation area but contributes nothing to its character or appearance.

TOWNSCAPE SUMMARY

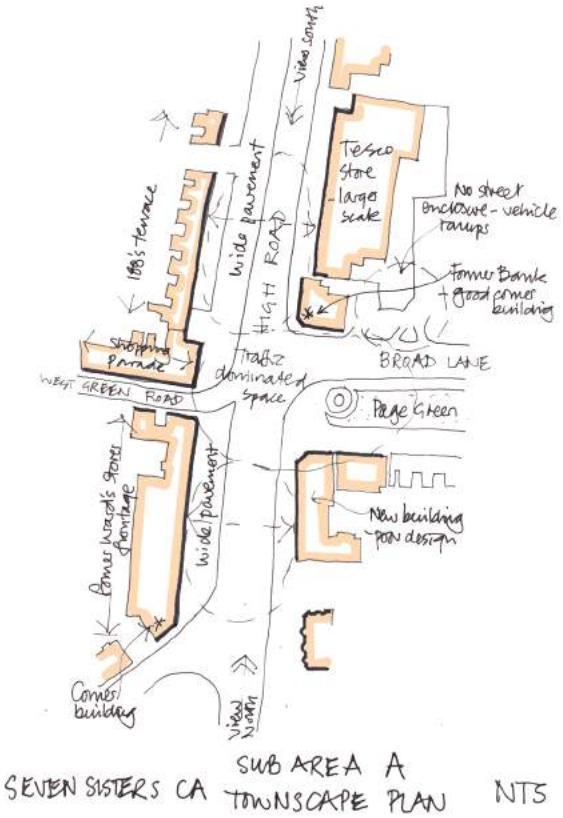
1.5.25 This part of the High Road reflects its late development at the end of the 19th century as a mainly residential area. The buildings are generally set well back from the road, contributing to a more spacious character than other parts of the High Road, enhanced by the mature plane trees and, to the south of Seven Sisters Road, by the linear green space fronting Page Green Terrace.

1.5.26 West Green Road was, and still remains, the principal shopping street serving the local area and although Ward's Stores on the High Road became popular as a department store from the early 1920s little now remains of the character of its once impressive shopping frontage. In a sense this role has been taken by the Tesco store further north on the east side with its increased scale of building matching the wider, traffic dominated character of the High Road. The other more recent development on the east side, on the corner of the High Road and Broad Lane, opposite Ward's Corner, is a shallow piece of 'post modernism' that makes the ruggedness of the Tesco building look good by comparison.

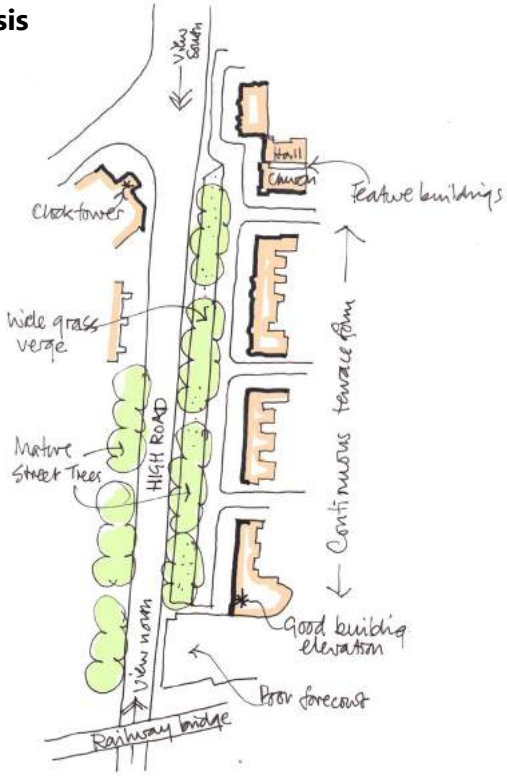
1.5.27 Further to the south, Page Green Terrace, with the linear open space fronting the High Road, retains some interesting examples of the larger scale residential development typical of the late 19th century expansion alongside main roads such as Tottenham High Road encouraged by improved public transport including trams and buses, which contrasts with the smaller scale of housing in the roads behind.

1.5.28 The frontage on the east side of the High Road makes an important contribution to the townscape. The generous pavement width combined with the wide grass verge and hedge line, together with the mature plane trees, combine to give an unexpectedly green character to the High Road as well as a screened setting for the buildings on Page Green Terrace. The plane trees on the west side of the High Road contribute to this character and for this reason are included within the conservation area.

Map 8. **Sub-area A - Townscape analysis**



Map 9. **Sub-area B - Townscape analysis**



21.

22.

CHARACTER SUB AREA C: PAGE GREEN

1.5.29 The area is predominantly residential, mainly comprising smaller-scale terraced houses, mostly in single family occupation. Page Green Common is a long rectangular green space enclosed by the historic thoroughfare of Broad Lane on the north side, Ashmount Road on the south and Wakefield Road on the east. The Common is planted with a variety of mature deciduous trees as well as shrubs.

1.5.30 The houses are two storeys high and mostly share a common palette of materials i.e. stock brick with contrasting red brick dressings and slate roofs, with stucco or cement dressings and embellishments. Nos. 9-35 Broad Lane and Nos. 7-23 Ashmount Road, built by 1894, face the common from the north and south respectively, and appear to form part of the same development as Nos.1-9 Talbot Road just to the north in the Tottenham Green Conservation Area. They are identical except that the terrace in Ashmount Road is faced in red brick rather than stock brick; all have paired porches, full-height canted bay windows with pyramidal roofs and foliate capitals to the porch and window columns. Each house has its own name plaque.

Picture 21. The terrace on Page Green

Picture 22. The terrace has been affected by cladding and window alterations

1.5.31 Both terraces have been badly affected by alterations including the overpainting of brickwork (and one instance of 1980s stone cladding), replacement windows and doors and concrete roof tiles. Most of the houses in Ashmount Road have lost the pyramidal roofs over the bay windows. The houses mostly retain their front garden walls, albeit rebuilt in mismatching materials, but there are instances in Ashmount Road where they have been removed to form parking hardstandings.

1.5.32 At the south-east corner of Talbot Road, the former Seven Sisters public house, built in the late-19th century, is three storeys high in stock brick and stucco. The ground-floor windows are currently infilled and used for advertisements which detract superficially from its appearance, but the building is externally well preserved, retaining its pilastered pub front with a central pedimented entrance and decorative iron cresting; at upper-floor levels most timber sash windows survive. Despite its current neglected state the building makes a positive contribution to the streetscape and is eminently capable of improvement.

Picture 23. 40 Wakefield Road and 86 Rangemoor Road

Picture 24. The terrace on Rangemoor Road

Picture 25. Mature trees on page green

Picture 26. Earlsmead Primary School

1.5.33 At this point the frontage steps back to accommodate a bend in the road. Adjoining the former pub, Nos. 39-45 is a late 19th-century three-storey terrace with ground-floor shops, built in stock brick with red brick banding and window arches, each house stepping back slightly. The first floors have canted bay windows of which one has been entirely removed while all but one of the remainder have lost their hipped roofs. The shops retain their

pilasters and scrolled consoles but are otherwise modern and of poor quality.

1.5.34 To the east of the common, Earlsmead Primary School, built in 1897, is a handsome and well-preserved example of Tottenham School Board architecture designed in the Queen Anne style popularised by the influential School Board for London. It is built in stock brick with contrasting red brick details, original timber casement windows and a steeply pitched clay-tile roof with a tall timber cupola. The west elevation is enlivened by shaped and triangular gables, the latter pargetted. The spacious playground facing the Common is bordered by trees. The school is the most architecturally distinguished building in the sub-area and forms part of Tottenham's impressive legacy of educational buildings.

1.5.35 Slightly later than the terraces in Broad Lane and Ashmount Road and of a similar if plainer character, Nos. 65-73 Rangemoor Road is the only terrace in the area to retain its original sash windows and glazed panelled doors; the upper-floor windows with glazing bars to the top lights typical of c1900. The cohesiveness of this small terrace stands in contrast to the ad hoc alterations that have affected those in the neighbouring streets.

1.5.36 Nos 40 Wakefield Road and 86 Rangemoor Road, a semi-detached Edwardian pair with half-timbered Tudor gables and square full-height bay windows, punctuate the apex of the junction of Wakefield and Rangemoor Road. The houses on the north side of Harold Road (Nos. 6-24) form part of the same development but are much more altered: all have replacement windows and all but one has lost its characteristic gable.

1.5.37 Nos. 9-17 and 19-27 Wakefield Road are two late-19th century terraces with varying details – the former group more cohesive with paired round-arched porches.

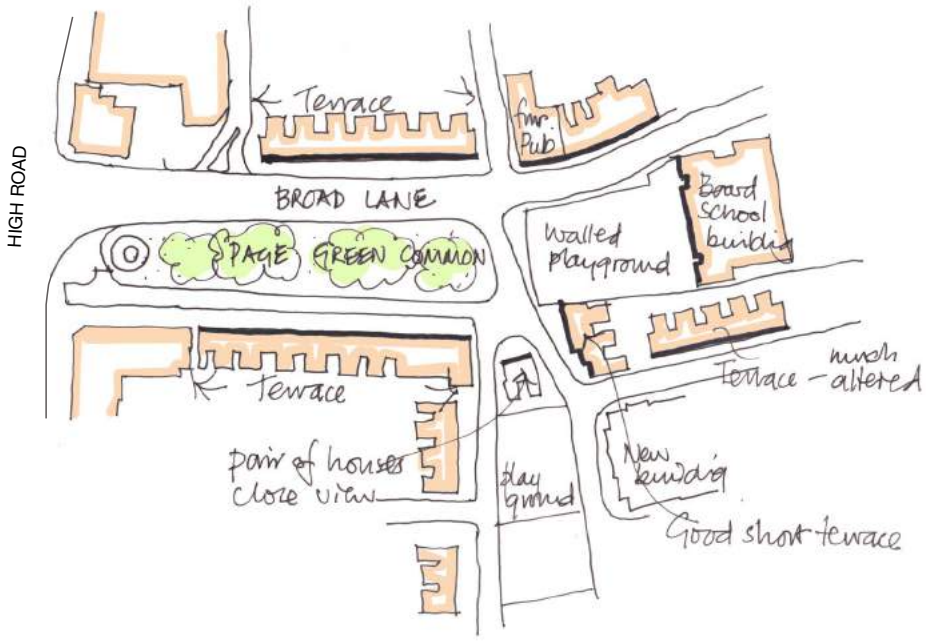
TOWNSCAPE SUMMARY

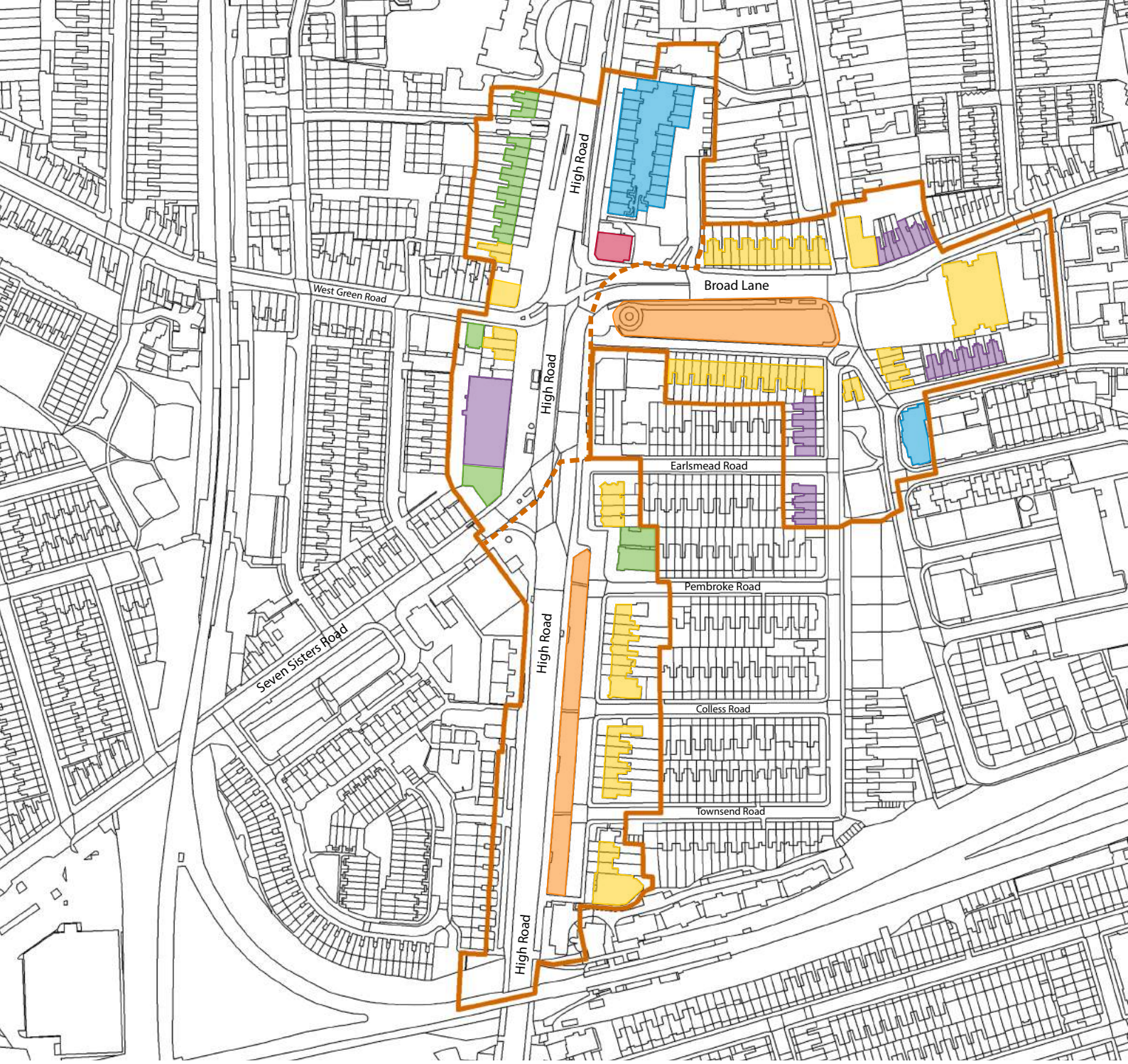
1.5.38 This part of the conservation area, with the Common as its visual and historic focus, retains its historic open character and is one of Tottenham's most attractive green spaces. The principal building of note is Earlsmead School, which forms an important visual enclosure to the Common in views from the east.

1.5.39 The terraced houses in the sub-area are typical variants of the designs employed by late-Victorian/Edwardian builders in Tottenham and the wider area, and serve to illustrate the rapid expansion of Tottenham as a pleasant lower-middle class London suburb at the end of the 19th century. Of these, the main contributors to the conservation area are the terraces that flank and visually enclose the Common on the north and south sides and which provide cohesion to the townscape in longer views. Seen closer however, the consistency of these terraces has been significantly diminished by the level of alteration they have undergone, and their contribution to the conservation area derives principally from their group value with Page Green Common.

1.5.40 The terraces in Harold Road and Wakefield Road have only a limited visual relationship with Page Green and their contribution to the conservation area is neutral.

Map 10. **Sub-area C - Townscape analysis**





Map 11. **Seven Sisters/Page Green Conservation Area, Positive and Negative Contributors**

- Positive Contributors
- Negative Contributors
- Neutral
- Statutory Listed Buildings
- Locally Listed Buildings
- Historic Open Space
- Conservation Area Boundary

1.6 PUBLIC REALM

1.6.1 The public realm contains a mix of green spaces and wide pavements that contribute to the more spacious character of the streetscape, and to a certain extent compensate for the high level of traffic noise and movement. The width of the High Road acts as a visual and physical barrier between the two sides, not altogether mitigated by the pedestrian underpass.

1.6.2 Page Green Common is an attractive open space but in this context appears to be relatively little used due to the surrounding heavy traffic. Likewise, the wide grass verge fronting Page Green Terrace is more important visually and in providing a set back for the housing rather than active use. However, the wide pavement on the west side of the High Road is of particular benefit, providing a safe area for pedestrians with space for seating and shade from the mature trees.

Picture 27. The grass verge fronting Page Green Terrace

Picture 28. Poor quality recent deelopment ont eh high road

1.7 CONDITION AND DEVELOPMENT PRESSURE

GENERAL CONDITION

1.7.1 There are few opportunities for new development within the conservation area. However, the block occupied by the former Ward's Stores on the west side of the High Road is the subject of redevelopment proposals as well as alternative proposals to retain and refurbish the existing building. The quality of other recent development, for example the block on the High Road frontage between Ashmount and Earlsmead Roads sets a poor precedent. This frontage is a key part of the conservation area and it is important that any eventual development or refurbishment or mix of the two is of a high design standard that properly contributes to its historic and townscape setting.

29.

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1.7.2 In common with other conservation areas in the High Road, commercial properties and residential streets have suffered considerably from incremental alterations, summarised as follows:

Picture 29. Projecting fascia boards and excessive signage

Picture 30. Painted facades and altered roofs affect the integrity of the terrace

ELEVATIONS

- Extensive replacement of original timber sash or casement windows in uPVC or aluminium
- Painting or rendering of brickwork
- Replacement of original roofing material with concrete tiles
- Loss of architectural elements, including chimneys, roofs over bay windows
- Satellite dishes on front elevations
- Poor quality repairs and loss of original detail
- Removal of front boundary walls to create parking hard standings

SHOP FRONTS AND SIGNAGE

- Over scaled fascias projecting beyond the shop-front frame
- Poor quality design and materials
- Illuminated box signs
- Solid metal roller shutters, which are visually intrusive, create a forbidding atmosphere and are graffiti prone
- Loss of vertical divisions (e.g. pilasters and consoles) between shop units disrupting the rhythm of the commercial frontage, particularly where individual shops have been combined as a larger premises
- Extraneous signage above shop-front level, including estate agents' boards

2. CONSERVATION AREA MANAGEMENT PLAN

2.1 THE PURPOSE OF CONSERVATION AREA MANAGEMENT PLANS

2.1.1 Local authorities have a duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Conservation Area Management Plans are essential tools in this process. Their principal functions can be summarised as follows:

- To set out the Council's strategy for managing change in the conservation area
- To provide guidance to all stakeholders to ensure that future change in the conservation area will preserve or enhance its special character

2.2 SUMMARY OF THE IMPLICATIONS OF CONSERVATION AREA DESIGNATION

2.2.1 Conservation area designation introduces stricter planning controls over demolition and tree protection:

- Demolition of buildings greater than 115m^3 and structures over 1m high next to a public highway, path or open space; or over 2m high elsewhere
- Works to trees with a trunk diameter greater than 75mm at 1.5m^2 above ground level: written notice must be given to the Council, which has 6 weeks to decide whether to grant permission or make a Tree Preservation Order (TPO). Failure to comply may result in prosecution

- Generally, development must preserve or enhance the character or appearance of the conservation area. There is a strong presumption against the demolition of buildings or structures which make a positive contribution to its character or appearance, and similarly to preserve trees.

2.2.2 Additionally, there are restrictions on the types of development that can be carried out without planning permission (permitted development) in conservation areas. Flats and non-residential premises have fewer permitted development rights than dwelling houses. Advice should always be sought from the Council on what works are likely to require planning permission.

2.2.3 Stricter rules apply in conservation areas with regard to the type and size of advertisements that can be erected without advertisement consent.

2.3 MANAGING CHANGE IN THE CONSERVATION AREA: KEY PRINCIPLES

- In considering development proposals in the conservation area, the Council will apply the relevant national, regional and local policies and guidance
- All new development in the conservation area should preserve or enhance its special interest, in terms of scale, design and materials and should have regard to the design guidance provided in Part 3 - Preserving and Enhancing the Conservation Area.
- The Council recommends that pre-application advice be sought from the Planning Services
- The Council will endeavour to ensure that its departments work corporately to ensure that development decisions preserve or enhance the conservation area.

ENFORCEMENT

2.3.1 The Council has an adopted Planning Enforcement Charter and will investigate and, where necessary, take enforcement action against unauthorised works in the conservation area.

2.3.2 To carry out works affecting the special character of a listed building without consent is a criminal offence and can result in severe fines and even imprisonment. Works to listed buildings, therefore, should never be carried out without consent. Where alterations to a listed building have been carried out without consent and are found to be unacceptable, the Council may either seek to prosecute those responsible or serve a listed building enforcement notice.

2.4 QUALITY OF PLANNING APPLICATIONS

2.4.1 Applications must provide sufficient information about the proposed development and its setting to enable the Council to assess the impact of the proposals on the character and appearance of the conservation area. Applications for outline planning permission in conservation areas will not normally be acceptable. The Council's Validation Checklist sets out the level of information required in support of planning applications. The following are of key importance:

LEVEL OF DETAIL

2.4.2 A typical planning application might include:

- Plans, elevations and sections of the proposed building at scale 1:50, showing the proposal in relation to existing buildings
- Plans, elevations and sections of the existing at scale 1:100 or 1:50, marked up to show the extent of demolition
- Detail drawings of elements such as windows, doors, decoration at scales 1:20 and 1:5
- Drawings annotated to show proposed materials
- Any other information considered necessary to assess the potential impact of the development (including, for example, colour perspective drawings, models, photographs, structural engineers statement).
- Planning applications for replacement of windows should include elevations at scale 1:10 or with all dimensions clearly annotated, property elevations or photographs of the whole of the property, with the windows to be replaced numbered to correspond with window elevations, A cross-section at a scale of 1:5 or preferably full size through the transom showing the relationship of fixed and opening lights and drip rails, with full size details of any glazing bars or leaded lights.

HERITAGE STATEMENT

2.4.3 All applications should be supported by a design and access statement or heritage statement where appropriate. The amount of detail that is required will vary according to the particular proposal. The statement should include;

- An assessment of significance of any heritage assets which may be affected including their setting;
- An assessment of the likely impact of the proposed development on the heritage asset(s) and their setting; and
- An explanation of the rationale behind design choices, including how the proposal would relate to its context and how potential negative impact on heritage assets would be avoided.

ARCHAEOLOGY

2.4.4 Where a site falls within an Archaeological Priority Area or has the potential to contain archaeological deposits, planning applications should be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development. It is advisable to contact Historic England's Greater London Archaeological Advisory Service (GLAAS) before the submission of a planning application.

MATERIALS AND WORKMANSHIP

2.4.5 Planning applications should be supported by details of the proposed materials to be used for the external finish and details. Samples of the materials may also be required.

EXPERIENCED CONSULTANTS AND BUILDERS

2.4.6 The Council strongly advises that applicants appoint consultants and builders with proven experience in historic buildings

2.5 RECOMMENDED STEPS

- A dated photographic survey of the more significant elements of the conservation area is recommended as an aid to monitoring changes, the efficacy of the Management Plan, and to support enforcement action. It may be possible to engage local volunteers in this exercise.
- Many of the properties in the conservation area are in uses that have limited permitted development rights with regard to external alterations, and many of the works identified in the Appraisal as adversely affecting the conservation area are already subject to planning controls. The principal issue is therefore the effective and consistent application of development control policies and, where necessary, enforcement.
- The conservation area has a number of single-family dwellings that do not require planning permission for many types of common external alteration, and a significant proportion of these have undergone alterations that have diminished their character. Article 4 Directions would be the most effective means of controlling the most prevalent alterations such as replacement windows and painting of brickworks, coupled with design guidance encouraging best practice generally.

2.6 MONITORING AND REVIEW

2.6.1 The Council will review this Conservation Area Appraisal and Management Plan as part of a five-year programme, in compliance with national legislation and policy.

2.7 THE CONSERVATION AREA BOUNDARY

2.7.1 The following boundary changes are proposed:

A Modification of the eastern boundary to exclude No 230 (Tesco)

2.7.2 Whilst the size of this building matches the width of the High Road, its overwhelming scale together with the visual impact of the vehicle ramps on the north side of Page Green Common, generally detracts from the quality of the townscape and therefore is a negative factor in the conservation area.

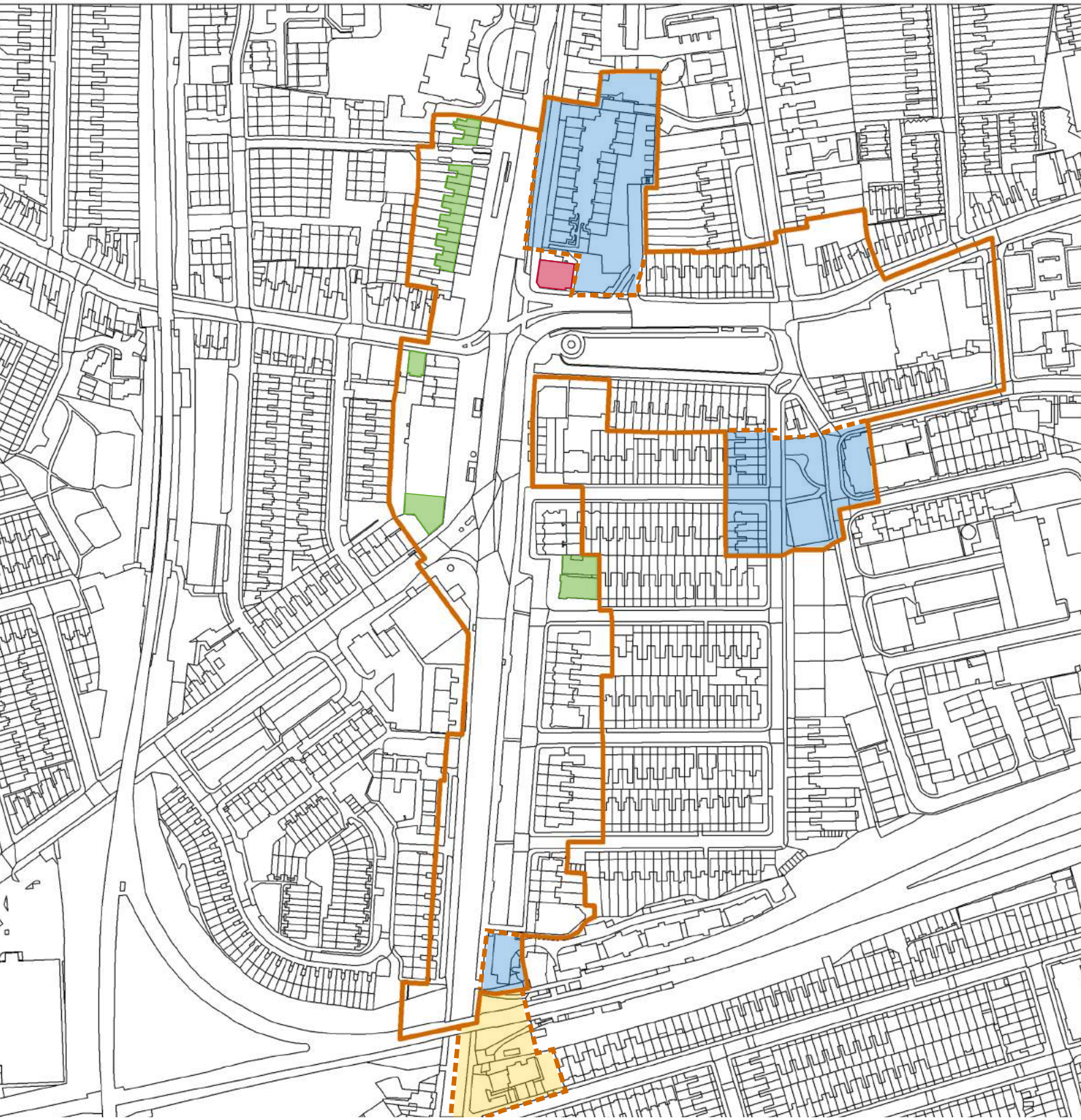
B Modification of the eastern boundary to exclude part of Wakefield Road, Rangemoor Road and Harold Road

2.7.3 The terraced houses in these streets follow a typical pattern seen in the wider area, and their modest architectural quality has been significantly undermined by piecemeal alterations and loss of original features. As a group they also have little or no visual relationship with Page Green Common.

B Modification of the southern boundary to exclude the forecourt to Station Court, and to include the area to the front of South Tottenham Station and the Dutch House public house.

2.7.4 The Dutch House, a public house with a former music hall at the rear, together with the area in front of South Tottenham Station makes a positive contribution to the area. It is considered that these assets can be most effectively managed as part of the Seven Sisters/Page Green conservation area.

2.7.5 A detailed appraisal of the South Tottenham Conservation Area, in which the Dutch House is currently located, recommended that the area be dedesignated. The interest and appearance of the area has been eroded to such an extent that designation as a conservation area is nolonger warranted, and is unlikely to be an effective as a tool for managing development in the area.



Map 12. **Seven Sisters/Page Green, Proposed Boundary Alterations**

- Proposed area to be included in the Conservation Area
- Proposed area to be excluded from the Conservation Area
- Existing Conservation Area Boundary
- Statutory Listed Building
- Locally Listed Building

3. PRESERVING AND ENHANCING THE CONSERVATION AREA

3.7.1 The following guidance applies to all buildings within the conservation area, including listed and locally listed buildings, and reflect what the Council considers to be the best approach to preserving and enhancing the character of the conservation area. Applicants for planning permission or listed building consent should ensure that all proposals are in line with the guidelines contained here.

3.1 WHEN IS PERMISSION NEEDED?

3.1.1 Many common alterations will require planning permission. Some changes which would ordinarily be considered 'permitted development' will require planning permission in a conservation area. Below is a brief guide to common projects requiring planning permission. More information is available at https://www.planningportal.co.uk.

MAINTENANCE AND REPAIRS

3.1.2 It is recommended that resident keep their houses in good repair. Planning permission is not required for like for like repairs using tradition techniques, materials and finishes.

SHOP FRONTS

3.1.3 Planning permission is required for any alterations or removals that affect the appearance of the shop front. This includes removals or alterations to doors, windows or stall risers, and the installation of shutters or security grills. A separate consent is required for advertisements and shop signs (see below)

ADVERTISEMENT CONSENT

3.1.4 Advertisement consent is usually required for exterior signs and advertisements which are illuminated, or with an area of greater than 0.3 square metres. This also applies to advertisements displayed inside of a shop window, which can be viewed from outside the building Non-illuminated shop signs displayed on a shop front may be exempted from this requirement, if certain requirements relating to design and content are met. More information about advertisement consent is available at **www.planningportal.co.uk**.

WINDOWS AND DOORS

3.1.5 Planning permission is needed for replacement of or alteration to windows and external doors on buildings other than private dwelling houses. Replacement of windows and doors of a house (but not a flat) is considered 'permitted development' and does not require planning consent, provided that the replacement windows are of similar appearance to the existing.

RENDERING AND CLADDING

3.1.6 Rendering and cladding is not considered permitted development in a conservation area, and will require planning consent.

EXTENSIONS

3.1.7 Single storey rear extensions to private dwelling houses of up to 3 metres in depth (or 4m in the case of a detached house) are considered 'permitted development' and do not require consent, provided that the design and materials match the existing building. Extensions to certain commercial and industrial buildings within certain size limits are also considered permitted development. All other extensions will require planning consent, including alterations and extensions to roofs.

BOUNDARIES AND GARDENS

3.1.8 Planning permission is required for the construction, alteration or demolition of a wall, fence or other boundary treatment over 2m in height, or over 1m in height when abutting a highway.

VENTS, SATELLITE DISHES AND SOLAR PANELS

3.1.9 Permission is required for the installation of any of these additions on a wall or roof slope facing the street.

DEMOLITION

3.1.10 Permission is required for the total or substantial demolition of a building with a cubic content of more than 115 cubic metres (measured externally). It is an offense to carry out such works without consent. If in doubt, please consult the Council's conservation team.

TREES

3.1.11 The council must be notified six weeks prior to cutting down or carrying out works to a tree in the conservation area.

LISTED BUILDINGS

3.1.12 Like for like repairs can be carried out without consent, but Listed Building Consent must be obtained for any work that is likely to affect the building's character or significance. This applies to internal alterations and external alterations and works to boundary walls, buildings within the curtillage, or structures attached to the listed building. It is an offense to carry out such works without consent. If in doubt please consult the Council's conservation team. In some circumstances it will be necessary to apply for planning permission alongside listed building consent. For more information about applying for listed building consent, please see listed buildings guidance below.

CHANGE OF USE

3.1.13 Changes of use will often require planning permission. Change of use from shops (A1) or financial or professional services (A2) to use as a dwelling house (C3) is usually considered permitted development, but within the conservation area permission is needed for this change.

3.2 SHOP FRONTS

3.2.1 High quality shop fronts make an important contribution the character of an area. Many of the original shop fronts in the conservation area have been extensively altered or are in poor repair. Nonetheless, many original features remain and the Council will encourage shop owners to repair and restore shop fronts.

3.2.2 Planning permission is required for most changes that will alter the appearance of the shop front, including for shutters and awnings. Applicants should make sure their proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- Shop fronts should have regard to their context, so that the design complements the building as a whole, neighbouring shops and the street scene.

- Historic features should be conserved and restored as far as possible. The removal of original shop front features will not usually be permitted unless these are beyond repair.

Picture 31. Traditionally framed shop fronts on Tottenham High Road complement the architectural qualities of the building.

- Designs should incorporate the elements and proportions of traditional shop front design (see p67) and make use of high quality traditional materials like timber, that complement the character of the building.

- Shop fronts in the conservation area need not always be reproductions of historic styles. This guidance sets out principles which can be applied across different styles of shop front. New designs are encouraged, but these should also express the features and proportions of a traditional shop front.

- Designs must be simple and uncluttered. Shop owners are encouraged to reduce clutter such as unnecessary signage, wiring and electrical equipment, external displays of goods, stickers and additional advertising.

- Any signs, lighting, security measures or canopies should be incorporated within the design and should not obscure architectural elements.

TRADITIONAL SHOPFRONT DESIGN

3.2.3 Individual shop fronts and entrances should be clearly defined and follow the proportions of the original building.

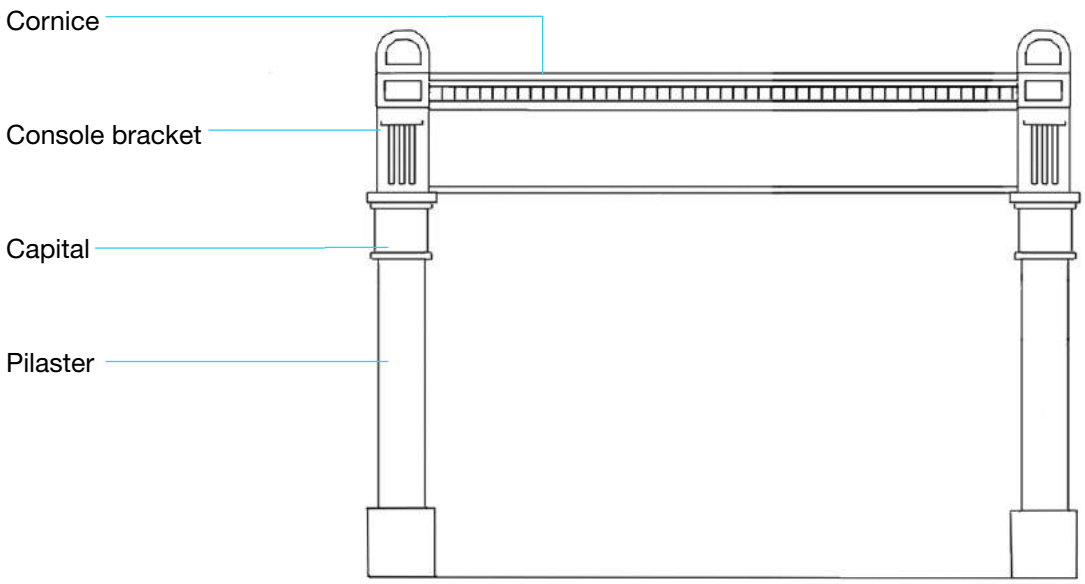
3.2.4 The architectural details that frame the shop front are an important element – usually pilasters, console brackets, and a fascia with cornice (see picture 59). These features should be repaired or restored to the original appearance and maintained in all cases. Original features such as tiling or glazed brick should not be painted or covered.

3.2.5 The design of shop fronts to be fitted in to this framework should aim to incorporate the following traditional features;

- **Fascia:** This should be in proportion with the building and other shop front features. It should not extend below the head of the pilaster or above the perceived first floor level of the building. The fascia should be a flat or angled panel - box fascias that project forward of other features are not appropriate.

- **Stall risers:** These are traditionally in timber. Other materials might be considered appropriate in some circumstances (for example marble or granite for a bank, glazed tiles for a pub or butcher). Laminates, mosaics or reflective tiles are not appropriate materials.

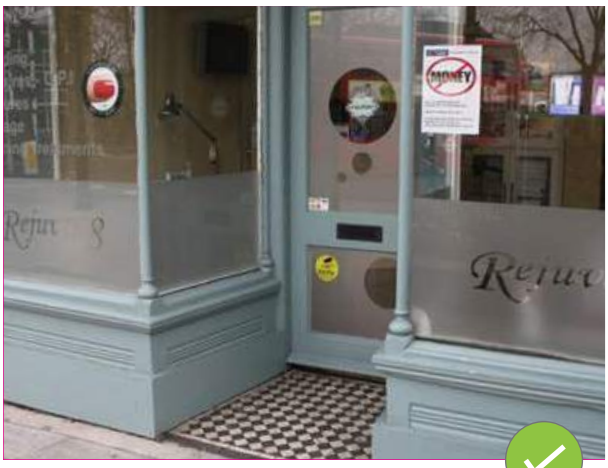
Picture 32. The traditional architectural details that frame the shop front.



- **Shop window:** This should extend from the stallrisers to the architrave at the base of the fascia and should usually be subdivided with a transom rail and one or two vertical mullions. Mullions should usually line up above and below the transom. Floor to ceiling sheet glass is not appropriate in areas of traditional shop fronts.

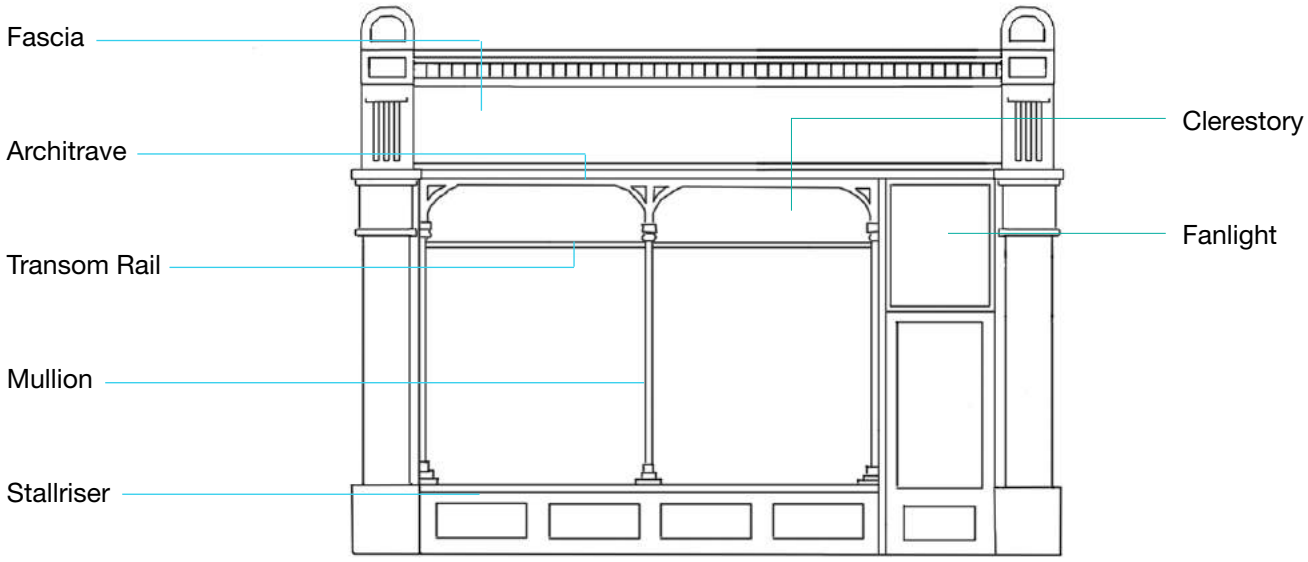
- **Doorway:** This can be set back from the edge of the pavement with a tiled entrance, or flush with the building line. Recessed doorways should be retained where these are an established feature of the street.

3.2.6 The shop front should usually be in timber, although a high quality bespoke metal frame might be considered appropriate in some circumstances. Other materials such as UPVC are not appropriate.



Designs incorporating the elements of traditional shop front design

Picture 33. A typical traditional shopfront



3.2.7 These traditional elements were incorporated in to shop fronts for sound functional reasons. Their inclusion in new shop front designs does not necessarily mean copying historical styles. Sympathetic new designs incorporating these features are encouraged.

3.2.8 Each design should relate to other shop fronts in the area, taking account of fascia lines, stallriser heights, transom height, bay width and material. Individual shop fronts should not dominate the street scene.

3.2.9 Shop fronts that combine more than one shop unit can disrupt proportions, relating poorly to buildings around them. In these cases, pilasters should be retained or included to provide a visual break. Fascia signs should not be extended over multiple units. Each unit should have a separate fascia sign, linked by a common design.

3.2.10 Double aspect corner shops should address both frontages appropriately.

Double aspect frontage on a corner shop

Picture 34. Shops with a common framework appear ordered. Without this, shops relate poorly to one anoher an can appear cluttered or chaotic.

SIGNAGE AND ADVERTISING

3.2.11 The approach should be simple and uncluttered. Signage should not dominate the shop front or obscure windows

3.2.12 Materials, colours and design for all signage should complement the historic character of the building and area. Signwriting directly on to the timber or metal fascia board or individually mounted lettering are usually appropriate. Perspex, acrylic and other non-traditional materials are not.

3.2.13 Lettering should be in proportion with the size of the sign and not fill the entire area. Content should be restricted to the proprietor's name, the type of business and the shop number, not brand names of goods for sale or other advertising. Each shop should have its number clearly displayed.

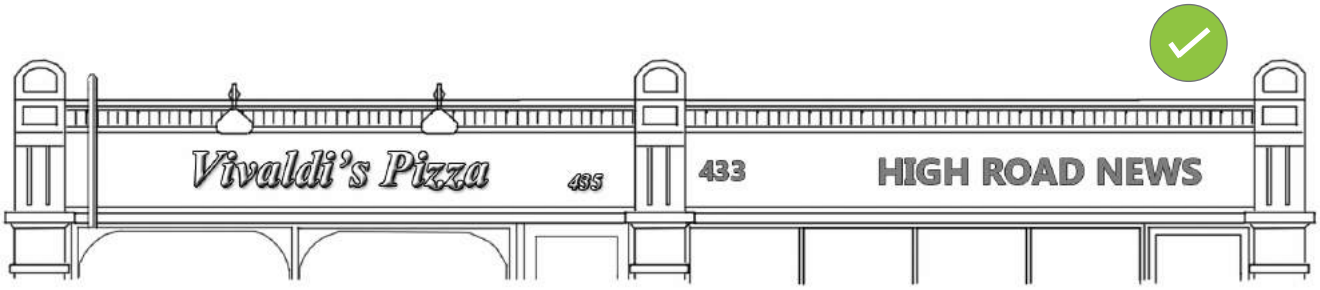
3.2.14 Standard corporate signage, logos and colour schemes should be adapted to suit the context, including colours, size of lettering, materials and style of illumination. In cases where corporate colour schemes are considered out of character, they should be restricted to lettering and detail only.

Fascia Signs

- Fascia signs should be a simple flat panel contained within the fascia area. They should not obscure architectural features, project forward of other features, extend unbroken over more than one shop unit, or impinge upon first floor windows. Box fascias are not acceptable. Additional signs applied to the facade above fascia level or on upper storeys will not usually be permitted.

- In special cases, alternative forms of signage will be considered, for example where a business is located at first floor level or in a building without a traditional shop front. Individual letters applied to walls, lettering directly on to window glass, or signs hung behind windows may all be considered appropriate depending on circumstances.

Picture 35. Fascia Signs



Hanging and projecting signs

- Only one hanging or projecting sign on each elevation with a shop front will be permitted.
- Hanging or projecting signs should usually be positioned on the ground floor at fascia level
- Existing brackets for hanging signs should be reused if possible.
- Perspex projecting box signs will not be considered acceptable.

Illuminated box facsia's are not appropriate

Excess signage is not appropriate

LIGHTING

3.2.15 Internally illuminated panels, signs or lettering will not usually be permitted. There will be a preference for illuminating signs indirectly with an appropriate swan neck or trough light. Lighting fixtures should not obscure architectural features or proportions. Fascia lighting can be concealed within the cornice.

3.2.16 Matt finish slim metal lettering with discrete individual halo illumination may be considered appropriate in some instances.

3.2.17 Illuminated signs will be restricted to those businesses which are open in the evening or at night. Illumination should be kept to a minimum. The light level should be subdued and constant. Bright or flashing lights will not be permitted.

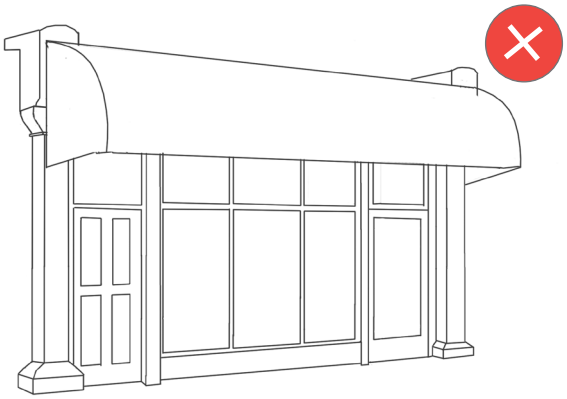
CANOPIES AND AWNINGS

3.2.18 Canopies and awnings will only be permitted if they can be accommodated without damage to the character of the building, and are capable of fully retracting. The mechanism and blind box should be integrated with the overall shop front design and should not obscure features. Retractable traditional straight canvas blinds accommodated within the cornice or architrave will usually be acceptable.

3.2.19 Folding or fixed canopies, quarter round rigid frames and balloon blinds will not be permitted.

3.2.20 Canvas is usually the most appropriate material. Flourescent, glossy or metallic blinds are not appropriate.

Picture 36. Traditional retractable canvas blinds are the most appropriate type of canopy.



SHUTTERS, GRILLS AND SECURITY

3.2.21 All security measures should be integrated within the overall shop front design and should not have a negative impact on the street scene or obscure architectural features.

3.2.22 Shop fronts should use the least visually intrusive security solution. Toughened or laminated glass; Internal screens, grills and shutters; or traditional removable external shutters are the Council's preferred solutions.

3.2.23 Rod and link (or other open type) external grills may be permitted in exceptional circumstances where it can be shown that it is the only possible solution, but these must be integrated with the overall shop front design (including box and runners).

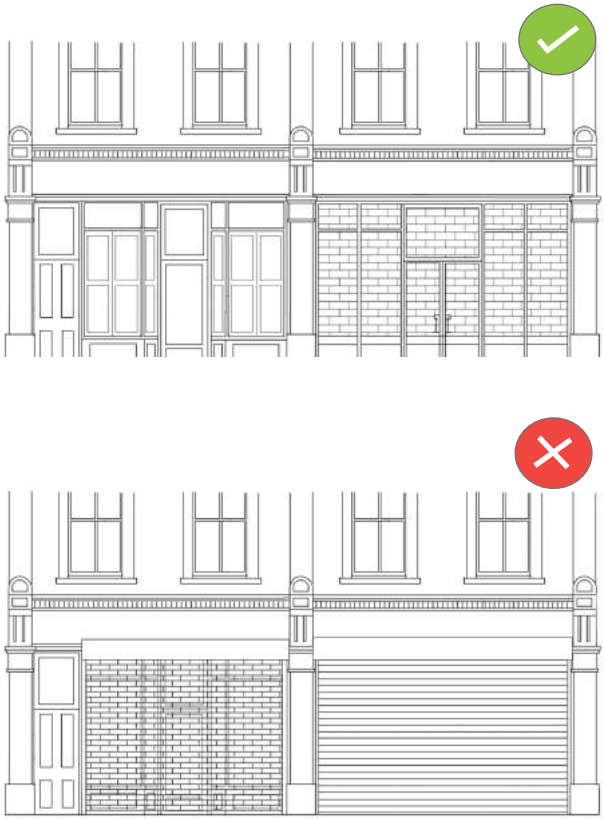
3.2.24 Shutters and grills should not cover pilasters when in the down/closed position and should have a painted or coloured finish to complement the rest of the shop front.

3.2.25 Solid or perforated external roller shutters, transparent external polycarbonate shutters or visually intrusive external shutter boxes will not be considered acceptable.

3.2.26 Burglar alarms, security cameras and other equipment should be kept to a minimum and be located in unobtrusive positions.

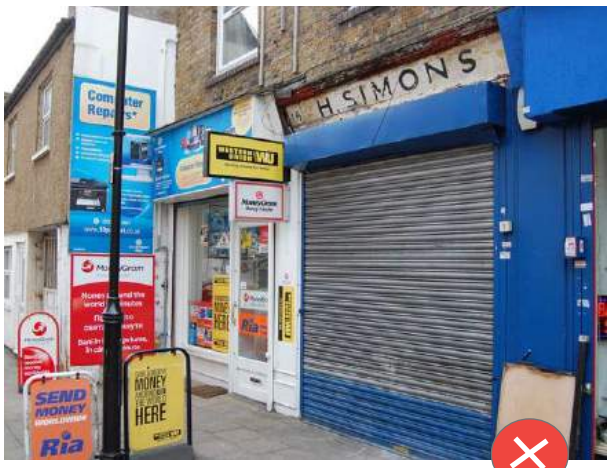
ACCESS

3.2.27 If the upper storeys of the building are in a separate use, separate access should be provided at the front of the premises and incorporated into the design of the shop front.



Picture 37. External Roller shutters are not appropriate.

Internal shutters which don't obscure architectural features



External roller shutters are not usually appropriate. .

3.2.28 Access to the shop including level access to the street should be provided for people with disabilities, the elderly, parents with pushchairs, and all users. If installing level access would involve the loss of important features on a historic building, alternatives such as handrails should be considered.

VENTILATION EQUIPMENT

3.2.29 Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

SHOP FRONTS CONVERTED TO RESIDENTIAL

3.2.30 The council will generally oppose the loss of shop fronts, however it may be necessary for some obsolete shop fronts outside of designated town centres and local centres to be converted to residential use.

Original shop front features should usually be retained and adapted.

3.2.31 Where this change of use is considered acceptable shop front features should usually be retained and adapted to suit the new use.

SHOP FRONTS IN NEW BUILDINGS

3.2.32 New shop fronts should respect traditional proportions, materials and signage style.

3.2.33 Recreations of historic shop fronts will not be considered appropriate in new buildings.

3.2.34 When submitting a planning application for shop units, the details of the shop front design should be submitted with the application, even if the final design is to be determined by a future occupier. Plans should show how the shop front relates to the masonry frame, position of doors, size of frame sections, fascia depth and height of stallrisers.

3.2.35 Possible security needs should be considered by allowing space for housing shutters internally.

3.2.36 Privacy should be provided through the use of obscure glazing, timber shutters (internal or external) which complement the historic character, or an internal partition creating a lobby area, window display or winter garden.

Picture 38. The grade II listed former Fire Station on Tottenham Green

3.3 LISTED BUILDINGS

LISTED BUILDING CONSENT

3.3.1 Listed building consent is required for any works of demolition, alteration or extension of a listed building which might affect its character as a building of special architectural or historic interest. This applies to internal as well as external works. It is for the Council to determine in each case whether consent is required.

3.3.2 The list descriptions held by Historic England are intended mainly for identification purposes and are rarely a comprehensive record of all features of interest. They should not be relied upon to determine which features are significant, or whether or not listed building consent is required.

3.3.3 The whole of the building including its interior is listed. The Council recognises that listed buildings vary greatly in the historic value of their interiors, and that the potential for alterations varies accordingly. Decisions must be based on an assessment of the significance of the building in accordance with Historic England guidance. In sensitive interiors, alterations may have to be restricted to a minimum.

3.3.4 Certain types of work do not normally require consent, for example internal redecoration not involving removal of any internal features of significance, renewal of concealed services, routine repairs in matching materials, and maintenance. More substantial repairs may require consent. In cases of doubt, the advice of the Council should be sought in writing.

3.3.5 Buildings that lie within the curtilage of a listed building are also subject to listed building control even if they are not specifically mentioned in the list description. Objects fixed to the building may be considered to be part of the listed building.

3.3.6 Applicants for listed building consent should make sure that proposals are in line with the guidelines set out here.

GENERAL PRINCIPLES

- The Council will need to be satisfied that all aspects of proposals for alterations are necessary, and that the overall effect of a proposal is not detrimental to the architectural or historic integrity or detailing of the building.

- Alterations should normally be entirely in accordance with the period, style and detailing of the original building or with later alterations of architectural or historic interest.

- As far as possible, existing detailing and the contemporary features of the building should be preserved, repaired or, if missing, replaced.

- All works, will should be carried out in the correct scholarly manner, under proper supervision, by specialist labour where appropriate.

MAINTAINING LISTED BUILDINGS:

3.3.7 Regular maintenance is essential to the long-term preservation of listed buildings. Prompt action to remedy minor defects will prevent costly and disruptive repairs at a later stage.

3.3.8 Routine maintenance is the responsibility of the owners of a listed building. Planning permission is not required for routine maintenance and like for like repair, but the Council should usually be consulted to confirm whether consent will be needed.

3.3.9 Masonry surfaces can easily be damaged by inappropriate cleaning, and in many cases it is best to leave them undisturbed. External cleaning of buildings with low-pressure intermittent water sprays and bristle brushes does not normally require listed building consent. However, cleaning with water can lead to saturation of the walls and outbreaks of dry rot in built-in timbers. Other methods of cleaning stone or brickwork will generally require listed building consent as these can have a marked effect on the character of the building. Cleaning methods are carefully specified and appropriate for the circumstances. Where proprietary methods are to be used a method statement should be submitted for approval. Cleaning should only be carried out by specialist firms and under close supervision, and it is advisable to employ an independent stone cleaning consultant to specify and supervise such works.

INTERIORS

3.3.10 Interior features of interest may include chimney pieces, plasterwork, panelling, doors and door surrounds, staircases and balustrades. These should always be retained and fully protected from damage during the course of any works to the interior of a listed building. Proposals for the internal refurbishment of listed buildings should be supported by drawings which clearly identify all interior features of interest, and confirm their retention. It is important that original plan forms and room proportions are maintained during any conversion.

3.4 GENERAL MAINTENANCE AND IMPROVEMENTS

MASONRY AND BRICKWORK

3.4.1 Brickwork, stone, terracotta, tiles, and other original facing materials should not be painted, rendered, or covered with cladding. This can affect the interest of the facade, disrupt the cohesion of the group or terrace, cause damage to the building, and introduce a long-term maintenance burden. Such works will not normally be permitted.

Brickwork should not be painted or covered with render, pebble-dash or cladding.

3.4.2 Where inappropriate painting or cladding has taken place, the Council supports its removal, provided this can be achieved without damaging the fabric of the building. It is important that a specialist using appropriate non-abrasive methods undertakes the work.

Original brickwork should be left exposed, and restored where necessary.

3.4.3 Repairs to brickwork should accurately match the bond, colour, texture, dimensions and pointing of the original brickwork. Any decorative features should be retained, and where necessary repaired or reinstated. Decayed bricks should be replaced with bricks of a similar quality and colour, and laid in the same pattern as the original. In all cases, skilled bricklayers with an understanding of historic brickwork should be employed.

3.4.4 Where necessary, older brickwork should be repointed with an appropriate mortar mix – usually a 1:2:9 cement/lime/sand mortar carefully matching the existing mix in texture and colour. A flush or slightly recessed mortar joint profile is most appropriate. Cement based hard mortar should not be used on older buildings as it is less permeable than a lime mortar mix and can lead to deterioration of brickwork. Re-pointing with hard cement-based mortars is one of the principal causes of decay in historic masonry and can cause irreversible damage to the appearance of external wall surfaces.

ROOFS

3.4.5 The form, structure and materials of historic roofs are almost always of interest. The concealed roof of a traditional terraced house can be just as significant as a steeply pitched roof which is visible from the street, or an M shaped double-pitched roof. Where original roofs survive, there will be a presumption will be in favour of their retention.

3.4.6 Where repairs or reroofing is required, this should be done in materials to match the original, in type, size and colour. On older buildings this will most often be either slate or clay tile. Where possible, the original slates or tiles should be retained and reused.

3.4.7 Artificial roof coverings such as Eternit should not be used even when these purport to replicate the appearance of the original, as they are often a short term solution. Where the original roofing material has been lost and the roof needs to be replaced the original material (or if this cannot be determined, the most appropriate material for the building type) should be used.

3.4.8 Ridge tiles, finials and other details should always be retained and reused, or replicated. The layout, tile/slate size and any patterning in the original roof should be replicated.

3.4.9 Chimney stacks are important features of the roofscape and can be important indicators of the date of a building and of the internal planning, and should never be removed or altered without consent. Repairs may be necessary to stabilise the chimney, but the Council recommends that the height is not reduced and pots are not removed.

3.4.10 Where additional ventilation is required, his should be provided at the eaves and ridge line and should not affect the appearance of the roof. Vents should not be installed on the roof slope.

WINDOWS AND DOORS

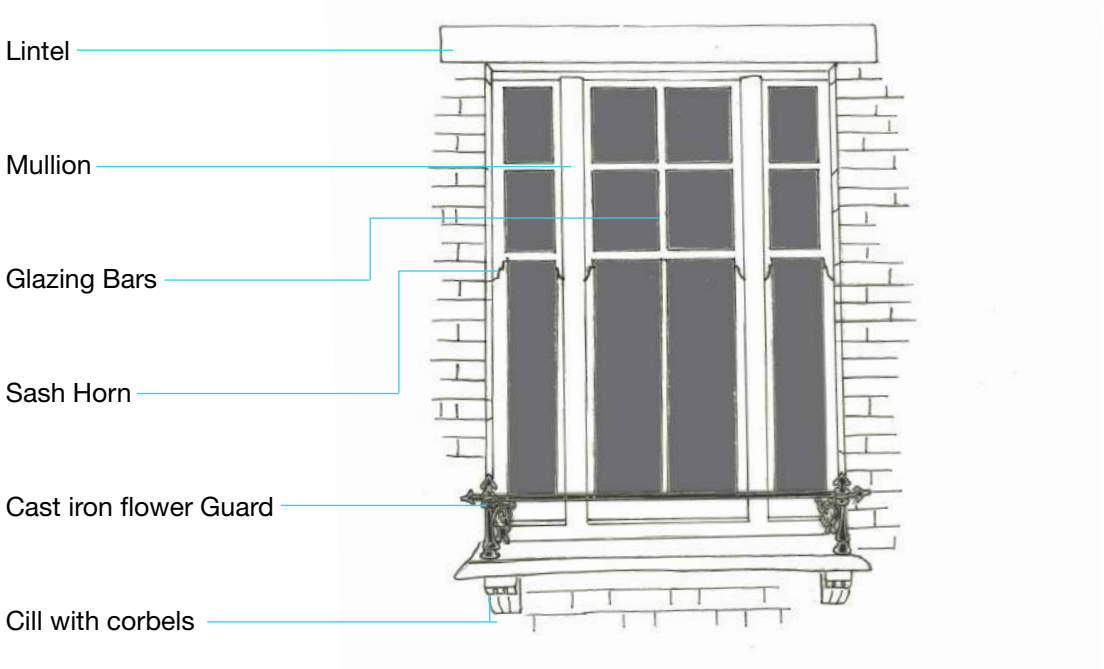
3.4.11 Original windows and doors are important elements of the conservation area. Their inappropriate alterations or replacement can be very damaging to the special character and appearance of the building wider area.

- It is always best to retain original doors and windows. These can be repaired and overhauled which is often cheaper than replacing them and will protect the appearance and value of the house. Timber doors and windows should be painted regularly to prolong their life.

- The thermal performance of windows can be significantly improved through the use of draught-proofing, discreet secondary glazing, shutters and curtains or blinds. In the case of listed buildings, the installation of secondary glazing will require listed building consent and will usually be permitted where it can be accommodated without harm to the significance of the building interior.

- Where it is necessary to replace windows, high quality single or double glazed timber replacements which closely replicate the design and dimensions of the originals will usually be considered acceptable. UPVC which closely replicates the design and dimensions of the original may be considered appropriate on rear elevations that are not visible from the street. Glazing bars should always be mounted externally.

Picture 39. The features of a traditional window which should be retained or replicated



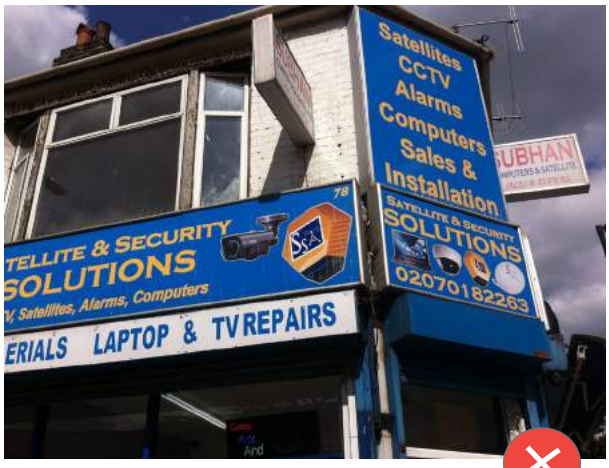
- Where it is necessary to replace a door, a high quality timber replacement which closely replicates the original design will usually be acceptable. Side lights and top lights are an important part of the door design and should not be covered or altered. UPVC doors will not usually be considered acceptable.

- In the case of listed buildings, the Council will strongly resist the loss of original windows and doors (including historic glass). Where an original window or door is beyond repair, it should be replaced on an exact like for like basis, and double glazing will not usually be acceptable. Historic glass, whether decorative or plain, should be retained where possible, and carefully protected from damage during building works.

- It is never appropriate to alter the original configuration of windows, the size and proportions of window and door openings, or details such as lintels, brick arches and cills. The depth to which window frames are set back from the face of the building should not be altered.

- Where windows and doors have been altered, every opportunity should be taken to restore them to their original style. In cases where a previously altered window is to be replaced, the new window should replicate the original design and materials, which can usually be ascertained by looking at nearby houses of the same type

- External security grills, gates and shutters should not be installed to doors or windows as this harms the character of the area. Residents wishing to improve security are advised to seek specialist advice on more appropriate solutions.



Windows should never be replaced with a different style or configuration to the original

ARCHITECTURAL FEATURES AND DETAILING

3.4.12 Original architectural features and decoration (and later features which add to the architectural or historic interest of the building) should be retained as far as possible. These might include features such as porches, parapets, balconies, verandahs, carved details in stone or timber, moulded brickwork and terracotta, statuary, murals, mosaics, and ornamental ironwork.

- Repairs to decorative features should usually be carried out by an appropriately skilled craftsperson or conservator.
- Where architectural features or decorative details have been lost or replaced with poor-quality substitutes, the Council will strongly encourage their reinstatement (if there is clear evidence of their original appearance.)
- It is always best to retain the original porch arrangement which is often an integral part of the design of a building. Open porches should not be enclosed. Canopies or enclosed porches at the front of the house that are not part of the original design, will not be considered appropriate.

BOUNDARY WALLS AND PARKING

3.4.13 Walls, fences and other boundary treatments to both front and back gardens make an important contribution to character. Their removal, or the addition of a boundary treatment of a different height or type will not be considered appropriate. Where boundary walls are in poor repair or have been lost entirely, they should be carefully repaired or rebuilt to reflect the original appearance.

3.4.14 Substantial loss of front gardens and/ or boundary treatments in order to create parking spaces will not usually be considered acceptable. The creation of hard standing for parking should

Alterations to original features such as porches and bay windows should be avoided

Architectural and decorative features should be retained and restored

not cover more than 50% of the original garden, should be appropriately landscaped. The original boundary treatment should usually be retained. It may be possible in some circumstances to enlarge openings in front boundary walls, where the wall is appropriately finished with a pier, in keeping with the style of the original.

EXTERNAL SERVICES AND FITTING

3.4.15 External services such as ventilation equipment, flues, satellite dishes or electrical equipment should only be installed where absolutely necessary, and should be designed and located to minimise their impact. Where possible these should be in unobtrusive locations and on walls and roof slopes that are not visible from the street. In the case of listed buildings, such additions will require listed building consent.

- Roof plant should be avoided if at all possible, but where it is necessary, it may be possible to locate it within the envelope of the building. If not, it must be concealed in views from ground level.

- Satellite dishes will only be acceptable where they cannot be easily seen from the street or other public areas, usually the rear of the property below the level of the roof ridge, or on hidden roof slopes.

- Ventilation equipment and flues should always be located at the rear of the building. These should have a matt finish to harmonise with the building. Equipment should be as small as possible and located in an unobtrusive location.

Satellite dishes shouldn't usually be mounted on the front of buildings

3.5 EXTENSIONS

3.5.1 In many cases, historic buildings are capable of being extended without damaging their character, subject to sensitive handling of scale and detail. However in some cases extensions would detract from the uniformity of a formal group of buildings, or from the integrity of a particular design and will therefore be unacceptable in principle.

- Extensions will only be permitted if subordinate in size and appearance to the original building. Care should be taken that the form and proportions of the original building are not obscured.
- Design, detailing and materials (including roofing material, windows and doors) should be carefully considered to reflect or complement the existing building and the character of the area, and to be visually subordinate to the existing building. The design might reflect the style of the original building, or provide a modern contrast which complements (and does not compete with) the original.

DORMERS AND ROOF EXTENSIONS

- Rear dormers should be subordinate to the size of the roof. Usually the width of the dormer should be not more than 2/3 the length of the ridge. Dormers should usually be set in 0.5m from both sides of the roof and the eaves, and 0.3m from the ridge. Overly large and solid dormers with large 'cheeks' and 'aprons' to create habitable roof space will not be considered acceptable.
- Roof extensions to the front or side of the property will not usually be considered acceptable, unless these are a feature of the original building or an established characteristic of the street.
- Hip to gable extensions will not usually be considered acceptable.
- Juliet balconies, roof terraces and 'cut in' terraces will not be considered acceptable as part of a roof extension, unless they are a feature of the original building or an established characteristic of the street.

Extensions that are not subordinate to the original building can be detrimental to character

Mansard roof extensions are not usually appropriate

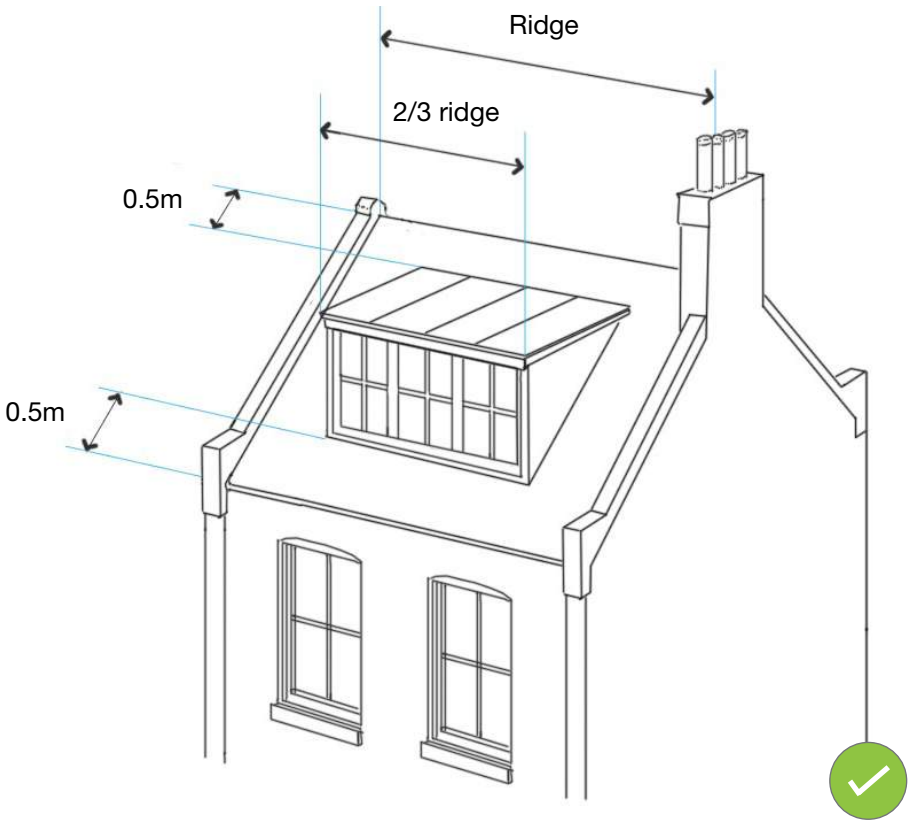
- Mansard roof extensions will not be considered appropriate unless these are a feature of the original building, or they are an established characteristic of the street scene and can be accommodated behind an existing parapet.

- Roof extensions should complement the original form of the roof, matching the original roofing material and details such as parapets and ridge tiles. Architectural details such as chimney stacks, finials and decorative brickwork should be retained where possible.

- Roof lights should be conservation type and sit flush with the roof slope. These should be located on roof slopes not visible from the street and should be of a size that does not dominate the roof slope.

Picture 40. Over-sized dormers will not usually be acceptable in the conservation area.

Picture 41. Dormers should be subordinate in size to the main roof.



REAR AND SIDE EXTENSIONS

- Rear extensions should usually be one storey lower than the original building and should generally extend no more than 3m beyond the rear wall in terraced properties, or 4m in detached properties.

- Rear extensions should not be wider than the width of the house. Where the original footprint of the house is L shaped, extensions should reflect this. (see diagrams.)

- Existing window and door openings on the rear elevation should be retained where possible.

- Side extensions may be acceptable in some circumstances. These should be set back at least 1m from the front wall of the house with a roof ridge height lower than the ridge of the original roof. Side extensions should usually preserve suitable gaps between buildings where these contribute to the character of the area.

Picture 43. Where the footprint of the building is L shaped, rear extensions should not usually extend across the entire width of the buildling.

3.6 ENERGY EFFICIENCY IN HISTORIC BUILDINGS

3.6.1 The Council is keen to support sustainable design and construction methods and to improve the energy efficiency of buildings. Whilst some historic buildings may not be suited to certain energy efficiency improvements, It is possible to reduce energy loss, even in traditionally built buildings without compromising their historic and architectural character.

3.6.2 Improvements for energy efficiency should minimise disturbance to existing fabric and be easily reversible without damaging the existing fabric (especially changes to services).

3.6.3 It is important that when proposing any works to modify an older building, that its construction, condition and performance are appropriately understood Traditionally constructed buildings perform differently to those constructed with most modern methods. They are more porous and naturally ventilated, so they 'breathe'. They generally include softer materials such as lime based plasters and mortars which respond to air and moisture differently to modern materials.

3.6.4 The first measure should always be repairs and draft proofing, which can deliver significant improvements with very little disruption and cost. The installation of modern energy efficient boilers, appliances and heating systems, which will generally not harm the building's character.

INSULATION

3.6.5 Older buildings tend to be constructed from permeable materials and it is important that water vapour is able to evaporate from the fabric to prevent moisture build up. The installation of some modern insulation materials can alter this and cause damp to build up on or within the structure leading to problems such mould growth, rot and decay. It is usually better to choose vapour permeable materials such as natural wool, and great care should be taken to provide appropriate ventilation.

3.6.6 It will usually be possible to install insulation in the roof with good results. If additional ventilation is needed, this should be incorporated in to the ridge and under the eaves. Vents should not be installed on the roof slope.

3.6.7 External wall insulation will usually be harmful to the character of the building and should only be considered on hidden facades at the rear of the building, or on rendered facades. It should always match the appearance of the original building or group of buildings, including replicating window reveals and frames, doorways, and any other architectural or decorative features.

3.6.8 It may be possible to insulate the walls internally. materials should be chosen and installed with great care in order to avoid moisture build-up or cold spots where condensation may occur. Expert advice should be sought.

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3.6.9 Repairing and draft-proofing windows can deliver significant improvements in their thermal performance, as can the use of blinds, shutters, and secondary glazing. Where it is necessary to replace a window, appropriately designed double glazing will often be considered appropriate (see p__ 'Windows').

MICRO-GENERATION EQUIPMENT

3.6.10 Micro-generation equipment such as solar panels will often deliver improvement in the overall energy efficiency of the building but its application in the conservation area will necessarily be limited and other interventions should be considered in the first instance. It is not appropriate to install solar panels or other microgeneration equipment on facades or roof slopes that are visible from the street. Discretely located installations on hidden elevations or roof slopes may be appropriate.

3.6.11 Detailed advice about improving energy efficiency in older buildings is published by Historic England and is available on their website: www.historicengland.org.uk/advice/your-home/saving-energy/

3.7 DEMOLITON

3.7.1 There is a presumption in favour of the retention of all buildings on the statutory list, locally listed buildings and buildings that make a positive contribution to the conservation area, in line with national and local policy. Permission for demolition will not normally be granted.

3.7.2 In exceptional cases consent for demolition, or part demolition, may be granted. The National Planning Policy Framework (NPPF) sets out the criteria to be used by the Council in assessing proposals that cause total or substantial loss of significance of a heritage asset. The contribution made by the existing building must be assessed. The council will also consider:

- The condition of the building, the cost of repairing and maintaining it in relation to its importance, and to the value derived from continued use;
- The adequacy of efforts made to retain the building in use; and
- The merits of alternative proposals for the site.

3.7.3 Consent for demolition would not be granted simply because redevelopment is economically more attractive to the applicant, or because the applicant acquired the building at a price that reflected the potential for redevelopment rather than the condition and constraints of the existing historic building.

3.7.4 Proposals involving demolition of any part of a listed building will be subject to consultation with the national amenity societies, as well as being referred to Historic England. Historic England must be notified of all proposals to demolish listed buildings, and allowed access to buildings which it wishes to record before demolition takes place.

3.8 USES FOR HISTORIC BUILDINGS

3.8.1 The great majority of historic buildings must remain in economically viable use if they are to be maintained in the long term. The best use for a historic building is very often that for which it was originally designed where this continues to be viable. However if buildings are left empty, neglect becomes a considerable danger.

3.8.2 Change of use of a may be appropriate in these circumstances, if it will result in the preservation of an historic building and if it can take place without considerable alteration or loss of character and is consistent with national and local policies. In principle, the aim should be to identify the optimum viable use that is compatible with the fabric, interior and setting of the historic building.

3.8.3 The preservation of facades alone, and the gutting and reconstruction of interiors, is not normally an acceptable approach to the re-use of historic buildings: it can destroy much of a building's special interest and create problems for the long-term stability of the structure.

3.8.4 Where the upper floors of buildings are unoccupied, the introduction of new uses to upper floors of buildings, particularly residential use, is positively encouraged

Examples of buildings in Bruce Grove and Tottenham Green Conservation Areas that have fallen in to disuse can be in danger of neglect.

Change of use can result in the long term preservation of a listed building as in this example in the Tottenham Green Coonservation Area

4. APPENDICES

4.1 APPENDIX A - AUDIT

STATUTORILY LISTED BUILDINGS

4.1.1 The National Heritage List for England (NHLE) is maintained by Historic England. The NHLE, or the local planning authority, should always be consulted in order to ascertain whether or not a property is listed, as information from other sources may be out of date.

High Road (west side)	Grade
Nos. 220 to 224 (former Barclay's Bank)	II

LOCALLY LISTED BUILDINGS

High Road (west side)

No. 227 (including No. 725 Seven Sisters Road)

Nos. 267-293 (odd)

High Road (east side)

Nos. 202 & 204 (former Tottenham Salvation Army Citadel and Hall)

Seven Sisters Road (north side)

No. 725 (including No. 227 High Road)

West Green Road (south side)

Nos. 1A & 1B

BUILDINGS WHICH MAKE A POSITIVE CONTRIBUTION TO THE CONSERVATION AREA

Ashmount Road

Nos. 7-23

Broad Lane

Nos. 9-35

No. 37 (former Seven Sisters Public House)

Earlsmead Primary School

High Road (west side)

Nos. 229 to 259 (odd)

Nos. 261 to 265 (odd)

High Road (east side)

No. 160 (former Tottenham Enterprise Club and Institute)

Nos.162-166

Nos. 170-182 (No. 170 for group value only)

Nos. 184-200

Nos. 206-212

Rangemoor Road

No. 86 (including No. 40 Wakefield Road)

BUILDINGS WHICH MAKE A NEUTRAL CONTRIBUTION TO THE CONSERVATION AREA

Broad Lane

Nos. 39-45

Harold Road

Nos. 6-24

Rangemoor Road

Nos. 65 to 73

Wakefield Road

Nos. 9-17

Nos. 19-27

BUILDINGS WHICH DETRACT FROM THE CONSERVATION AREA

High Road (west side

Public toilets on south-west corner of Seven Sisters Road

High Road (east side)

No. 168

No. 230 (Tesco supermarket)

Wakefield Road

No. 19A

4.2 APPENDIX B - PLANNING POLICY CONTEXT

National

- Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) is the principal legislation governing the built historic environment. Part II of the Act relates to conservation areas.

- National Policy Planning Framework (NPPF), published by the Department for Communities and Local Government (March 2012), sets out twelve 'core planning principles' which include the conservation of heritage assets. The main policies are in Chapter 12. Further advice is provided by DCLG in Planning Practice Guidance: Conserving and Enhancing the Historic Environment (2014).

- Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management. A good practice guide published by Historic England in 2015.

Regional

- The London Plan published by the Greater London Authority (GLA) in 2011 and amended to comply with the NPPF, sets out the spatial development strategy for Greater London. Chapter 7 includes policies for planning applications affecting heritage assets, and notes that conservation areas make a significant contribution to local character and should be protected from inappropriate development.

- Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context published by the GLA in 2014, is of particular relevance to conservation areas

- Streets for All: A Guide to the Management of London's Streets English Heritage (2000) sets out good practice in managing streets and public realm

Local

- Haringey's Local Development Framework (LDF) is a portfolio of development plan documents (DPDs) of which The Local Plan: Strategic Policies (2013) is the principal statutory plan for the development of the Borough up to 2026. This document, in conjunction with the London Plan and the Saved UDP Policies make up Haringey's current development plan. The emerging Development Management DPD will supersede the Saved UDP Policies.

- Section 6.2 of the Local Plan: Strategic Policies relates to the historic environment. Detailed policies are set out in Section 10 of Saved UDP Policies.

- Haringey's Streetscape Manual provides guidance on public realm management

- Links for all the above documents are provided in the Sources section.

4.3 APPENDIX C - PLANNING POLICY GUIDANCE LINKS

National

Planning (Listed Buildings and Conservation Areas) Act 1990

http://www.legislation.gov.uk/ukpga/1990/9/contents

Department of Communities and Local Government, The National Policy Planning Framework (NPPF)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

DCLG, Planning Practice Guidance: Conserving and Enhancing the Historic Environment

http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/.

Historic England, Historic Environment Advice Note 1: Conservation Area Designation, Appraisal and Management (2015).

https://historicengland.org.uk/images-books/publications/conservation-area-designation-appraisal-management-advice-note-1/

Regional

The London Plan

http://www.london.gov.uk/priorities/planning/publications/the-london-plan

Chapter 7 of the London Plan: London's Living Places and Spaces

http://www.london.gov.uk/sites/default/files/LP2011%20Chapter%207.pdf

Supplementary Planning Guidance: Shaping Neighbourhoods: Character and Context,

https://www.london.gov.uk/priorities/planning/publications/shaping-neighbourhoods-character-and-context

Historic England, Streets for All: A Guide to the Management of London's Streets

http://historicengland.org.uk/images-books/publications/streets-for-all-guide-to-management-of-londons-streets/

Local

Haringey Local Development Framework

http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework

Haringey Streetscape Manual

http://www.haringey.gov.uk/parking-roads-and-travel/roads-and-streets/road-care-and-maintenance/streetscape

4.4 APPENDIX D - SOURCES

Bibliographic

- Royal Commission on Historical Monuments England, An Inventory of the Historical Monuments in Middlesex (1937)
- Victoria County History, History of the County of Middlesex, vol. 5 (1976)
- Bridget Cherry and Nikolaus Pevsner, The Buildings of England, London 4: North (1998)
- Andrew Saint et al, London Suburbs (1999)
- Peter Guillery, The Small House in Eighteenth Century London (2004)
- Chris and Hazel Whitehouse, Haringey Pubs (2004)
- Christine Protz, Tottenham: A History (2009)

Maps

- Thomas Clay's map of Tottenham (1619)
- John Rocque's Map of the County of Middlesex 1757
- Wyburd's map 1798
- Tottenham Parish Tithe Map (1844)
- Ordnance Survey: Middlesex XII 3 1864, 1894, 1913, 1935

4.5 APPENDIX E - GLOSSARY

Arch The spanning of an opening by means other than a lintel, made up of wedge-shaped blocks. Arches may be semi-circular, segmental (a section of a circle) or pointed

Band An unmoulded, horizontal projecting stringcourse, often delineating a floor/storey.

Bargeboards Projecting boards set against the incline of a gable, sometimes decoratively carved

Bay The vertical division of the elevation of a building, usually defined by window openings

Bay window A projecting window, sometimes curved (also known as a bow window), canted (angled) or square

Casement window A window hinged vertically to open like a door

Cladding An external covering applied to a structure for protective or aesthetic purposes

Column An upright, often supporting, structure, usually circular but sometimes square or rectangular in form

Console A scrolled bracket supporting the cornice of a shop front, marking the termination of one shop unit and the beginning of another

Coping A protective capping or covering on top of a wall, either flat or sloping to discharge water

Cornice a projecting, decorative moulding along the top of a building, wall, arch or shop front. A dentil cornice comprises small, square blocks

Corbel A projecting block, usually stone, supporting a horizontal beam

Cresting Decorative finish along the ridge of a roof, often in terracotta or metal

Cupola A dome that crowns a roof or turret

Dog-tooth A series of mouldings consisting of four leaf like projections radiating from a raised centre.
Dormer window A projecting window placed vertically in a sloping roof with a roof of its own

Dressings A finish, sometimes in a contrasting material to that of the main elevation, most commonly surrounding windows or doors

Eaves The lower part of a roof slope, overhanging a wall or flush with it

Elevation The external wall or face of a building

Façade The front or face of a building

Fanlight A window above a door, often semi-circular with radiating glazing bars, most commonly associated with Georgian buildings

Gable The triangular upper part of a wall at the end of a pitched roof

Glazing bar A vertical or horizontal bar of wood or metal that subdivides a window frame and holds the panes of glass in place

Heritage asset A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Keystone A central wedge-shaped stone at the crown of an arch, sometimes carved

Lintel A horizontal beam or stone bridging a door or window

Mortar A mixture of cement (traditionally lime), sand and water laid as an adhesive between masonry courses

Moulding A continuous projection or groove with a contoured profile used decoratively, or to throw water away from a wall

Mullion A vertical bar dividing a window opening into two or more lights

Nail-head A series of pyramidal mouldings resembling the heads of medieval nails

Pantile A roofing tile with a curved S shape designed to interlock

Parapet A low protective wall at the edge of a roof, balcony, bridge etc.

Paterae Circular moulded ornaments derived from classical architecture

Pediment A low-pitched gable above a portico, opening or facade

Pilaster A shallow pier projecting slightly from a wall, often crowned with a capital

Pitched roof A roof with two slopes and a gable at each end

Plinth The projecting base of a wall or column

Pointing The exposed mortar finish to brick or masonry joints

Render Plaster or stucco applied to an external wall surface

Rooflight A window set flush into the slope of a roof

Sash window A window that is double hung with wooden frames (sashes) that slide up and down with pulleys and weights

Setts Rectangular blocks of stone (commonly granite) used for road surfacing

Sill (or cill) Horizontal projecting element at the base of a window or door opening

String-course A continuous horizontal band, usually moulded

Stucco A form of plaster finish applied to the external face of a building, or as contrasting moulded decoration e.g. to window and surrounds

Transom A horizontal bar of stone or wood across a window opening